

## **Christchurch City Council**

### **AGENDA**

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#### **Notice of Meeting:**

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

**Date:** **Thursday 14 May 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, and a recording of the meeting will be available on the Council website:

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

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#### **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

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**8 May 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](http://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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# Developing Resilience in the 21st Century

Strategic Framework

Whiria ngā whenu o ngā papa,  
honoa ki te maurua tāukiuki  
Bind together the strands of each mat and join  
together with the seams of respect and reciprocity

## 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

<p>Being open, transparent and democratically accountable</p> <p>Promoting equity, valuing diversity and fostering inclusion</p>	<p>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</p>	<p>Building on the relationship with Te Rūnanga o Ngāi Tahu and the Te Hononga-Council Papatipu Rūnanga partnership, reflecting mutual understanding and respect</p>	<p>Actively collaborating and co-operating with other local, regional and national organisations</p> <p>Ensuring the diversity and interests of our communities across the city and the district are reflected in decision-making</p>
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### Community Outcomes

<p><b>Resilient communities</b></p> <p>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)</p>	<p><b>Liveable city</b></p> <p>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</p>	<p><b>Healthy environment</b></p> <p>Healthy water bodies High quality drinking water Unique landscapes and indigenous biodiversity are valued and stewardship exercised Sustainable use of resources and minimising waste</p>	<p><b>Prosperous economy</b></p> <p>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</p>
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### Strategic Priorities

<p><b>Enabling active and connected communities to own their future</b></p>	<p><b>Meeting the challenge of climate change through every means available</b></p>	<p><b>Ensuring a high quality drinking water supply that is safe and sustainable</b></p>	<p><b>Accelerating the momentum the city needs</b></p>	<p><b>Ensuring rates are affordable and sustainable</b></p>
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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 Whakamutunga

## **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. Public Participation / Te Huinga Tūmatanui**

#### **3.1 Deputations by Appointment / Ngā Huinga Whakaritenga**

Deputations may be accepted to be submitted in writing on a matter or matters covered by a report on this agenda. As the meeting will be held by audio/video link presentations will not be received at the meeting.

Deputations in writing should be submitted two days prior to the meeting.

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

### **4. Presentation of Petitions / Ngā Pākikitanga**

There were no Presentation of Petitions at the time the agenda was prepared.

## 5. Council Minutes - 23 April 2020

Reference / Te Tohutoro: 20/425633

Report of / Te Pou  
Matua: Jo Daly, Council Secretary - jo.daly@ccc.govt.nz

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

### 1. Purpose of Report / Te Pūtake Pūrongo

For the Council to confirm the minutes from the Council meeting held 23 April 2020.

### 2. Recommendation to Council

That the Council confirm the Minutes from the Council meeting held 23 April 2020.

### Attachments

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### Signatories / Ngā Kaiwaitohu

Author	Jo Daly - Council Secretary
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## Christchurch City Council MINUTES

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**Date:** Thursday 23 April 2020  
**Time:** 10.05am  
**Venue:** Held by Audio/Video Link

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**Present**

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 Mauer
	Councillor Jake McLellan
	Councillor Tim Scandrett
	Councillor Sara Templeton

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23 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](http://www.ccc.govt.nz)

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**Karakia Timatanga:**

Delivered by Councillor Templeton

The agenda was dealt with in the following order.

**1. Apologies / Ngā Whakapāha**

Nil

**2. Declarations of Interest / Ngā Whakapuaki Aronga**

There were no declarations of interest recorded.

**3. Public Participation / Te Huinga Tūmatanui**

**3.1 Deputations by Appointment / Ngā Huinga Whakaritenga**

There were no deputations by appointment.

**4. Presentation of Petitions / Ngā Pākikitanga**

There was no presentation of petitions.

**5. Council Minutes - 12 March 2020**

**Council Resolved CNCL/2020/00017**

That the Council confirm the Minutes from the Council meeting held 12 March 2020.

AND

That the Council confirm the Minutes from the Council meeting held 24 March 2020.

AND

That the Council confirm the Minutes from the Council meeting held 2 April 2020.

AND

That the Council confirm the Minutes from the Council meeting held 9 April 2020.

AND

That the Council receives the Minutes from the Audit and Risk Management Committee meeting held 17 March 2020.

Councillor Templeton/Councillor Chen

**Carried**

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**6. Council Minutes - 24 March 2020**

**Council Decision**

Refer to item 5.

**7. Council Minutes - 2 April 2020**

**Council Decision**

Refer to item 5.

**8. Council Minutes - 9 April 2020**

**Council Decision**

Refer to item 5.

**9. Audit and Risk Management Committee Minutes - 17 March 2020**

**Council Decision**

Refer to item 5.

**Report from Audit and Risk Management Committee - 17 March 2020**

**10. Report on Critical Judgements, Estimates and Assumptions to be applied in the Council's Annual Report 2020**

**Council Resolved CNCL/2020/00018**

That the Council:

1. Receives this report.

Councillor MacDonald/Deputy Mayor

**Carried**

**Report from Audit and Risk Management Committee - 17 March 2020**

**11. Audit Plan for the Council's 2020 Annual Report**

**Council Resolved CNCL/2020/00019**

That the Council:

1. Receives this report and authorises the Mayor to sign the Audit Engagement Letter for 2020 audit on behalf of the Council.

Councillor MacDonald/Deputy Mayor

**Carried**

## 12. Update by the COVID-19 Incident Management Team Lead

The Council received the circulated report and attachments from the COVID-19 Incident Management Team Lead.

### Council Resolved CNCL/2020/00020

That the Council:

1. Receive the update from the COVID-19 Incident Management Team Lead.
2. Request further advice from staff on the Level 3 requirements for Council meetings at the Council meeting on 30 April 2020 including Community Board delegations if possible.

Mayor/Councillor Keown

**Carried**

### Attachments

- A Item 12 Covid-19 IMT Lead Update Report and Attachments

The meeting adjourned at 11.06am and reconvened at 11.17am.

## 13. Short Term Financing Options for Growing Social Housing

### Council Resolved CNCL/2020/00021

That the Council:

1. Notes that:
  - a. The Council has a policy to grow social housing;
  - b. It is Council policy that rates are not to be used to fund the operation, maintenance and development of Council's social housing;
  - c. The proposal presented in this report will not require any rates funding;
  - d. Council has previously resolved to lend \$30 million to the Ōtautahi Community Housing Trust for the purposes of developing at least 130 new social housing units on the basis that all borrowings and costs are to be repaid by the Trust within 25 years of the initial advancement of funds;
  - e. The developments financed by these loans are either complete or in construction, and to date have been delivered within budget, on time and to appropriate quality standards;
  - f. The Government's Public Housing Plan indicates that there is potential funding for additional community housing in Christchurch.
2. Resolves:
  - a. To borrow up to \$25 million for the purposes of developing at least 85 new social housing units and developing plans for a further 54;
  - b. To lend up to \$25 million to the Ōtautahi Community Housing Trust for the purposes of developing at least 85 new social housing units and developing plans for a further 54 on the basis that all borrowings and costs are to be repaid by the Ōtautahi Community Housing Trust within 25 years of the initial advancement of funds;

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- c. That as a precondition to the loan, the Ōtautahi Community Housing Trust must hold long term social housing supply agreements acceptable to Council for the 85 new social housing units and that these agreements allows Ōtautahi Community Housing Trust to achieve sufficient guaranteed income to service the loan and repay all Council's costs without any ratepayer funding;
- d. That up to \$2 million of the \$25 million is lent to the Ōtautahi Community Housing Trust for the purposes of developing plans and funding application for a minimum further 54 units;
- e. To delegate to the Chief Executive Officer and the Chair of the Finance and Performance Committee authority to approve the acceptability of the long term social housing supply agreement to the Council and the loan documentation; and
- f. That Council continues to advocate to Central Government for access to the income related rent subsidies for Council's social housing.

Councillor McLellan/Deputy Mayor

**Carried**

A division was requested and declared **carried** by 11 votes to 4 votes the voting being as follows:

**For:** Mayor Dalziel, Deputy Mayor Turner, Councillor Chen, Councillor Coker, Councillor Cotter, Councillor Daniels, Councillor Davidson, Councillor Galloway, Councillor McLellan, Councillor Scandrett and Councillor Templeton

**Against:** Councillor Chu, Councillor Gough, Councillor Keown and Councillor MacDonald

Councillors Johanson and Mauger declared an interest and took no part in the consideration or voting on this item.

#### 14. Consultation for Proposed Lease and Licence of Cathedral Square Land to Christ Church Cathedral Reinstatement Limited

This item was left to lie on the table until the Council meeting on 30 April 2020.

#### 15. Regenerate Christchurch Transition Planning

The Council received a presentation from Leonie Rae, General Manager Corporate Services.

##### Council Resolved CNCL/2020/0022

That the Council:

1. Agree that ChristchurchNZ will be the 'host agency' for the purpose of hosting a small number of key Regenerate Christchurch staff beyond the disestablishment date in order to decommission the organisation.
2. Agree that Christchurch City Council will hold the official records for Regenerate Christchurch.
3. Note the progress of transition planning.

Councillor Templeton/Councillor Scandrett

**Carried**

##### Attachments

- A Item 15 - Regenerate Christchurch Transition Presentation

## 17. Draft Submission on the Draft Government Policy Statement on Land Transport 2021

The Council considered an amended draft submission.

### Council Resolved CNCL/2020/00023

That the Council:

1. Approve the amended draft submission on the draft Government Policy Statement on Land Transport 2021 prior to the Ministry of Transport submission deadline of 5pm 11 May 2020, which incorporates the following:
  - a. Replace paragraph 2 to read “Council is broadly supportive of the overarching direction in Draft GPS 2021, with its focus on access, environment and safety. In particular, Council has set a target of zero emissions by 2045, and welcomes the focus in Draft GPS 2021 on emissions reductions and mitigating the impact of climate change. Council is also firmly committed to reducing the number of deaths and serious injuries on Christchurch roads, and strongly supports the vision in Road to Zero as well as the interim national target of a 40% reduction in deaths and serious injuries by 2030.”
  - b. Add a paragraph 50 that reads “Council is fully committed to working in partnership with central government and other partners to improve road safety. Collaboration is vital for looking at how we can most effectively deliver behaviour change campaigns, speed management and infrastructure improvements to reduce deaths and serious injuries on our roads. Council considers a greater level of funding from central government will be required to deliver on the ambitious signals in Arataki around behaviour change and road safety education.”

Councillor Davidson/Councillor Mauger

**Carried**

#### Attachments

- A Item 17 - UPDATED CCC submission on Draft Government Policy Statement on Land Transport 2021

The meeting adjourned at 1.13pm and reconvened at 2.06pm.

## 18. Draft Submission on Accessible Streets Regulatory Package

The Council considered an amended draft submission. Consideration included discussion on the legalising cycling on foot paths as proposed by the Crown. It was noted that the deadline for submissions on the Accessible Streets Regulatory Package had recently been extended.

### Council Resolved CNCL/2020/00024

That the Council:

1. Delegate approval of the Council submission to Councillors Davidson, Cotter, Coker, Templeton and Scandrett to approve the submission to be sent to the New Zealand Transport Agency on the Accessible Streets Regulatory Package.

Mayor/Councillor Scandrett

**Carried**

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**Attachments**

A Item 18 UPDATED Draft Submission on Accessible Streets Regulatory Package

The meeting adjourned at 2.13pm and reconvened at 2.18pm.

The meeting adjourned at 2.29pm and reconvened at 2.41pm.

**16. Performance Exceptions Report March 2020**

**Council Resolved CNCL/2020/00025**

That the Council:

1. Receives the information provided in the Performance Exceptions Report for March 2020.

Deputy Mayor/Councillor Templeton

**Carried**

**19. Resolution to Exclude the Public**

**Council Resolved CNCL/2020/00026**

That at 2.49pm the resolution to exclude the public set out on pages 175 to 179 of the agenda be adopted.

Mayor/Councillor Davidson

**Carried**

**The public were re-admitted to the meeting at 3.22pm.**

**Karakia Whakamutunga:**

Delivered by Councillor Templeton

**Meeting concluded at 3.23pm.**

**CONFIRMED THIS 14<sup>TH</sup> DAY OF MAY 2020**

**MAYOR LIANNE DALZIEL  
CHAIRPERSON**

## 6. Council Minutes - 30 April 2020

Reference / Te Tohutoro: 20/430118

Report of / Te Pou  
Matua: Jo Daly, Council Secretary, jo.daly@ccc.govt.nz

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

### 1. Purpose of Report / Te Pūtake Pūrongo

For the Council to confirm the minutes from the Council meeting held 30 April 2020.

### 2. Recommendation to Council

That the Council confirm the Minutes from the Council meeting held 30 April 2020.

### Attachments

No.	Title	Page
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### Signatories / Ngā Kaiwaitohu

Author	Jo Daly - Council Secretary
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## Christchurch City Council EXTRAORDINARY MINUTES

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**Date:** Thursday 30 April 2020  
**Time:** 10.02am  
**Venue:** Held by Audio/Video Link

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**Present**

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 Mauer
	Councillor Jake McLellan
	Councillor Tim Scandrett
	Councillor Sara Templeton

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30 April 2020

**Acting Principal Advisor**

Mary Richardson  
General Manager Citizens & Community  
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Council Secretary  
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## Karakia Timatanga:

Delivered by Councillor James Daniels

The agenda was dealt with in the following order.

### 1. Apologies / Ngā Whakapāha

Nil

### 2. Declarations of Interest / Ngā Whakapuaki Aronga

- Councillors Gough and Templeton declared an interest in public excluded Item 9. Appointment of Chair to Council Controlled Organisation.
- Councillor Coker declared an interest in Item 7. Biodiversity Fund Project Applications and Fund Update.
- The Mayor and Councillors noted their Board directorships for Christchurch City Holdings Ltd and ChristchurchNZ and the trusteeships of Deputy Mayor Turner for Rod Donald Trust and of Councillor Chen for Riccarton Bush Trust.

### 11. Resolution to Include Supplementary Reports

#### Council Resolved CNCL/2020/00038

That the reports be received and considered at the Council meeting on Thursday, 30 April 2020.

#### Open Items

12. Waste Management and Minimisation Plan Review

#### Public Excluded Items

13. Red Bus Ltd

Mayor/Councillor Chen

**Carried**

The resolution was declared **carried** by 16 votes to 1 vote the voting being as follows:

**For:** Mayor Dalziel, Deputy Mayor Turner, Councillor Chen, Councillor Chu, Councillor Coker, Councillor Cotter, Councillor Daniels, Councillor Davidson, Councillor Galloway, Councillor Gough, Councillor Keown, Councillor MacDonald, Councillor Mauger, Councillor McLellan, Councillor Scandrett and Councillor Templeton

**Against:** Councillor Johanson

### 3. Deputations by Appointment / Ngā Huinga Whakaritenga

Eight written deputations were submitted on item 4. Perth Street Proposed No Stopping:

1. Karen Dowling
2. Margaret Duggan

3. Fiona Margetts
4. Verity Kirstein
5. Jason
6. David Duffy, Richmond Residents' and Business Association
7. John McCartney
8. Greg Partridge

**Council Resolved CNCL/2020/00039**

That the Council receive the written deputations.

Councillor McLellan/Councillor Cotter

**Carried**

**Attachments**

- A Council 30 April 2020 - Item 3. Written Deputations Perth Street Proposed No Stopping

The meeting adjourned at 10.13am and reconvened at 10.18am.

**4. Perth Street Proposed No Stopping**

The Council adopted Option 2 for no stopping restrictions for Perth Street. Additional decisions implemented no stopping restrictions outside 27 Perth Street and requested a report back to the Community Board.

**Council Resolved CNCL/2020/00040**

That the Council:

**Avalon Street reinstatement of no stopping restrictions opposite McLeod Street**

1. Approve that any existing parking or stopping restrictions on the south side of Avalon Street commencing at a point 42 metres west of its intersection with Cumberland Street and extending in a westerly direction for a distance of 59 metres be revoked.
2. Approve that the stopping of vehicles be prohibited at any time on the south side of Avalon Street commencing at a point 42 metres west of its intersection with Cumberland Street and extending in a westerly direction for a distance of 59 metres.

**Avalon Street / Perth Street intersection reinstatement of no stopping restrictions**

3. Approve that any existing parking or stopping restrictions on the south side of Avalon Street commencing at its intersection with Perth Street and extending in an easterly direction for a distance of 8 metres be revoked.
4. Approve that the stopping of vehicles be prohibited at any time on the south side of Avalon Street commencing at its intersection with Perth Street and extending in an easterly direction for a distance of 8 metres.
5. Approve that any existing parking or stopping restrictions on the south side of Avalon Street commencing at its intersection with Perth Street and extending in a westerly direction for a distance of 8 metres be revoked.

6. Approve that the stopping of vehicles be prohibited at any time on the south side of Avalon Street commencing at its intersection with Perth Street and extending in a westerly direction for a distance of 8 metres.
7. Approve that any existing parking or stopping restrictions on the east side of Perth Street commencing at its intersection with Avalon Street and extending in a southerly direction for a distance of 8 metres be revoked.
8. Approve that the stopping of vehicles be prohibited at any time on the east side of Perth Street commencing at its intersection with Avalon Street and extending in a southerly direction for a distance of 8 metres.
9. Approve that any existing parking or stopping restrictions on the west side of Perth Street commencing at its intersection with Avalon Street and extending in a southerly direction for a distance of 8 metres be revoked.
10. Approve that the stopping of vehicles be prohibited at any time on the west side of Perth Street commencing at its intersection with Avalon Street and extending in a southerly direction for a distance of 8 metres.

**Avalon Street reinstatement of no stopping restrictions at road narrowing by 31/32 Avalon Street**

11. Approve that any existing parking or stopping restrictions on the south side of Avalon Street commencing at a point 29 metres west of its intersection with Perth Street and extending in a westerly direction for a distance of 20 metres be revoked.
12. Approve that the stopping of vehicles be prohibited at any time on the south side of Avalon Street commencing at a point 29 metres west of its intersection with Perth Street and extending in a westerly direction for a distance of 20 metres.
13. Approve that any existing parking or stopping restrictions on the north side of Avalon Street commencing at a point 87 metres west of its intersection with McLeod Street and extending in a westerly direction for a distance of 20 metres be revoked.
14. Approve that the stopping of vehicles be prohibited at any time on the north side of Avalon Street commencing at a point 87 metres west of its intersection with McLeod Street and extending in a westerly direction for a distance of 20 metres.

**Revocation of existing parking restrictions**

15. Approve that any existing parking or stopping restrictions on the east side of Perth Street commencing at a point 8 metres south of its intersection with Avalon Street and extending in a southerly direction to its intersection with London Street be revoked.
16. Approve that any existing parking or stopping restrictions on the west side of Perth Street commencing at a point 8 metres south of at its intersection with Avalon Street and extending in a southerly direction to its intersection with London Street be revoked.
17. Approve that any existing parking or stopping restrictions on the east side of Perth Street commencing at its intersection with London Street and extending in a southerly direction to its intersection with Alexandra Street be revoked.
18. Approve that any existing parking or stopping restrictions on the west side of Perth Street commencing at its intersection with London Street and extending in a southerly direction to its intersection with Alexandra Street be revoked.

**Perth Street / Alexandra Street intersection (affirm existing no stopping restrictions)**

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19. Approve that the stopping of vehicles be prohibited at any time on the west side of Perth Street commencing at its intersection with Alexandra Street and extending in a northerly direction for a distance of 11 metres.
20. Approve that the stopping of vehicles be prohibited at any time on the east side of Perth Street commencing at its intersection with Alexandra Street and extending in a northerly direction for a distance of 11 metres.

**Perth Street new No Stopping restrictions (Option Two, Avalon Street to London Street)**

21. Approve that the stopping of vehicles be prohibited at any time on the east side of Perth Street commencing at a point 8 metres south of its intersection with Avalon Street and extending in a southerly direction for a distance of 213 metres.
22. Approve that the stopping of vehicles be prohibited at any time on the west side of Perth Street commencing at a point 132 metres south of its intersection with Avalon Street and extending in a southerly direction for a distance of 10 metres.

**Perth Street new No Stopping restrictions (Option Two, London Street to Alexandra Street)**

23. Approve that the stopping of vehicles be prohibited at any time on the east side of Perth Street commencing at its intersection with London Street and extending in a southerly direction for a distance of 150 metres.
24. Approve that the stopping of vehicles be prohibited at any time on the west side of Perth Street commencing at a point 70 metres south of its intersection with London Street and extending in a southerly direction for a distance of 5 metres.
25. That Staff report back to the Linwood-Central-Heathcote Community Board regarding additional measures to address the matters raised in submissions relating to the speed.

Councillor McLellan/Councillor Gough

**Carried**

Councillor Coker requested that her vote against the resolutions be recorded.

The meeting adjourned at 11.02am and reconvened at 11.19am

## 5. Update by the COVID-19 Incident Management Team Lead

The Council received a verbal update from Mary Richardson, COVID-19 Incident Management Team Lead.

### Council Resolved CNCL/2020/00041

That the Council:

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

Councillor Templeton/Councillor Chen

**Carried**

## 6. Amendments to RMA Delegations

### Council Resolved CNCL/2020/00042

That the Council:

1. Relying on clause 32 of Schedule 7 of the Local Government Act 2002 and for the purposes of the efficiency and effectiveness in the conduct of the Council's business,

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and relying on sections 34 and 34A of the Resource Management Act 1991, and any other applicable statutory authority:

- a. Delegate to the persons set out in Attachment A (as shown and highlighted ) the responsibilities, duties, and powers as shown; and
- b. Amend the delegations set out in Attachment A (as so shown and highlighted).

Councillor Scandrett/Councillor Templeton

**Carried**

## 7. Biodiversity Fund Project Applications and Fund Update

### Council Resolved CNCL/2020/00043

That the Council:

1. Receive the information in the report.
2. Approve full funding to the following seven projects:
  - a. View Hill Bluffs - \$40,000
  - b. Luke Thelning Reserve - \$21,440
  - c. Goughs Bay - \$17,737
  - d. Port Levy - \$11,229
  - e. Little Akaloa Headwaters - \$4,000
  - f. Ohinetahi spur valerian control - \$16,907
  - g. Mt Evans spur valerian control - \$19,991
3. Note that staff will provide further advice to allow Council to consider the adequacy of the funding pool available as part of the next long term plan.
4. Note that staff will provide further advice on issues such as potentially amending the funding cap, proportion of project costs eligible for funding, and/or duration of funding for individual projects in future funding rounds.

Councillor Cotter/Councillor Daniels

**Carried**

Councillor Coker declared an interest and took no part in the consideration or voting on this item.

## 12. Waste Management and Minimisation Plan Review

### Council Resolved CNCL/2020/00044

That the Council:

1. Agree staff have reviewed the 2013 Waste Management and Minimisation Plan under s50 of the *Waste Minimisation Act 2008*.
2. Agree staff have completed a waste assessment, also under s50 of the *Waste Minimisation Act 2008*.
3. Note that a further report to Council to adopt a waste management and minimisation plan under s43 of the *Waste Minimisation Act 2008* will be received once a draft plan has been developed.

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- Note the process and timeframes to complete the revised Waste Management and Minimisation Plan.

Councillor Cotter/Councillor Templeton

**Carried**

Councillor Johanson requested that his abstention from voting be recorded.

## 8. Resolution to Exclude the Public

### Council Resolved CNCL/2020/00045

That Paul Munro of Christchurch City Holdings Ltd, remain after the public have been excluded for item 9. Appointment of Chair to Council Controlled Organisation and item 11 Red Bus Ltd of the public excluded agenda as he has knowledge that is relevant to those items and will assist the Council.

#### AND

That at 12.10pm the resolution to exclude the public set out on pages 67 to 70 of the agenda and pages 27 to 28 of the supplementary agenda be adopted.

Mayor/Councillor MacDonald

**Carried**

Councillors Johanson and Coker requested that their votes against the resolution be recorded.

**The public were re-admitted to the meeting at 3.23pm.**

### Extraordinary Meeting

#### Council Resolved CNCL/2020/00046

That the Council:

- Hold an Extraordinary Meeting of the Council on Thursday 7 May 2020 commencing at 10am to consider a public excluded report on Red Bus Ltd and any other matter that requires urgent Council consideration.

Mayor/Councillor Scandrett

**Carried**

Councillor Johanson requested that his abstention from voting be recorded.

### Karakia Whakamutunga:

Delivered by Councillor James Daniels

**Meeting concluded at 3.25pm.**

**CONFIRMED THIS 14<sup>th</sup> DAY OF MAY 2020**

**MAYOR LIANNE DALZIEL  
CHAIRPERSON**

## 7. Update by the COVID-19 Incident Management Team Lead

Reference / Te Tohutoro: 20/439820

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. Update

- 1.1 Mary Richardson, COVID-19 Incident Management Team Lead will give an update on matters relating to COVID-19 and the Council response, including Council's transition to Alert Level 2.

### 2. Officer Recommendations / Ngā Tūtohu

That the Council:

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

### Attachments / Ngā Tāpirihanga

There are no attachments for this report.

### 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

<b>Author</b>	Mary Richardson - General Manager Citizens & Community
<b>Approved By</b>	Mary Richardson - General Manager Citizens & Community



## 8. Financial Performance Report for the nine months ending 31 March 2020

Reference / Te Tohutoro: 20/300546

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

General Manager: Carol Bellette, General Manager Finance and Commercial (CFO),  
carol.bellette@ccc.govt.nz

### 1. Brief Summary

- 1.1 The purpose of this report is to update Council on the financial results to the quarter ended 31 March and the current forecast for the full financial year.
- 1.2 In the period since this report was written the April results have become available and the forecast has been updated. This information is included in paragraph 4. The balance of the report focuses on the March results.

### 2. Officer Recommendations

That the Council:

1. [Receives the information in the Financial Performance Report for the nine months ending 31 March 2020.](#)
2. [Notes the brief update on the April results.](#)

### 3. Overview

- 3.1 Financial information reported to Council covers two key areas. Operational (expenditure and revenue) covers the day to day spend on staffing, operations and maintenance, and revenues. Capital covers the delivery of the capital programme and funding relating to it.
- 3.2 Generally operational revenues will exceed expenditure. This is because included in the rates revenue is funding for capital renewals and debt repayment. This is removed in the table below to show a true (rate funded) operating result.
- 3.3 The residual source of funding for the Capital programme is borrowing.

### 4. Updated full year forecasts

- 4.1 The COVID-19 crisis has had a major impact on the Council's financial situation which has resulted in us updating our forecasts during April 2020.
  - 4.1.1 The **April** forecast operating result for the year has increased to a \$33.2 million deficit. The key factors causing the deficit are the removal of the CCHL final dividend which is no longer expected to be received, (\$26.3 million), reduced revenue due to our facilities being closed (\$9.4 million which includes lower parking and fine revenues (\$1.1 million). This deterioration is not reflected in the results below.
  - 4.1.2 The forecast Covid-19 impact on this year's result is \$34.3 million, being a \$38.1 million loss in revenue partly offset by \$3.8 million of reduced costs.
  - 4.1.3 The April forecast capital spend is \$345.3 million, a decrease of \$20.9 million. The budget is \$533.8m and the funded budget \$397.7m.

4.1.4 A number of actions have been implemented to reduce costs until such time as it becomes clearer when normal Council operations can resume. These include a hiring freeze, a reduction in the number of contractors, review of other operating costs for possible reductions and reprioritisation of capital expenditure.

- 4.2 The **March** forecast operating deficit at the time the forecast for this report was prepared of \$5.2 million included the impacts of the COVID-19 one month lock-down of \$6 million. This has resulted in lower forecast operational revenues of \$9.4 million, partially offset by expenditure savings of \$3.4 million. This is based on a four-week lockdown period, but does assume facilities will be closed until the end of June.

Note there is no allowance in the current forecast for the cashflow impact of the six month payment deferral of rates for those that qualify.

- 4.3 Since the last quarterly report ending 31 December 2019, forecast capital delivery has been reduced by \$62.7 million, with \$56.1 million pushed into next year to reflect the impact of the vast majority of projects being put on hold due to the COVID-19 lockdown. This forecast assumes no delivery during April, and 50% of what was previously forecast for May.

The full year forecasts in the remainder of this report have been superseded by the information above.

\$m	Year to Date Results			Forecast Year End Results			After Carry Forwards	
	Actual	Plan	Var	Forecast	Plan	Var	Carry Fwd	Var
<b>Operational</b>								
Revenues	(559.3)	(564.4)	(5.1)	(755.4)	(776.8)	(21.4)	(3.4)	(18.0)
Expenditure	444.8	459.9	15.1	598.2	617.5	19.3	6.7	12.6
Funds not available for Opex	121.5	121.4	(0.1)	159.1	159.3	0.2	-	0.2
<b>Operating Deficit / (Surplus)</b>	<b>7.0</b>	<b>16.9</b>	<b>9.9</b>	<b>1.9</b>	<b>-</b>	<b>(1.9)</b>	<b>3.3</b>	<b>(5.2)</b>
<b>Capital</b>								
Gross Programme Expenditure	271.6	315.4	43.8	366.2	533.8	167.6	170.9	(3.3)
Less planned Carry Forwards	-	(80.0)	(80.0)	-	(136.1)	(136.1)	(136.1)	-
<b>Capital Programme Expenditure</b>	<b>271.6</b>	<b>235.4</b>	<b>(36.2)</b>	<b>366.2</b>	<b>397.7</b>	<b>31.5</b>	<b>34.8</b>	<b>(3.3)</b>
Revenues and Funding	(392.0)	(386.5)	5.5	(472.8)	(495.7)	(22.9)	(17.9)	(5.0)
<b>Borrowing required</b>	<b>(120.4)</b>	<b>(151.1)</b>	<b>(30.7)</b>	<b>(106.6)</b>	<b>(98.0)</b>	<b>8.6</b>	<b>16.9</b>	<b>(8.3)</b>

## 5. Key Points

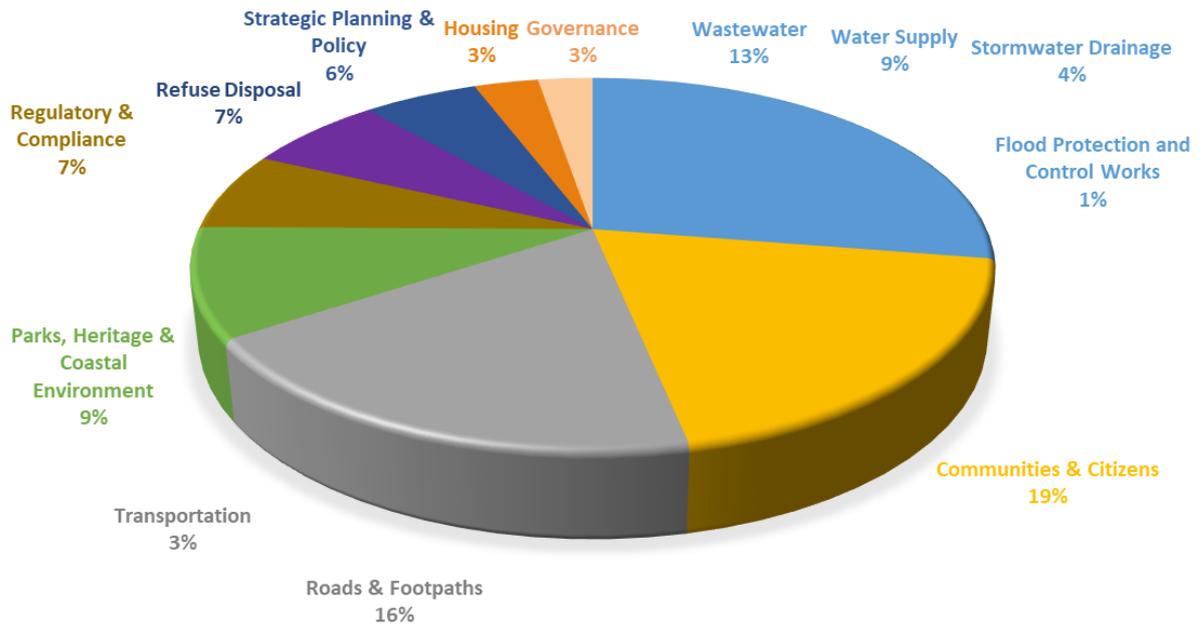
The year to date figures summarised below are accurate for the first nine months of the year. Note however that the full year forecasts should be ignored because they have been superseded.

<b>Operating Deficit</b>		Full year forecast <sup>1</sup>	<b>\$5.2m</b> ↑
		Budget	\$0m
<p><b>Key drivers:</b> COVID-19 lockdown - loss of revenues of \$9.4 million overall for Council, mainly within Citizens &amp; Community \$4.1 million (Rec &amp; Sport \$3.2 million), parking / enforcement revenues \$2.1 million, building inspection and consenting revenue \$1.9 million, and three month rental holiday to tenants (\$0.7 million). The loss of revenue is partially offset by reduced maintenance and operating expenditure \$3.4 million.</p> <p>Excluding the impacts of COVID-19 the business as usual forecast has a \$0.8 million surplus. Unfavourable variances including lower Trade Waste revenues (\$1.8 million), higher Water Supply and Wastewater maintenance costs (\$1.7 million) and additional chlorination costs (\$1 million) are now offset by higher rates/penalties (\$2 million), lower insurance costs (\$0.9 million), Heathcote River Dredging savings (\$0.9 million) and other various smaller cost savings found throughout the organisation.</p>			
<b>Operating Revenue</b>		Full year forecast <sup>1</sup>	<b>\$758.8m</b> ↓
Year to date	<b>\$559.3m</b> ↓	Budget	\$776.8m
Budget	\$564.4m	Budget	\$776.8m
<p><b>Key drivers:</b> COVID-19 loss of revenues, Lower Vbase recoveries (offset by lower costs below), lower Trade Waste Revenues, lower Housing revenues, and lower Consenting volumes, partially offset by higher rates income. (Ref. 5.1 and 5.2 for variances and explanations)</p>			

<b>Operating Expenditure</b>		Full year forecast <sup>1</sup>	<b>\$604.9m</b> ↓												
Year to date	<b>\$444.8m</b> ↓	Budget	\$617.5m												
Budget	\$459.9m	Budget	\$617.5m												
<p><b>Key drivers – full year forecast</b> – lower Vbase salaries paid via Council, COVID-19 savings, lower insurance costs, and Consenting cost savings, partially offset by higher Water Supply and Wastewater maintenance, and additional chlorination costs. (Ref. 5.3 – 5.4 for variances and explanations)</p>		<p><b>FORECAST EXPENDITURE</b></p> <table border="1"> <caption>Forecast Expenditure Breakdown</caption> <thead> <tr> <th>Category</th> <th>Percentage</th> </tr> </thead> <tbody> <tr> <td>Operating costs</td> <td>30%</td> </tr> <tr> <td>Personnel costs</td> <td>28%</td> </tr> <tr> <td>Maintenance costs</td> <td>18%</td> </tr> <tr> <td>Debt Servicing</td> <td>16%</td> </tr> <tr> <td>Grants and levies</td> <td>8%</td> </tr> </tbody> </table>		Category	Percentage	Operating costs	30%	Personnel costs	28%	Maintenance costs	18%	Debt Servicing	16%	Grants and levies	8%
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<sup>1</sup> After carry forwards

FORECAST OPERATING EXPENDITURE BY GROUP OF ACTIVITIES



Item 8

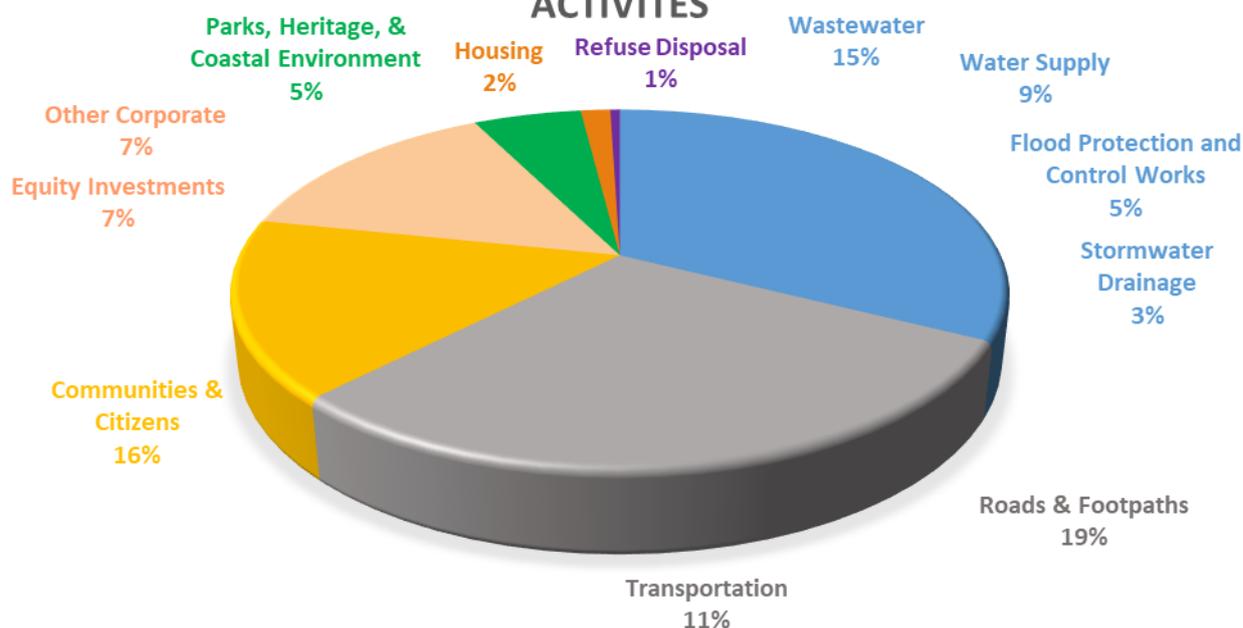
Capital Expenditure

Year to date	<b>\$271.6m</b>	Forecast delivery	<b>\$366.2m</b>	Budget	<b>\$397.7m</b>
Budget	\$235.4m	Forecast carry forwards	\$170.9m <sup>1</sup>		32% of gross budget
		Forecast over spend	\$3.3m ↑		

**The forecast overspend is due to:** additional equity injection into CCHL to enable DCL to purchase land off Council (offset by the asset sale under Revenues and Funding) (Ref. section 6). Forecast savings across the capital programme now largely offset the forecast Town Hall spend this year of \$4.9 million (\$1.8 million is now forecast in FY2021).

<sup>1</sup>\$136.1 million of carry forwards are budgeted.

## FORECAST CAPITAL EXPENDITURE BY GROUP OF ACTIVITIES



## 6. Operational Details

\$m	Year to Date Results			Forecast Year End Results			After Carry Forwards	
	Actual	Plan	Var	Forecast	Plan	Var	C/F	Result
Operating revenue	(109.6)	(117.8)	(8.2)	(141.0)	(165.2)	(24.2)	(3.4)	(20.8)
Interest and dividends	(54.4)	(53.3)	1.1	(88.0)	(87.2)	0.8	-	0.8
Rates income	(395.3)	(393.3)	2.0	(526.4)	(524.4)	2.0	-	2.0
<b>Revenue</b>	<b>(559.3)</b>	<b>(564.4)</b>	<b>(5.1)</b>	<b>(755.4)</b>	<b>(776.8)</b>	<b>(21.4)</b>	<b>(3.4)</b>	<b>(18.0)</b>
Personnel costs	154.0	154.6	0.6	207.2	213.7	6.5	-	6.5
Less recharged to capital	(30.3)	(31.3)	(1.0)	(40.5)	(41.5)	(1.0)	-	(1.0)
Grants and levies	35.3	36.8	1.5	46.7	46.9	0.2	-	0.2
Operating costs	129.8	137.3	7.5	180.8	183.5	2.7	1.7	1.0
Maintenance costs	84.2	90.6	6.4	108.8	119.1	10.3	5.0	5.3
Debt servicing	71.8	71.9	0.1	95.2	95.8	0.6	-	0.6
<b>Expenditure</b>	<b>444.8</b>	<b>459.9</b>	<b>15.1</b>	<b>598.2</b>	<b>617.5</b>	<b>19.3</b>	<b>6.7</b>	<b>12.6</b>
<b>Net Cost</b>	<b>(114.5)</b>	<b>(104.5)</b>	<b>10.0</b>	<b>(157.2)</b>	<b>(159.3)</b>	<b>(2.1)</b>	<b>3.3</b>	<b>(5.4)</b>
<b>Other Funding</b>								
Transfers from Special Funds available	(11.2)	(9.8)	1.4	(12.8)	(12.6)	0.2	-	0.2
Borrowing for capital grants	(1.9)	(3.4)	(1.5)	(7.5)	(7.5)	-	-	-
Less Rates for capex and debt repayment	134.6	134.6	-	179.4	179.4	-	-	-
<b>Funds not available for Opex</b>	<b>121.5</b>	<b>121.4</b>	<b>(0.1)</b>	<b>159.1</b>	<b>159.3</b>	<b>0.2</b>	<b>-</b>	<b>0.2</b>
<b>Operating Deficit / (Surplus)</b>	<b>7.0</b>	<b>16.9</b>	<b>9.9</b>	<b>1.9</b>	<b>-</b>	<b>(1.9)</b>	<b>3.3</b>	<b>(5.2)</b>

### Revenue

6.1 Revenue is \$5.1 million lower than budget year to date. Large variances include slower Lancaster park demolition recoveries (\$3.2 million - offset by slower expenditure) (a carry forward of \$3.1 million is forecast), decreased Trade Waste revenue (\$1.3 million), decreased

Building Consent volumes (\$1.2 million), and lower Housing revenue (\$1.1 million). These are partially offset by higher rates/penalties revenues (\$2 million).

6.2 The revenue forecast variances include;

1.1.1 5.2.1 Lower Operating revenue (\$20.8 million - after adjusting for carry forwards), largely due to:

- COVID-19 related loss of revenues (\$9.4 million),
- Lower Vbase recoveries (\$6.6 million) due to lower salary costs recharged (Vbase now pay direct),
- Lower Trade Waste revenues (\$1.8 million) - the plan included revenues from a new client, however extra infrastructure capacity is required to be built, and negotiations are underway with the client in regards to this. Also impacting is the Gelita Head office announcing in late June 2019 that they would not be rebuilding the damaged factory to the level of production that it previously had,
- Decreased Building Consent volumes (excl. COVID-19 impact) (\$0.9 million) – offset by lower costs,
- Lower Housing revenues (\$0.8 million) – due to property transfers largely completed last year,
- LTP contractor bonds initiative (\$0.4 million) – which will not eventuate, and,
- Lower revenues from Private Plan Changes (\$0.4 million).

1.1.2 5.2.2 These are partially offset by higher Rates income (\$2 million) due to higher rating growth late in the 2018/19 year (\$1.2 million), and higher penalties than planned; the Transwaste dividends were \$0.5 million higher.

### Expenditure

6.3 Operational expenditure is \$15.1 million below budget year to date, mainly due to:

- Slower than budgeted Lancaster Park demolition costs (\$3.2 million) – offset by matched recoveries, with \$3.1 million of budget forecast to be carried forward,
- Timing of Central City Heritage/Heritage Incentive (\$1.8 million),
- Slower spend on the Earthquake Rebuild/Repair Programme (\$1.7 million) – with \$1.4 million carry forward forecast,
- Lower Flood Protection costs (\$1.7 million); there is a forecast under spend on Heathcote Dredging costs of \$2.3 million, with a \$1.4 million carry forward requirement to complete work in the following financial year,
- Lower spend in Transportation (\$1.5 million), includes Bus Interchange savings of \$0.8 million (the budget assumed the Council would bear these costs for the entire year).
- Lower Building Consenting costs (\$0.9 million) – offset by lower revenue volumes,
- Reduced Refuse Disposal costs (\$0.7 million), driven by organics material collection costs being lower than planned due to reduced volumes, and,
- Lower insurance costs (\$0.5 million).

6.4 The \$12.6 million below budget forecast expenditure variance after adjusting for carry forwards is mainly due to:

- Lower Vbase salaries paid via Council (\$6.6 million) – offset by lower recoveries,

- COVID-19 related savings (\$3.4 million),
- Lower Building Consent costs (\$0.9 million – excluding COVID-19 savings above) – driven by lower volumes,
- Decreased spend in Transportation (\$0.9 million – excluding COVID-19 savings above), driven by the Bus Interchange savings,
- Lower insurance costs (\$0.9 million),
- Heathcote River Dredging savings identified (\$0.9 million); partially offset by,
- Higher Water Supply and Wastewater maintenance costs (\$1.7 million), these are necessary to deliver the minimum levels of service for these two activities under business as usual conditions.
- Additional chlorination costs (\$1 million), to meet the revised Drinking Water Standards implemented post the annual plan and due to indications that some chlorination beyond the indicated timeframes and peak times will be required.

6.5 The net cost of individual activities is shown in **Attachment A**.

## 7. Capital Programme

\$m	Year to Date Results			Forecast Year End Results			After Carry Forwards	
	Actual	Plan	Var	Forecast	Plan	Var	C/F	Result
Three Waters	83.0	103.0	20.0	101.4	129.8	28.4	27.1	1.3
Roading and Transport	48.1	61.9	13.8	74.3	99.9	25.6	25.2	0.4
Strategic Land	2.7	-	(2.7)	5.8	24.8	19.0	19.0	-
IT	15.2	15.9	0.7	19.5	23.9	4.4	4.3	0.1
Other	34.9	42.5	7.6	51.7	72.3	20.6	20.0	0.6
<b>Works Programme</b>	<b>183.9</b>	<b>223.3</b>	<b>39.4</b>	<b>252.7</b>	<b>350.7</b>	<b>98.0</b>	<b>95.6</b>	<b>2.4</b>
Infrastructure	19.6	29.5	9.9	22.9	45.3	22.4	21.1	1.3
Transitional / Recovery Projects	3.3	7.6	4.3	4.9	15.1	10.2	9.9	0.3
Facilities Rebuild	61.6	50.9	(10.7)	70.1	109.9	39.8	44.3	(4.5)
<b>Rebuild Programme</b>	<b>84.5</b>	<b>88.0</b>	<b>3.5</b>	<b>97.9</b>	<b>170.3</b>	<b>72.4</b>	<b>75.3</b>	<b>(2.9)</b>
<b>Capital Works Programme</b>	<b>268.4</b>	<b>311.3</b>	<b>42.9</b>	<b>350.6</b>	<b>521.0</b>	<b>170.4</b>	<b>170.9</b>	<b>(0.5)</b>
Equity Investments	7.4	4.1	(3.3)	20.6	12.8	(7.8)	-	(7.8)
Vbase recovery - Town Hall	(4.2)	-	4.2	(5.0)	-	5.0	-	5.0
<b>Gross Capital Spend</b>	<b>271.6</b>	<b>315.4</b>	<b>43.8</b>	<b>366.2</b>	<b>533.8</b>	<b>167.6</b>	<b>170.9</b>	<b>(3.3)</b>
Unidentified Carry forwards	-	(80.0)	(80.0)	-	(136.1)	(136.1)	(136.1)	-
<b>Capital Programme Expenditure</b>	<b>271.6</b>	<b>235.4</b>	<b>(36.2)</b>	<b>366.2</b>	<b>397.7</b>	<b>31.5</b>	<b>34.8</b>	<b>(3.3)</b>
Development Contributions	(25.1)	(16.5)	8.6	(31.7)	(21.9)	9.8	-	9.8
Less DC Rebates	1.7	6.7	5.0	4.2	11.3	7.1	7.1	-
Crown Recoveries	(104.7)	(103.6)	1.1	(103.6)	(114.5)	(10.9)	(10.9)	-
NZTA Capital Subsidy	(18.6)	(35.4)	(16.8)	(20.5)	(48.1)	(27.6)	(13.0)	(14.6)
Misc Capital Revenues	(9.4)	(1.1)	8.3	(10.9)	(8.4)	2.5	-	2.5
Asset Sales	(27.1)	(4.9)	22.2	(27.3)	(5.0)	22.3	-	22.3
<b>Capital Revenues</b>	<b>(183.2)</b>	<b>(154.8)</b>	<b>28.4</b>	<b>(189.8)</b>	<b>(186.6)</b>	<b>3.2</b>	<b>(16.8)</b>	<b>20.0</b>
Rates for Renewals	(98.9)	(98.9)	-	(131.8)	(131.8)	-	-	-
Reserve Drawdowns	(109.9)	(132.8)	(22.9)	(151.2)	(177.3)	(26.1)	(1.1)	(25.0)
<b>Other Available Funding</b>	<b>(208.8)</b>	<b>(231.7)</b>	<b>(22.9)</b>	<b>(283.0)</b>	<b>(309.1)</b>	<b>(26.1)</b>	<b>(1.1)</b>	<b>(25.0)</b>
<b>Borrowing Required</b>	<b>(120.4)</b>	<b>(151.1)</b>	<b>(30.7)</b>	<b>(106.6)</b>	<b>(98.0)</b>	<b>8.6</b>	<b>16.9</b>	<b>(8.3)</b>

### Capital Expenditure

- 7.1 Gross capital expenditure of \$271.6 million has been incurred year to date. A further \$94.6 million is forecast to be spent by year end. The forecast includes the impact of the vast majority of projects being put on hold due to the COVID-19 lockdown. This forecast assumes no delivery during April, and 50% of what was previously forecast for May.
- 7.2 The forecast is \$3.3 million ahead of budget after carry forwards, mainly due to the additional CCHL equity injection (\$2.9 million) that enabled DCL to purchase land off Council (offset by asset sales under Revenues and Funding). There is forecast spend for the Town Hall this year of \$4.9 million (\$1.8 million is now forecast in FY2021). (Council approved up to \$15 million additional spend on the project to be found from the capital programme - \$7 million of this was spent in the 2018/19 financial year with offsetting savings identified). The March forecast would indicate that a number of savings across the capital programme will help offset this spend.
- 7.3 Group of Activity level variance commentary for the capital programme is shown in **Attachment A**.
- 7.4 Financial results of significant (>\$250,000) capital programme projects are shown in **Attachment B**.

### Capital Revenues

- 7.5 Development contributions are higher than budget year to date because new development has been higher than anticipated. Development contribution rebates have been slower than planned, pending compliance with the scheme criteria (unallocated rebate funding is carried forward).
- 7.6 Crown recoveries forecast carry forward reflects slower recoveries for the Multi Use Arena.
- 7.7 NZTA capital revenues are \$16.8 million behind budget year to date and forecast to be \$27.6 million behind at year end. After a forecast carry forward of \$13 million (subsidies on delayed capital spend) there is a permanent variance forecast of \$14.6 million. Subsidies have not been forecast where the funding team deems these unlikely to eventuate based on interactions with NZTA.
- 7.8 Miscellaneous capital revenues are ahead of budget year to date, mainly driven by timing of Ngā Puna Wai funding (\$5.7 million), forecast to be \$0.4 million higher. Water connection fees year to date and forecast are \$0.4 million ahead. The remainder of the variance is made up of unplanned capital grants received across the capital programme.
- 7.9 Asset sales year to date reflects Housing assets sold to the Ōtautahi Community Housing Trust (\$18.9 million). There is an interest free loan receivable from the Trust in recognition of these assets and funds transferred, repayable in the event of windup. Also included is the sale of land to DCL (\$2.9 million higher than plan), offset by the equity injection above (ref. 6.2).
- 7.10 Reserve net drawdowns are \$22.9 million lower than budget year to date, mainly due to a lower drawdown from the Housing Fund due to the sale of Housing assets above and higher development contributions set aside for future drawdown.
- 7.11 During March a receipt of \$90 million from the Crown was received, relating to the Global Settlement and Acceleration Fund items. Budget for the \$90 million has been created with offsetting budget for the spend side to be included in the Annual Plan/LTP, as most spend is in future years. There is no borrowing requirement this financial year. The \$8.3m unfavourable variance after carry forwards is driven by lower NZTA capital subsidies; partially offset by higher Development Contributions.

### Special Funds

- 7.12 The current and forecast movements and balance of the Housing Account, Capital Endowment Fund and Earthquake Mayoral Relief Fund are shown in **Attachment C**.
- 7.13 The balance of 2019/20 funds available for allocation from the Capital Endowment Fund at 31 March 2020 was \$30,244.

### Attachments / Ngā Tāpirihanga

No.	Title	Page
<a href="#">A</a> 	Financial Performance	32
<a href="#">B</a> 	Significant Capital Projects	40
<a href="#">C</a> 	Special Funds	45

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.

## Attachment A – Financial Performance

### Activity Operating Results

\$000's		Year to Date Results			Forecast Year End Results				
		Actual	Plan	Var	Forecast	Plan	Var	Net C/F	Result
	Christchurch Art Gallery	8,651	8,920	269	11,751	11,713	(38)	-	(38)
	Canterbury & Akaroa Museums	8,752	8,752	-	8,961	8,963	2	-	2
	Libraries	34,713	34,809	96	47,040	46,845	(196)	59	(255)
<b>1</b>	Community Development and Facilities	12,933	13,905	972	16,522	17,210	688	731	(43)
<b>2</b>	Recreation, Sports, Comm Arts & Events	20,975	21,458	483	31,524	28,730	(2,794)	-	(2,794)
	Civil Defence Emergency Management	1,350	1,558	208	1,878	2,093	215	-	215
<b>3</b>	Citizen and Customer Services	6,703	7,058	355	9,160	9,334	174	-	174
<b>4</b>	Capital Revenues - Comm & Citizens	(5,981)	(155)	5,827	(6,123)	(5,616)	506	-	506
	<b>Communities &amp; Citizens</b>	<b>88,095</b>	<b>96,305</b>	<b>8,210</b>	<b>120,713</b>	<b>119,271</b>	<b>(1,442)</b>	<b>790</b>	<b>(2,232)</b>
<b>5</b>	Flood Protection & Control Works	5,188	6,473	1,285	7,468	9,766	2,298	1,437	861
<b>6</b>	Capital Revenues - Flood Protection	(1,840)	(3,654)	(1,815)	(2,330)	(4,620)	(2,290)	240	(2,529)
	<b>Flood Protection and Control Works</b>	<b>3,349</b>	<b>2,819</b>	<b>(530)</b>	<b>5,138</b>	<b>5,146</b>	<b>8</b>	<b>1,676</b>	<b>(1,668)</b>
<b>7</b>	Governance & Decision Making	13,153	13,621	468	18,817	19,252	436	-	436
	<b>Governance</b>	<b>13,153</b>	<b>13,621</b>	<b>468</b>	<b>18,817</b>	<b>19,252</b>	<b>435</b>	<b>-</b>	<b>435</b>
<b>8</b>	Assisted Housing	9,479	8,905	(574)	8,805	9,984	1,179	-	1,179
	<b>Housing</b>	<b>9,479</b>	<b>8,905</b>	<b>(574)</b>	<b>8,805</b>	<b>9,984</b>	<b>1,179</b>	<b>-</b>	<b>1,179</b>
<b>9</b>	Parks and Foreshore	46,958	47,064	106	62,945	62,181	(765)	150	(915)
<b>10</b>	Heritage	2,283	3,075	792	3,353	3,751	398	42	356
<b>11</b>	Capital Revenues - Parks, Heritage & For	(45,192)	(39,420)	5,772	(45,700)	(38,891)	6,808	1,567	5,241
	<b>Parks, Heritage &amp; Coastal Environment</b>	<b>4,049</b>	<b>10,718</b>	<b>6,669</b>	<b>20,599</b>	<b>27,041</b>	<b>6,442</b>	<b>1,759</b>	<b>4,683</b>
<b>12</b>	Solid Waste	27,906	30,028	2,122	38,676	40,070	1,394	-	1,394
	<b>Refuse Disposal</b>	<b>27,906</b>	<b>30,028</b>	<b>2,122</b>	<b>38,676</b>	<b>40,070</b>	<b>1,394</b>	<b>-</b>	<b>1,394</b>
	Regulatory Compliance & Licencing	3,450	3,740	290	5,891	5,762	(129)	-	(129)
<b>13</b>	Building Services	2,514	1,927	(587)	3,907	2,552	(1,356)	-	(1,356)
<b>14</b>	Resource Consenting	2,328	2,011	(317)	2,963	2,467	(496)	-	(496)
<b>15</b>	Land & Property Information Services	(1,310)	(1,360)	(50)	(1,326)	(1,754)	(428)	-	(428)
	<b>Regulatory &amp; Compliance</b>	<b>6,982</b>	<b>6,318</b>	<b>(664)</b>	<b>11,436</b>	<b>9,028</b>	<b>(2,408)</b>	<b>-</b>	<b>(2,408)</b>
<b>16</b>	Roads & Footpaths	77,412	77,055	(357)	101,667	101,953	285	430	(145)
<b>17</b>	Capital Revenues - Roads & Footpaths	(6,045)	(31,266)	(25,221)	(10,915)	(42,654)	(31,739)	(12,969)	(18,770)
	<b>Roads &amp; Footpaths</b>	<b>71,367</b>	<b>45,789</b>	<b>(25,578)</b>	<b>90,752</b>	<b>59,298</b>	<b>(31,454)</b>	<b>(12,539)</b>	<b>(18,915)</b>
<b>18</b>	Stormwater Drainage	23,150	23,875	726	30,604	31,985	1,381	-	1,381
	<b>Stormwater Drainage</b>	<b>23,150</b>	<b>23,875</b>	<b>725</b>	<b>30,604</b>	<b>31,985</b>	<b>1,381</b>	<b>-</b>	<b>1,381</b>
<b>19</b>	Strategic Planning & Policy	11,728	14,005	2,276	18,544	18,397	(148)	-	(148)
<b>20</b>	Economic Development	11,418	11,945	528	15,615	15,760	145	-	145
<b>21</b>	Public Information & Participation	4,506	4,929	423	6,185	6,569	384	-	384
	<b>Strategic Planning &amp; Policy</b>	<b>27,651</b>	<b>30,879</b>	<b>3,228</b>	<b>40,343</b>	<b>40,725</b>	<b>382</b>	<b>-</b>	<b>382</b>

Attachment A – Financial Performance as at 31 March 2020

\$000's		Year to Date Results			Forecast Year End Results				
		Actual	Plan	Var	Forecast	Plan	Var	Net C/F	Result
Traffic Safety & Efficiency	22	4,049	4,673	623	5,723	6,153	430	-	430
Active Travel	23	302	1,010	707	411	1,319	909	-	909
Parking	24	(3,334)	(3,341)	(6)	(3,443)	(4,641)	(1,198)	-	(1,198)
Public Transport Infrastructure	25	1,292	2,459	1,167	3,090	3,236	146	-	146
Capital Revenues - Transport	26	(64,359)	(50,840)	13,519	(62,249)	(53,906)	8,343	1,268	7,074
<b>Transportation</b>		<b>(62,050)</b>	<b>(46,040)</b>	<b>16,010</b>	<b>(56,468)</b>	<b>(47,838)</b>	<b>8,630</b>	<b>1,268</b>	<b>7,362</b>
WW Collection, Treatment & Disposal	27	72,041	69,452	(2,588)	92,654	90,058	(2,596)	-	(2,596)
Capital Revenues - Wastewater	28	(9,867)	(3,418)	6,449	(11,684)	(3,582)	8,102	3,019	5,083
<b>Wastewater</b>		<b>62,174</b>	<b>66,034</b>	<b>3,860</b>	<b>80,970</b>	<b>86,476</b>	<b>5,506</b>	<b>3,019</b>	<b>2,487</b>
Water Supply	29	50,879	49,076	(1,804)	64,678	61,856	(2,822)	-	(2,822)
Capital Revenues - Water Supply	30	(3,792)	(2,046)	1,746	(4,479)	(2,401)	2,078	1,081	997
<b>Water Supply</b>		<b>47,087</b>	<b>47,029</b>	<b>(58)</b>	<b>60,199</b>	<b>59,455</b>	<b>(744)</b>	<b>1,081</b>	<b>(1,825)</b>
<b>Groups of Activities</b>		<b>322,392</b>	<b>336,280</b>	<b>13,888</b>	<b>470,583</b>	<b>459,894</b>	<b>(10,689)</b>	<b>(2,946)</b>	<b>(7,743)</b>
Corporate Revenues & Expenses	31	(417,126)	(413,363)	3,763	(562,760)	(568,739)	(5,978)	(10,472)	4,493
ISPs & Eliminated Internals	32	4,095	5,251	1,156	16,163	11,420	(4,743)	45	(4,788)
<b>Net Cost of Service (excl Vested)</b>		<b>(90,639)</b>	<b>(71,832)</b>	<b>18,807</b>	<b>(76,014)</b>	<b>(97,425)</b>	<b>(21,411)</b>	<b>(13,373)</b>	<b>(8,038)</b>
Misc P&L Unallocated		(10)	-	10	(10)	-	10	-	10
Vested Asset Income	33	(66,236)	(59,649)	6,587	(68,133)	(66,092)	2,041	-	2,041
<b>Total Net Cost of Service</b>		<b>(156,885)</b>	<b>(131,481)</b>	<b>25,404</b>	<b>(144,157)</b>	<b>(163,517)</b>	<b>(19,360)</b>	<b>(13,373)</b>	<b>(5,987)</b>

Note the Net Cost of Services differs from the Operating result due to the inclusion of capital revenues and depreciation.

#### Notes

1. Community Development and Facilities variance year to date is driven by slower EQ Rebuild Programme costs (\$0.5 million), with \$0.7 million forecast to be carried forward. Lower depreciation of \$0.3 million is also contributing.
2. Recreation, Sports, Community Arts and Events year to date favourable result is due to increased revenue from pools operations/Swim Education (\$0.2 million), higher term rentals income (\$0.1 million), and cost savings in Community Events (\$0.1 million). The unfavourable forecast assumes facilities will be closed for the remainder of the year.
3. Citizen and Customer Services favourable variances are due to lower personnel costs due to vacancies.
4. Capital Revenues - Community and Citizens variance year to date is mainly due to early timing of third party revenue for Nga Puna Wai (\$5.7 million); forecast is to be \$0.4 million higher than planned.
5. Flood Protection and Control Works favourable variances relate to Heathcote Dredging costs (\$1.2 million YTD/\$2.4 million forecast - \$1.4 million of which is to be carried forward).
6. Capital Revenues - Flood Protection unfavourable variances are driven by lower development contributions than planned.
7. Governance & Decision Making variances are due to lower personnel costs (\$0.5 million).
8. Assisted Housing unfavourable result year to date is driven by lower revenue (\$1.1 million) due to the transfer of units to the Trust largely completed last year, and timing of costs (\$0.4 million). Partially offsetting this is lower depreciation (\$0.9 million). The favourable forecast is due to lower depreciation (\$1.2 million).
9. Parks and Foreshore full year unfavourable forecast is due to above spends in operating costs (\$0.9 million) mainly for caretaking, security and electricity; and depreciation (\$0.5 million), partially offset by lower maintenance costs (\$0.8 million).
10. Heritage favourable variance year to date is driven by an under spend on Major Community Facilities Heritage (\$0.6 million), due to a lower maintenance spend and a slower spend on the

Attachment A – Financial Performance as at 31 March 2020

- EQ Rebuild Programme (\$0.2 million). The favourable forecast is driven by savings in maintenance in Major Community Facilities Heritage (\$0.3 million) and Heritage Properties (\$0.1 million).
11. Capital Revenues – Parks, Heritage and Foreshore favourable variances are driven by higher development contributions (\$3.9 million YTD - \$4.7 million forecast), and a slower eligibility for development contribution rebates (\$1.4 million YTD - \$1.6 million forecast). Various other smaller capital grants make up the remainder of the variance.
  12. Solid Waste favourable variances are mainly driven by organics materials costs being lower than planned due to reduced volumes (\$0.7 million YTD - \$0.4 million forecast). Recyclable materials costs are also under spent (\$0.6 million YTD - \$0.4 million forecast), mainly due to lower consultants fees. Burwood Landfill is contributing to the favourable variance of \$0.5 million year to date (\$0.2 million forecast).
  13. Building Services year to date variance is driven by lower volumes of building consents/inspections (\$1.2 million), partially offset by reduced costs of \$0.9 million. The forecast reflects an estimated further drop in revenues of \$0.9 million due to the four-week lockdown.
  14. Resource Consenting year to date variance is driven by lower recoveries of staff costs to other activities. The forecast includes a \$0.3 million revenue adjustment relating to the estimated impact of the four-week lockdown.
  15. Land and Property Information Services forecast includes a \$0.2 million adverse effect relating to reduced LIM and Property File Viewing revenue due to the four-week lockdown.
  16. Roads and Footpaths unfavourable variance year to date is due to \$0.5 million reduced charging of project management staff time to capital projects (\$1.2 million forecast), and the planned LTP Contractor Bonds revenue that will not be achieved (\$0.3 million YTD - \$0.4 million forecast), partially offset by lower depreciation (\$0.4 million YTD - \$0.3 million forecast). The forecast includes expected COVID-19 impacts with a reduction net of NZTA rebates in maintenance of \$1.8 million. The carry forward relates to Regeneration projects to be completed and spent in the following financial year.
  17. Capital Revenues – Roads and Footpaths unfavourable variances are driven by lower NZTA subsidies (\$23.2 million YTD - \$29.2 million forecast), \$13 million is forecast to be carried forward. Also contributing are lower developer contributions (\$2.1 million YTD - \$2.6 million forecast).
  18. Stormwater Drainage variances are mainly due to lower maintenance costs (\$0.4 million YTD - \$0.9 million forecast) identified to assist with the above budget spend in other water activities. Lower staff costs and overheads are also contributing (\$0.3 million YTD - \$0.4 million forecast). Included in the maintenance forecast are savings relating to the four week lockdown.
  19. Strategic Planning and Policy under spend year to date is driven by the timing of grants (\$2.1 million) and under spend in professional advice (\$0.7 million). Partially offsetting this is decreased revenue (\$0.5 million) due to reduced volumes of private plan changes. The unfavourable forecast result is due to lower private plan changes revenue (\$0.5 million) and over spend on operating costs (\$0.1 million), partially offset by decreased professional advice costs (\$0.4 million).
  20. Economic Development below budget spend year to date is due to a slower spend on regeneration projects (\$0.4 million).
  21. Public Information & Participation variances reflect lower personnel costs (\$0.2 million), due to vacancies, and an under spend in engagement costs (\$0.1 million).
  22. Traffic Safety & Efficiency reflects increased NZTA subsidies from more staff time spent on subsidised work than planned.
  23. Active Travel variances are due to lower than planned depreciation.
  24. Parking forecast variance reflects lower revenues from parking (\$0.9 million) and fines (\$0.6 million), due to the COVID-19 lockdown. The forecast assumes a 100% reduction in April, 50% in May, returning to normal levels from June. This is partially offset by lower depreciation (\$0.3 million).
  25. Public Transport Infrastructure year to date variance is mainly due to the timing of costs, and

Attachment A – Financial Performance as at 31 March 2020

- lower depreciation (\$0.5 million), due to timing of the capitalisation of the Central City Bus Interchange.
26. Capital Revenues – Transport variances year to date are due to higher NZTA subsidies (\$6.5 million YTD - \$1.5 million forecast). Also contributing are higher development contributions (\$4.5 million YTD - \$5.3 million forecast), and a slower eligibility for development contribution rebates (\$0.8 million YTD - \$1.3 million forecast). There is a \$1.5 million timing variance relating to funds received this month from Ōtākaro Limited for the Hereford Street Surface Replacement project.
  27. WW Collection, Treatment and Disposal unfavourable variances are due to Trade Waste revenues that are forecast to be \$1.8 million lower; the plan included revenues from Heinz/Watties (new client) (\$1 million), and Gelita (\$0.8 million). Wastewater Network and Pumping maintenance costs are forecast to be \$0.7 million above plan in order to meet current levels of service. Electricity costs at the Wastewater Treatment Plant are forecast to be \$0.4 million higher, driven by increased electricity pricing from the contract renewal. There is lower rental income of \$0.2 million forecast; City Care formerly occupied the building located next to the Treatment Plant. This is partially offset by lower depreciation (\$0.6 million).
  28. Capital Revenues – Wastewater favourable variances are due to higher development contributions (\$4.2 million YTD - \$5.1 million forecast), and a slower eligibility for development contribution rebates (\$2.2 million YTD - \$3 million forecast).
  29. Water Supply has an above plan spend of \$1.8 million year to date; forecast to be \$2.8 million above. Maintenance costs are forecast to be \$1 million higher in order to meet current levels of service. Chlorination costs are forecast to be \$0.8 million higher to meet the revised Drinking Water Standards implemented post the annual plan. Depreciation is higher than budget year to date (\$0.7 million) and forecast (\$1 million).
  30. Capital Revenues – Water Supply favourable year to date variance is a result of higher development contributions (\$0.7 million YTD), and a slower eligibility for development contribution rebates (\$0.7 million). These are reflected in the forecast with \$1.1 million of rebates forecast to be carried forward.
  31. Corporate Revenues and Expenses variances are mainly due to higher rates/penalties (\$2 million YTD/forecast), higher Transwaste dividend (\$0.5 million YTD/forecast), favourable net interest (\$0.4 million YTD - \$0.6 million forecast), lower insurance (\$0.2 million YTD - \$0.9 million forecast), and a delay in the EQ Rebuild Programme (\$0.3 million YTD - \$0.4 million forecast carry forward) in relation to Pages Road Super Shed and Depot. The forecast variance is impacted by the timing of the Crown contribution for the Multi Use Arena (\$10.9 million – to be carried forward) and higher depreciation (\$0.3 million).
  32. ISPs and Eliminated Internals variance year to date is timing related. By year end there is a \$4.8 million above plan spend forecast; this includes higher depreciation on IT assets (\$2.2 million) due to anticipated capitalisation of multi-year projects, and fewer IT labour hours being capitalised than planned (\$1.6 million). An under recovery of fleet costs to activities (\$0.5 million), and non-chargeable property consulting costs (\$0.3 million).
  33. Vested assets - During the year \$15 million of Ōtākaro projects have been handed over and recognised as vested assets (unbudgeted due to uncertainty regarding the value of these projects). The Bus Interchange vesting in September was \$24.5 million lower than budget. The vesting of Ōtākaro projects, the Performance Art Precinct (\$3.5 million), and higher subdivision growth have offset this.

**Group of Activities Capital Programme**

\$000's		Year to Date Results			Forecast Year End Results			After Carry Forwards	
		Actual	Plan	Var	Forecast	Plan	Var	Net C/F	Result
Communities & Citizens	1	45,297	41,828	(3,470)	59,370	90,179	30,809	30,742	67
Flood Protection & Control Works	2	15,260	17,559	2,299	19,344	27,878	8,534	7,914	620
Governance		11	21	10	24	22	(2)	-	(2)
Housing		4,570	4,204	(366)	5,501	5,411	(90)	(57)	(33)
Parks, Heritage & Coastal Environment	3	13,210	20,976	7,765	19,979	33,749	13,769	13,138	631
Refuse Disposal	4	883	1,836	953	1,769	3,462	1,694	1,688	6
Regulatory & Compliance		-	-	-	2	2	-	-	-
Roads & Footpaths	5	44,487	56,021	11,534	69,690	94,854	25,164	26,246	(1,081)
Stormwater Drainage	6	8,290	11,758	3,468	11,898	21,273	9,375	8,081	1,294
Strategic Planning & Policy		167	370	203	581	1,267	686	686	-
Transportation	7	36,907	44,523	7,616	40,531	56,979	16,448	14,956	1,491
Wastewater	8	48,199	64,068	15,869	55,830	75,284	19,454	18,495	960
Water Supply	9	27,763	29,570	1,807	33,590	37,678	4,087	4,367	(279)
Corporate	10	23,776	22,680	(1,095)	42,424	60,944	18,522	25,711	(7,189)
Strategic Land Acquisitions	11	2,691	-	(2,691)	5,798	24,808	19,009	19,009	-
<b>Gross Capital Spend</b>		<b>271,511</b>	<b>315,414</b>	<b>43,903</b>	<b>366,331</b>	<b>533,790</b>	<b>167,459</b>	<b>170,976</b>	<b>(3,517)</b>

Attachment B provides financial results of individual significant projects.

**Notes**

1. Communities and Citizens

The earlier spend year to date is driven by the Metro Sports project (\$6.6 million). This is a timing variance, the project has a significant carry forward forecast of \$23.2 million, based on Council's share of Ōtākaro's current cash flow projections at the March forecast (\$17.6 million lower than plan), and an adjustment made for COVID-19 impacts on expected delivery.

Projects with significant funds forecast to carry forward include: St Albans Community Centre (\$2.3 million), due to the project being delayed during initial consenting; and the Multi-Cultural Recreation and Community Centre (\$1.5 million), additional time is required due to diverse community and many stakeholders differing views and priorities.

2. Flood Protection and Control Works

The year to date slower spend is driven by SW Highsted Land Purchase and Construction of Waterways, Basins and Wetlands project (\$0.9 million); a carry forward of \$1.4 million is forecast. The construction contract award has been postponed due to COVID-19. The SW Owaka Basin project has a year to date slower spend of \$0.6 million with a carry forward of funds forecast of \$0.8 million; this is an NZTA led project.

Other projects with significant carry forwards forecast include:

- Heathcote Dredging project (\$1.2 million) - contingency funds are currently held in this financial year and are to be carried forward to the final year of the project.
- Eastman Wetlands (\$1.2 million) - this is a multi-year project and a carry forward is required to fund works in future years.

3. Parks, Heritage and Coastal Environment

Projects with significant slower spends year to date include:

Attachment A – Financial Performance as at 31 March 2020

- Groynes/Roto Kohatu/Otukaikino Development (\$1.1 million) - consenting is progressing, however is taking longer than planned. A carry forward of \$0.8 million is forecast.
- Chokebore Lodge (\$0.8 million) - the contract has now been awarded and site establishment commenced. A carry forward of \$0.6 million is forecast due to a lengthy specialist procurement process (due to the nature of works required) that has impacted on delivery of physical works.
- Former Redcliffs School Development project (\$0.5 million) - with a carry forward forecast of \$0.6 million. There are delays due to archaeological and consenting requirements.
- The remainder of the year to date variance and forecast carry forwards are driven by slower spends over numerous projects (ref. Attachment B).

#### 4. Refuse Disposal

The year to date slower spend and forecast carry forward of funds mainly relate to the Inner City Waste Collection System (\$1.1 million), now planned for delivery in future years.

#### 5. Roads and Footpaths

The year to date slower spend largely relates to:

- Lighting Renewal project (\$2.9 million) - due to delivery delays in both luminaires and light controllers; a carry forward of \$4.6 million is forecast.
- Evans Pass Road and Reserve Terrace Remedial Works (\$1.7 million) - the project is in concept and detailed design, construction is not expected to start until the second quarter of 2020. A carry forward of \$2.6 million is forecast to complete project in FY2021.
- Cashmere / Hoon Hay Intersection (\$1.5 million) – due to NZTA funding issues. A carry forward of this slower spend is forecast.
- Sumner Road (\$1.3 million) – a carry forward of funds of \$2.1 million is required to cover costs and risk of complying with RMA consent requirements (2 years of planting and 5 years plant establishment management).
- AAC Victoria Street (\$1.2 million) - construction tender has been awarded and a start date and construction methodology is to be confirmed. A carry forwards of funds of \$3 million is forecast.
- Palmers Road (\$1.1 million) – year to date under spend is timing related; there is a forecast carry forward of \$0.6 million due to the impacts of the COVID-19 lockdown.
- Burwood and North Shirley Repair of Roading and Road Related Stormwater Assets (\$1 million) - works have been delayed pending a review of concerns raised by elected members regarding the future alignment of New Brighton Road. A carry forward of funds is required.
- AAC Hereford Street – Manchester-Cambridge (\$1 million) – the year to date under spend and forecast carry forward of \$4.5 million reflect the amended milestones for project completion. The contract for work has been awarded.

The following projects are also contributing to the slower forecast spend for the year, with a carry forward of funds required:

- Annex / Birmingham / Wrights Route Upgrade (\$2.6 million) - construction is delayed due to NZTA funding.
- Tram Extension – High Street (\$1.8 million) – land negotiations are progressing.
- Carriageway Sealing and Surfacing (\$1.5 million) – driven by COVID-19 lockdown impacts.
- Ferry Road Masterplan (\$1.2 million) - project is being delivered in partnership with the sewer renewal project along Ferry Road.

- Paving Cathedral Square, City Mall, High Street (\$1.1 million) – a carry forward is anticipated to support future paving reinstatement works following developments in FY2021 and beyond.

Projects with significant bring back of funds forecast from future years include:

- Downstream of Christchurch Northern Corridor Delivery Package 1 (-\$4.1 million) and 2 (-\$4.9 million) – works to be completed before the opening of Christchurch Northern Corridor.
- Northern Arterial Extension (-\$4.7 million) – bring back of funds is required to enable the construction commitment to be paid.

The forecast above budget spend after carry forwards is mainly due to the Major Cycle Way Programme (\$1 million), however this is offset by an under spend in the Transport activity.

#### 6. Stormwater Drainage

Projects with significant slower spends year to date include: Linwood Canal and Cuthberts Drain South (\$0.7 million), negotiation for property access is causing delays, a carry forward of funds is also forecast of this amount; and Lyttelton Brick Barrels (\$0.7 million), with a carry forward of \$1.2 million forecast, due to issues obtaining archaeological authority to carry out works.

Projects with significant carry forwards forecast include:

- Canal Reserve Drain Prestons (\$1.3 million) - due to project delays.
- St Albans Creek Slater to Hills (\$1 million) – due to design and consenting delays.
- Pump Station 205 Upgrade (\$0.9 million) - in the process of designing solutions for a number of issues at Pump Station 205 to improve hydraulic performance, accessibility and maintenance of the pump station; and,
- Estuary Drain (\$0.7 million) - delays in detailed design is likely to cause a construction start delay to avoid wet season construction.

The under spend forecast after carry forwards is spread over various projects (ref. Attachment B).

#### 7. Transportation

The year to date slower spend is mainly driven by the Major Cycle Way Programme (\$7.5 million), due to NZTA funding delays (forecast to be \$13.8 million under by year end).

The under spend after carry forwards is in relation to the Major Cycle Way Programme which has an above budget spend under Roads and Footpaths.

#### 8. Wastewater

The slower spend year to date is mainly due to the timing of Wastewater Reticulation Renewals (\$7.2 million), a carry forward of funds of \$7.5 million is forecast; largely driven by Tuam St Brick Barrel (\$4.6 million forecast slower spend), due to slower than planned rate of pipe laying. Also contributing to the slower spend is the Christchurch Waste Water Treatment Plant EQ Repair Occupied Buildings project (\$2.6 million), due to asbestos being discovered (a carry forward of \$3.4 million is forecast).

Other projects with significant funds to be carried forward include:

- Riccarton Trunk Main (\$1.4 million), at this stage this is forecast to be carried forward until savings can be confirmed.
- Lyttelton Harbour Waste Water Scheme (LHWWS) (\$1.1 million), the project is forecast to be completed in the next financial year.
- Reactive Lateral Renewals (\$0.9 million), due to work being reactive in nature.

The under spend after carry forwards is spread across various projects (ref. Attachment B).

Attachment A – Financial Performance as at 31 March 2020

#### 9. Water Supply

The slower spend is mainly due to Pump and Storage Mechanical, Electrical, Instrumentation, Controls and Auxiliaries Renewals (\$1.1 million year to date and forecast), changes being made to the scope of works is holding up design. The Wrights Pump Station Well Renewal project has a slower spend of \$1.1 million with \$0.7 million forecast to be carried forward by year end; the project currently has a forecast surplus of \$0.4 million and \$0.3 million of costs are expected to roll into FY2021.

Other projects with significant slower spends forecast with carry forwards of funds required include:

- Pressure and Acoustic Sensors (\$1.3 million) - the progress of the project is slower than expected, due to this type of project being new to the council.
- Ben Rarere Pump Station - Bexley EQ Replacement (\$0.9 million) - project delayed due to additional work required for zone pressure investigation and pump selection.
- Mains Renewal - Halswell Junction Rd (\$0.8 million) - delays in obtaining KiwiRail consent.

#### 10. Corporate

The forecast above budget spend after carry forwards is driven by the Town Hall (\$4.9 million), with offsets to be confirmed within the capital programme, and additional equity into CCHL (\$2.9 million) to enable DCL to purchase land (offset by Asset Sale Revenue).

The following projects have significant carry forward of funds forecast:

- Canterbury Multi Use Arena (\$16.6 million) - the Crown approved the Investment Case on 3 March 2020. They also approved \$6 million for enabling works which would better define and de-risk the main construction scope and minimize the overall project timeline. This work will include a detailed site investigation related to ground contamination, and preparation of a design brief/tender documentation to procure a main works contractor.
- IT Projects (\$4.3 million) - to enable delivery of works in future years.
- Community Facilities Tranche 1 and 2 programmes are forecast to be behind budget \$1.8 million and \$2.2 million respectively, a carry forward of funds is required until all projects within the programmes are completed.

#### 11. Strategic Land Purchases

Strategic Land Acquisitions are forecast to be \$23.6 million under budget and will need to be carried forward to future years. The SLP Land Value Offset is forecast to be \$4.6 million behind budget which will be offset by funds to be brought back from future years.

Attachment B - Significant Capital Projects

Project Title	YTD Actual (\$000s)	YTD Budget (\$000s)	YTD Variance (\$000s)	Forecast Total Spend (\$000s)	Current Budget (\$000s)	% YTD Actual Forecast Total Spend	Year End Variance (\$000s)	Proposed Carry Forwards (\$000s)	Variance After C/Fwd (\$000s)
<b>Communities &amp; Citizens</b>									
<b>&gt;\$250k</b>									
Equipment Replacement	-	-	-	135	363	0.0%	228	228	-
Content Capital Project	3,400	25	(3,375)	5,026	5,023	67.6%	(3)	-	(3)
FA Al Libraries	232	299	67	299	299	77.5%	-	-	-
Purchase Restricted Assets	177	-	(177)	219	271	80.9%	52	-	52
Library Built Asset Renewal & Replacemnt	283	346	63	880	545	32.2%	(335)	(335)	-
Community Facilities R&R	345	804	459	804	879	42.9%	75	-	75
FA NA Collections Acquisitions	355	305	(50)	350	508	101.4%	159	132	27
Art Gallery renewals R&R	310	433	123	451	589	68.7%	139	139	-
New Civil Defence Bldg (Emerg Ops Cntr)	-	-	-	-	497	0.0%	497	497	-
Manuka Cottage Capital Endowment Fund pr	48	570	522	274	571	17.5%	297	297	-
RSU South/West Hub Infrastructure	468	792	324	883	792	53.0%	(91)	(96)	5
New South West Leisure Centre	-	398	398	631	631	0.0%	-	-	-
RSU delivery package FY17	359	271	(88)	398	429	90.3%	31	-	31
Renewal of Fitness Equipment	8	498	490	498	498	1.5%	-	-	-
St Albans Permanent Community Centre	441	1,501	1,060	768	3,065	57.4%	2,296	2,296	-
Hagley Oval Delivery Package	28	18	(10)	28	710	100.0%	682	682	-
Te Pou Toetoe Linwood Pool	352	755	403	1,587	1,350	22.2%	(237)	(237)	-
Metro Sports (Multi-Sport Facility)	19,871	13,225	(6,646)	24,058	47,280	82.6%	23,222	23,222	-
New Central Library	196	500	304	196	500	100.0%	304	-	304
Jellie Park Recreation and Sports Centre	586	790	204	893	961	65.7%	68	-	68
Riccarton Community Centre	3,012	3,275	263	3,128	3,552	96.3%	423	498	(75)
Opawa Public Library Earthquake Repair	434	604	170	523	630	83.0%	107	-	107
Hot Salt Water Pools	9,870	10,507	636	10,507	10,507	93.9%	-	-	-
QEII Park Delivery Package	9	494	485	10	502	89.8%	492	492	-
Fendalton HVAC & Library Building	313	344	31	345	348	90.6%	3	3	-
RSU Operations R&R Delivery Package	847	800	(47)	813	985	104.1%	171	171	-
Graham Condon R&R Cycle Shutdown	714	374	(340)	707	500	101.0%	(207)	(209)	2
Cowles Stadium Carpark Renewal	1,306	1,179	(127)	1,254	1,179	104.1%	(75)	(76)	-
Pioneer Recreation&Sport Centre-RoofRepr	392	796	404	795	1,163	49.2%	367	366	1
Okains Bay Campground Pavilion EQ Repair	82	289	206	449	289	18.4%	(161)	-	(161)
Multi-Cultural Recreation and Com Cent	-	-	-	-	1,500	0.0%	1,500	1,500	-
Pioneer Rec & Sport Centre Renewals Deli	38	235	197	458	450	8.2%	(8)	-	(8)
Cowles Stadium Building Renewals	124	640	516	65	720	191.1%	655	655	-
Spencer Beach Holiday Park Renewals Deli	34	49	15	165	400	20.5%	235	235	-
NPW - Athletics Indoor Training Facility	199	45	(154)	679	302	29.4%	(377)	-	(377)
Pioneer Pool EQ Repairs and R&R Cycle Sh	-	-	-	267	267	0.0%	-	-	-
<b>Balance of Programme</b>	<b>465</b>	<b>668</b>	<b>203</b>	<b>828</b>	<b>1,125</b>	<b>56.20%</b>	<b>297</b>	<b>281</b>	<b>17</b>
<b>Communities &amp; Citizens Total</b>	<b>45,297</b>	<b>41,828</b>	<b>(3,470)</b>	<b>59,370</b>	<b>90,179</b>	<b>76.3%</b>	<b>30,809</b>	<b>30,742</b>	<b>67</b>
<b>Flood Protection and Control Works</b>									
<b>&gt;\$250k</b>									
Prestons/Clare Park	25	273	248	28	273	89.2%	245	245	-
Worsleys spur stormwater pipe&drain syst	308	235	(73)	325	319	94.8%	(6)	-	(6)
Welsh basin	1,816	1,364	(451)	1,574	1,980	115.4%	406	406	-
SW Rosendale Infrastructure Provision	501	719	219	550	719	91.0%	169	-	169
Owaka Corridor - Wilmers Basin	1,523	1,565	42	1,748	2,551	87.1%	803	803	-
SW Cox - Quaifes Facility	2,134	1,620	(513)	2,590	3,409	82.4%	819	819	-
LDRP 512 No 1 Drain	301	373	72	336	373	89.5%	37	30	7
SW Owaka Basin	1	620	619	59	867	0.9%	808	808	-
SW Works 1 Stormwater Facility	103	715	611	278	715	37.1%	436	436	-
LDRP 509 Knights Drain Ponds	359	6	(353)	403	6	89.1%	(397)	(397)	-
LDRP 525 Southshore Emergency Bund	783	680	(103)	794	818	98.6%	24	24	-
LDRP 526 - Curletts Flood Storage	1,042	860	(182)	1,059	860	98.5%	(199)	(199)	-
SW Highsted Land Purchase & Construction of Waterways	58	997	940	102	1,529	56.7%	1,427	1,427	-
SW Summerset at Highsted IPA	2	349	347	2	349	100.0%	347	347	-
SW Gardiners Stormwater Facility	1,046	316	(730)	1,286	715	81.4%	(571)	(571)	-
LDRP 527 Heathcote Dredging	874	1,037	163	1,224	2,459	71.4%	1,235	1,235	-
LDRP528 Eastman Wetlands	2,331	2,420	89	2,795	3,996	83.4%	1,202	1,202	-
Hereford St SW Pipe Renewal/Refurbishmnt	16	38	22	99	630	15.9%	531	531	-
SW Carrs Corridor - Stage 1	530	597	66	530	597	100.0%	66	-	66
SW Highfield Norwest Basins-InfrastrProv	1	509	508	741	509	0.1%	(232)	(232)	-
Upper Heathcote Storage Optimisation	128	264	136	197	350	65.0%	153	153	-
Sth NewBrightn Set-backBund-Bridge-Jetty	192	-	(192)	864	1,579	22.3%	715	715	-
<b>Balance of Programme</b>	<b>1,186</b>	<b>2,004</b>	<b>818</b>	<b>1,761</b>	<b>2,277</b>	<b>67.3%</b>	<b>516</b>	<b>133</b>	<b>384</b>
<b>Flood Protection and Control Works Total</b>	<b>15,260</b>	<b>17,559</b>	<b>2,299</b>	<b>19,344</b>	<b>27,878</b>	<b>78.9%</b>	<b>8,534</b>	<b>7,914</b>	<b>620</b>
<b>Governance</b>									
<b>Balance of Programme</b>	<b>11</b>	<b>21</b>	<b>10</b>	<b>24</b>	<b>22</b>	<b>46.13%</b>	<b>(2)</b>	<b>(2)</b>	<b>(2)</b>
<b>Governance Total</b>	<b>11</b>	<b>21</b>	<b>10</b>	<b>24</b>	<b>22</b>	<b>46.1%</b>	<b>(2)</b>	<b>(2)</b>	<b>(2)</b>
<b>Housing</b>									
<b>&gt;\$250k</b>									
Housing Improvements/Remodelling - Prj 1	1,268	1,219	(49)	2,061	2,017	61.5%	(45)	-	(45)
HP Smith	566	503	(63)	568	566	99.7%	(2)	-	(2)
Walsall Street	643	652	10	643	643	100.0%	-	-	-
Bryndwr Courts	264	252	(12)	264	264	100.0%	-	-	-
Mackenzie Courts	303	227	(76)	303	303	100.0%	-	-	-
Waltham Courts	387	364	(23)	387	387	100.0%	-	-	-
Nayland Street	361	125	(236)	361	361	100.0%	-	-	-
<b>Balance of Programme</b>	<b>778</b>	<b>861</b>	<b>83</b>	<b>914</b>	<b>871</b>	<b>85.1%</b>	<b>(44)</b>	<b>(57)</b>	<b>13</b>
<b>Housing Total</b>	<b>4,570</b>	<b>4,204</b>	<b>(366)</b>	<b>5,501</b>	<b>5,411</b>	<b>83.1%</b>	<b>(90)</b>	<b>(57)</b>	<b>(33)</b>
<b>Parks, Heritage, &amp; Coastal Environment</b>									
<b>&gt;\$250k</b>									
Marina - Other Capex	377	600	223	557	600	67.8%	43	-	43
Mid Heathcote Masterplan Implementation	8	15	7	9	296	85.9%	287	287	-
Neighbourhd Reserv Purch Catchmt3 Gfield	-	-	-	-	1,500	0.0%	1,500	1,500	-
Halswell Domain Car Park	164	335	170	289	335	56.9%	46	45	1
Belfast Cemetery Extension	337	369	32	417	657	80.7%	240	240	-
CETG Fixed New Garden & Heritage Parks	254	-	(254)	298	390	85.3%	92	89	3
St Albans Park Sport Turf Renewal	64	275	211	69	275	92.0%	206	206	-
Parks Non Insurance Heritage & Artworks	418	212	(206)	206	942	202.9%	736	736	-
Chokebore Lodge	38	816	778	325	883	11.7%	558	558	-
Thomas Edmond Band Rotunda	33	-	(33)	270	-	12.1%	(270)	(270)	-
Kapuaotohe Dwelling	114	286	172	249	362	45.6%	113	113	-
Cob Cottage	17	355	338	269	460	6.4%	191	191	-
Sport Parks Glyphosate Reduction FY17	-	351	351	95	351	0.0%	256	256	-
Akaroa Wharf Renewal	384	697	312	571	975	67.3%	404	400	4
RRZ-Buildings and Assets Renewals Progra	-	258	258	-	258	0.0%	258	258	-
Groynes/ Roto Kohatu/ Otukaikino Develop	574	1,705	1,131	881	1,713	65.2%	832	832	-
DP Hagley Park Renewals	193	281	88	240	281	80.7%	42	-	42
DP Botanic Gardens Buildings Development	60	44	(16)	103	288	58.8%	185	185	-
Bexley Park Development	158	346	188	289	421	54.8%	132	132	-
South New Brighton Park Development	56	90	34	83	437	66.9%	354	354	-

Project Title	YTD Actual (\$000s)	YTD Budget (\$000s)	YTD Variance (\$000s)	Forecast Total Spend (\$000s)	Current Budget (\$000s)	% YTD Actual Forecast Total Spend	Year End Variance (\$000s)	Proposed Carry Forwards (\$000s)	Variance After C/Fwd (\$000s)
DP Sports Fields Development	526	307	(220)	612	537	86.0%	(75)	(75)	-
DP Play and Recreation Development	193	331	138	230	437	83.8%	207	197	10
DP Harewood Nursery Development	9	87	78	40	350	23.4%	310	310	-
DP Hagley Park Building & Toilet Develop	21	499	478	360	499	5.8%	139	139	-
DP Op Plant Vehicles & Equip Acquisition	1,428	1,054	(374)	1,461	1,452	97.7%	(9)	(9)	-
DP Marine Seawall Renewals	82	270	188	113	306	72.6%	193	193	-
DP Community Parks Tree Renewals	357	-	(357)	281	394	127.2%	112	112	-
DP Sport Field Renewals	5	50	45	81	437	5.7%	356	356	-
DP Community Parks Hard Surface Renewals	105	350	245	301	651	35.0%	350	350	-
DP Community Parks Green Assets Renewals	202	540	339	276	541	73.1%	265	262	3
DP Playspace Renewals	382	270	(112)	404	365	94.6%	(39)	-	(39)
DP Play Item Renewals	188	124	(64)	247	273	76.2%	26	26	-
Place de la Poste toilet Renewal	569	315	(255)	572	315	99.5%	(257)	(111)	(146)
DP Community Parks Buildings Renewals	192	71	(121)	215	316	89.3%	101	101	-
DP Marine Structures Renewals	187	352	165	216	352	86.4%	136	136	-
Redcliff Park / School Swap	121	633	512	498	1,131	24.2%	633	633	-
Donnell sports park project	533	580	46	596	600	89.5%	4	4	-
Coastal Hard Surface Renewals	24	160	136	30	255	77.9%	225	225	-
Horseshoe Lake Reserve - stage 2	476	431	(45)	473	462	100.6%	(12)	(12)	-
Little River Goods Shed	257	261	4	257	261	100.0%	4	3	2
Memorial Cemetery Development	131	270	138	118	270	111.5%	152	151	1
Park Maintenance Facility Renewals	275	537	262	290	1,091	94.8%	801	801	-
Robert McDougall Gallery - Strengthening	-	-	-	-	534	0.0%	534	534	-
QEII Park MP - Delivery Package	22	168	146	168	318	13.1%	150	150	-
QEII Park MP - sports field repositionin	35	400	365	107	400	33.0%	293	293	-
<b>Balance of Programme</b>	<b>3,639</b>	<b>5,881</b>	<b>2,242</b>	<b>6,813</b>	<b>9,780</b>	<b>53.40%</b>	<b>2,967</b>	<b>2,260</b>	<b>707</b>
<b>Parks, Heritage, &amp; Coastal Environment Total</b>	<b>13,210</b>	<b>20,976</b>	<b>7,765</b>	<b>19,979</b>	<b>33,749</b>	<b>66.1%</b>	<b>13,769</b>	<b>13,138</b>	<b>631</b>
<b>Refuse Disposal</b>									
<b>&gt;\$250k</b>									
Waste Transfer Stations and Bins (R&R)	326	200	(126)	612	612	53.3%	-	-	-
SW Miscellaneous Renewals	64	-	(64)	294	294	21.9%	-	-	-
Burwood Gas Treatment Plant-Chiller Rnwl	27	556	529	142	556	19.3%	414	414	-
Closed Landfills Aftercare	76	-	(76)	176	252	43.3%	76	75	1
Closed L'fill A'care Burwood Stg2C2D2E	389	-	(389)	504	606	77.3%	102	102	-
Inner City Waste Collection System	-	1,080	1,080	-	1,080	0.0%	1,080	1,080	-
<b>Balance of Programme</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>41</b>	<b>63</b>	<b>0.0%</b>	<b>21</b>	<b>16</b>	<b>5</b>
<b>Refuse Disposal Total</b>	<b>883</b>	<b>1,836</b>	<b>953</b>	<b>1,769</b>	<b>3,462</b>	<b>49.9%</b>	<b>1,694</b>	<b>1,688</b>	<b>6</b>
<b>Regulatory &amp; Compliance</b>									
<b>Balance of Programme</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>2</b>	<b>2</b>	<b>0.0%</b>	<b>-</b>	<b>-</b>	<b>-</b>
<b>Regulatory &amp; Compliance Total</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>2</b>	<b>2</b>	<b>0.0%</b>	<b>-</b>	<b>-</b>	<b>-</b>
<b>Roads &amp; Footpaths</b>									
<b>&gt;\$250k</b>									
Carriageway Smoothing	4,442	5,134	692	5,318	5,519	83.5%	201	201	-
Footpath Resurfacing	1,870	-	(1,870)	2,282	1,700	81.9%	(583)	(583)	-
Subdivisions	454	550	96	1,006	915	45.1%	(91)	(91)	-
Carriageway Sealing and Surfacing	2,372	-	(2,372)	3,628	5,150	65.4%	1,522	1,522	-
Road Pavement Replacement	897	1,513	616	1,494	1,513	60.0%	19	19	19
Signs Renewals	89	-	(89)	111	273	80.3%	162	162	-
Marshland Road bridge renewal	22	368	345	23	500	96.5%	477	477	-
Northern Arterial Extension includ Cranf	6,330	411	(5,919)	10,041	5,378	63.0%	(4,663)	(4,663)	-
BPDC road metalling	610	-	(610)	1,183	1,243	51.5%	59	59	-
Birmingham to Wrights Route Upgrade	46	-	(46)	221	2,800	20.6%	2,579	2,579	-
Halswell Junction Road Extension	169	890	721	182	890	92.4%	708	708	-
Inner Harbour Road Improvement	63	1,008	944	113	1,008	55.9%	894	894	-
Intersection Safety: Ilam/ Middleton/ Ri	33	644	612	52	751	63.0%	699	699	-
Intersection Safety: Manchester/ Moorhou	11	246	235	14	349	76.7%	335	335	-
Safety Improvements: Guardrails - Dyers	356	620	265	445	620	79.9%	175	175	-
Railway Crossing Renewals	-	159	159	77	312	0.0%	236	236	-
Palmer's Road (Bowhill-New Brighton)	1,739	2,884	1,145	2,258	2,884	77.0%	626	625	1
Sumner Village Centre Masterplan P1.1	1,877	1,653	(224)	1,900	1,654	98.8%	(246)	(252)	7
Ferry Road Masterplan - project WL1	240	325	85	406	1,599	59.2%	1,193	1,193	1
RONs Downstream Intersection Improvement	1,954	769	(1,185)	2,074	1,160	94.2%	(913)	(915)	2
Red rock retaining walls	234	465	231	286	571	81.7%	285	285	-
Paving Cathedral Square, City Mall and H	138	620	482	201	1,303	68.7%	1,102	1,100	2
Sumner Road Geotech & Rooding Infra	815	2,079	1,264	766	2,876	106.4%	2,110	2,110	-
Peacocks Gallop Geotech & Rooding Infra	308	672	364	535	675	57.5%	139	141	(1)
AAC Victoria Street	393	1,604	1,211	1,306	4,354	30.1%	3,048	3,048	-
AAC Hereford St (Manchester-Oxford)	322	1,320	998	292	4,745	110.5%	4,454	4,450	3
AAC Central City: Wayfinding	466	581	115	528	581	88.2%	53	50	3
Cashmere / Hoon Hay Intersection	90	1,547	1,457	90	1,547	100.6%	1,457	1,457	-
New Brighton MP Streetscape Enhancements	1,850	2,195	345	2,198	2,195	84.2%	(3)	(3)	-
traffic signals renewals FY18	620	1,098	478	1,147	1,517	54.1%	370	370	-
Retaining wall ex Scirt 11260 Stonehaven	44	372	328	92	372	48.6%	281	281	-
Cressy Tce Retaining Wall Renewal	217	286	68	224	286	97.2%	62	62	-
Bridge Renewals - FY2018	325	1,196	871	515	1,338	63.1%	823	819	4
Retaining Walls Renewals - FY2018	166	540	373	259	540	64.3%	281	280	1
New Retaining Walls FY2018	497	260	(237)	802	360	62.0%	(441)	(442)	1
Landscaping Renewals FY2018	65	-	(65)	162	275	40.0%	113	113	0
Road Lighting Safety FY2018	23	325	302	178	529	12.9%	351	350	1
Street Tree Renewals	171	-	(171)	379	423	45.1%	45	-	45
Enliven Places CCC led Projects	159	266	107	352	353	45.2%	1	-	1
Road Lighting Renewals FY2018	4,621	7,505	2,884	3,906	8,544	118.3%	4,638	4,638	-
Intersection Safety: Marshs / Springs	-	-	-	-	765	0.0%	765	765	-
Culvert Improvement: Blakes Road	478	483	4	480	483	99.7%	3	-	3
Tram Extension - High Street	87	707	620	105	1,862	82.8%	1,757	1,757	-
MCR Heathcote Expressway-Section1A-Ferry	732	-	(732)	715	-	102.4%	(715)	-	(715)
Traffic signs & markings installations	193	147	(46)	229	253	84.2%	24	23	1
Minor Road Safety Improvements	1,088	777	(311)	1,708	1,945	63.7%	236	230	6
R102 Pages Road Bridge	21	369	348	129	369	16.0%	239	239	-
Burwood & North Shirley SCIRT 11091	67	1,075	1,008	67	1,088	99.9%	1,021	1,021	-
AAC Antigua Street (St Asaph-Moorhouse)	44	600	556	106	600	41.6%	494	494	-
AAC Colombo Street (Bealey-Kilmore)	27	-	(27)	41	357	65.5%	317	312	5
AAC High Street (Manchester-St Asaph)	131	745	614	172	1,273	75.9%	1,101	1,101	-
Stapletons Rd (Averil to Dudley)	840	777	(62)	846	779	99.2%	(67)	(67)	-
Road Lighting Renewals delivery project	123	409	285	305	409	40.4%	104	104	-
WL6 Heathcote St Pocket Park and Pedestr	-	367	367	-	408	100.0%	408	408	-
Marine Drive - Church Bay road improvemnt	8	230	222	228	500	3.7%	272	272	-
Warden Street (Petrie-Chancellor)	271	845	574	702	1,286	38.7%	584	584	-
Evans Pass Rd & Reserve Tce RemedialWork	323	1,993	1,669	376	3,000	86.1%	2,624	2,624	-
Intersection Improvement: Awatea/Carrs	43	150	107	47	309	92.4%	262	262	-
Downstream of CNC Deliv Pack 1	1,527	-	(1,527)	5,432	1,362	28.1%	(4,069)	(4,069)	-
Downstream of CNC Deliv Pack 2	653	800	147	5,930	1,072	11.0%	(4,858)	(4,858)	-
Hereford Str at Oxford Terrace Bollards	50	223	173	57	275	87.7%	218	218	-

Project Title	YTD Actual (\$000s)	YTD Budget (\$000s)	YTD Variance (\$000s)	Forecast Total Spend (\$000s)	Current Budget (\$000s)	% YTD Actual Forecast Total Spend	Year End Variance (\$000s)	Proposed Carry Forwards (\$000s)	Variance After C/Fwd (\$000s)
Richmond Hill Road new footpath	43	50	7	60	550	70.8%	490	490	-
Transport Capital Rege Acceleration Fund	-	470	470	470	470	0.0%	-	-	-
<b>Balance of Programme</b>	<b>2,639</b>	<b>4,700</b>	<b>2,061</b>	<b>4,442</b>	<b>5,839</b>	<b>59.4%</b>	<b>1,397</b>	<b>1,868</b>	<b>(471)</b>
<b>Roads &amp; Footpaths Total</b>	<b>44,487</b>	<b>56,021</b>	<b>11,534</b>	<b>69,690</b>	<b>94,854</b>	<b>63.8%</b>	<b>25,164</b>	<b>26,246</b>	<b>(1,081)</b>
<b>Stormwater Drainage</b>									
<b>&gt;\$250k</b>									
Matuku Waterway	283	403	120	350	403	80.7%	53	-	53
City Wide Modelling	246	283	37	294	729	83.7%	435	-	435
Upper Heathcote Storage	2,282	2,112	(170)	3,131	3,197	72.9%	66	66	-
Estuary Drain	108	177	69	120	849	90.0%	729	729	-
Temporary stop bank management	110	229	119	340	518	32.3%	177	177	-
LDRP517 - Flood Intervention	1,095	686	(409)	917	1,097	119.3%	180	177	3
LDRP 513 PS205 Upgrade	314	631	317	351	1,278	89.6%	927	927	-
Linwood Canal and Cuthberts Drain South	158	856	698	156	886	101.5%	731	729	2
LDRP 520 Wigram East Retention Basin	1,239	1,443	204	1,366	1,973	90.7%	607	607	-
Canal Reserve Drain Prestons Rd to QEII	271	418	148	586	1,890	46.2%	1,304	1,304	-
Lyttelton Brick Barrels renewals - High	379	1,038	659	579	1,790	65.5%	1,211	1,211	1
Jacksons Creek BB renewal near Selwyn St	167	371	204	615	371	27.2%	(243)	(257)	14
Little River SW System Renewals	80	305	225	163	442	48.9%	279	279	-
80m BB Renewal, Jacksons Creek UpperWard	81	108	26	250	316	32.5%	66	66	-
REACTIVE Stormwater Drainage Asset Renew	71	500	429	92	500	76.8%	408	408	-
SW Mains Renewals Affiliated with Roadin	135	205	69	186	379	72.9%	193	193	-
Natural Waterways Rolling Delivery Packa	140	159	19	282	424	49.6%	142	-	142
LDRP 533 Halswell Modelling	63	94	31	311	620	20.3%	309	-	309
LDRP 534 St Albans Creek Slater to Hills	68	-	(68)	245	1,258	27.6%	1,013	1,013	-
<b>Balance of Programme</b>	<b>1,001</b>	<b>1,740</b>	<b>739</b>	<b>1,566</b>	<b>2,353</b>	<b>63.9%</b>	<b>787</b>	<b>451</b>	<b>336</b>
<b>Stormwater Drainage Total</b>	<b>8,290</b>	<b>11,758</b>	<b>3,468</b>	<b>11,898</b>	<b>21,273</b>	<b>69.7%</b>	<b>9,375</b>	<b>8,081</b>	<b>1,294</b>
<b>Strategic Planning &amp; Policy</b>									
<b>&gt;\$250k</b>									
Urban Renewal	120	370	250	235	370	51.3%	136	136	-
Smart City	46	-	(46)	346	897	13.4%	550	550	-
<b>Balance of Programme</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>0.0%</b>	<b>-</b>	<b>-</b>	<b>-</b>
<b>Strategic Planning &amp; Policy Total</b>	<b>167</b>	<b>370</b>	<b>203</b>	<b>581</b>	<b>1,267</b>	<b>28.7%</b>	<b>686</b>	<b>686</b>	<b>-</b>
<b>Transportation</b>									
<b>&gt;\$250k</b>									
FA RR Off Street Parking	-	265	265	-	265	0.0%	265	265	-
MCR South Express - Section 1	114	500	386	174	500	65.6%	326	184	143
MCR Northern Line Cycleway - Section 1a	20	53	33	26	284	76.4%	258	244	14
MCR Heathcote Expressway - Section 1	715	861	146	773	901	92.6%	129	-	129
MCR Nor'West Arc - Section 1	238	1,629	1,391	274	1,945	86.8%	1,671	1,633	38
PT Facilities : Northlands Hub	218	804	586	594	804	36.7%	210	210	-
Section 2 Curries Rd to Martindales Rd	124	51	(73)	114	2,736	109.3%	2,622	2,621	1
Palms PT Facilities	41	87	46	235	300	17.5%	65	36	28
Orbiter PT Route-Riccarton to Northwest	20	400	380	336	600	5.9%	264	255	9
Riccarton Road Bus Priority	5,530	1,633	(3,897)	5,906	5,070	93.6%	(836)	(838)	2
Coastal Pathway	1,549	1,214	(335)	1,615	1,231	95.9%	(384)	(384)	-
Section 3 -Dyers Rd to Ferry Road Bridge	62	297	235	72	297	85.6%	225	224	-
bus shelter renewals FY18	145	-	(145)	460	567	31.4%	107	88	19
Section 2 - Tuckers to Main North	-	-	-	-	259	0.0%	259	259	-
PT Bus Priority Electronic Installations	-	198	198	-	255	0.0%	255	255	-
MCR Heathcote Expressway-Section1A-Ferry	1,078	2,112	1,034	1,088	2,112	99.2%	1,024	309	715
Core PT Route & Facilities: North (Papan	102	271	169	375	271	27.3%	(104)	(104)	-
Section 2 - Hoon Hay Road to Halswell	1,354	1,182	(172)	1,327	1,242	102.0%	(85)	-	(85)
Public Transport Stops, Shelters and Sea	344	335	(9)	378	624	90.8%	245	80	165
Transport Interchange (& 4 suburban)	22,933	22,933	-	22,933	22,933	100.0%	-	-	-
Parking Replacement Capex	110	-	(110)	90	532	122.1%	442	442	-
The Square (Facilities Rebuild)	356	584	228	838	584	42.5%	(254)	(402)	148
Cycle facilities and connection improvmt	23	1,177	1,154	171	1,177	13.7%	1,006	965	41
Local Cycleway: Northern Arterial Link C	216	1,437	1,222	827	1,437	26.1%	610	610	-
Section 2 - Hillmorton to University	133	3,190	3,057	181	3,387	73.9%	3,206	3,203	3
Section 3-Annex Rd to South Hagley Park	598	500	(98)	669	500	89.4%	(169)	(169)	-
MCR Nor'West Arc - Section 1b	-	143	143	-	1,021	0.0%	1,021	1,021	-
MCR South Express - Section 1b	-	1,075	1,075	-	2,289	100.0%	2,289	2,289	-
MCR South Express - Section 2b	1	380	379	1	514	126.6%	513	513	-
<b>Balance of Programme</b>	<b>881</b>	<b>1,212</b>	<b>331</b>	<b>1,073</b>	<b>2,341</b>	<b>82.1%</b>	<b>1,267</b>	<b>1,147</b>	<b>120</b>
<b>Transportation Total</b>	<b>36,907</b>	<b>44,523</b>	<b>7,616</b>	<b>40,531</b>	<b>56,979</b>	<b>91.1%</b>	<b>16,448</b>	<b>14,956</b>	<b>1,491</b>
<b>Wastewater</b>									
<b>&gt;\$250k</b>									
WW Riccarton Trunk Main Project	245	-	(245)	320	1,689	76.8%	1,369	1,369	-
WW Akaroa WWTP Improvements	506	270	(236)	484	356	104.5%	(128)	(128)	-
WW Lyttelton Harbour WWTP	11,198	12,517	1,320	11,413	12,517	98.1%	1,105	1,105	-
Biosolids Dewatering Renewal	251	239	(12)	251	239	100.0%	(12)	-	(12)
WW EQ Legacy Lateral Renewals	1,133	1,485	352	1,074	1,980	105.5%	906	906	-
WW Treatment Plant Reactive Renewals	480	575	95	437	575	109.8%	138	138	-
Whero Ave WW Retic - Diamond Harbour	1,355	910	(446)	1,255	910	108.0%	(346)	(346)	-
WW Colombo St Trunk Main	94	680	586	432	682	21.7%	250	250	-
WW Riccarton Interceptor - Avonhead Road	662	347	(315)	662	347	100.0%	(316)	(316)	-
WW Highfield Connection to Northcote	284	807	523	384	807	74.0%	424	424	-
WW Mains Renewal Akaroa Foreshore North	693	1,162	470	691	1,162	100.3%	472	470	2
CWTP EQ Occupied Buildings	1,817	4,391	2,574	2,192	5,605	82.9%	3,413	3,413	-
CWTP EQ Channels Restoration	1,151	686	(466)	1,025	1,194	112.3%	170	169	1
WW Red Zone Servicing	67	-	(67)	67	346	100.0%	280	280	-
WW Riccarton Road - Harakeke to Matipo	6,879	6,648	(231)	7,147	6,648	96.3%	(498)	(498)	-
WW Vacuum System Monitoring Equipment	620	1,006	386	719	1,006	86.2%	287	287	-
Refurbish Amenities & Mezzanine Roof.	238	577	339	347	577	68.4%	229	229	-
Northern Toe Drain Pump Station	283	405	122	345	405	82.1%	61	58	3
WW Mains Renew-Tuam St Brick Barrel Liv	3,581	5,850	2,269	3,907	8,492	91.7%	4,585	4,585	-
CWTP Lagoon 3	727	1,076	349	726	1,076	100.1%	349	-	349
SCIRT 11257 Hay Street WW	-	-	-	45	252	0.0%	207	207	-
WW Duvauchelle Treat &Disp Upgrade	303	-	(303)	206	116	146.9%	(90)	(90)	-
Gravity Belt Thickeners Renewal	469	347	(122)	462	347	101.4%	(115)	(115)	-
WW PS65 Upgrade	7	821	813	20	821	36.6%	800	800	-
WW Eastern Tce Wastewater Main Upgrade	58	65	7	60	583	97.4%	523	523	-
CWTP Biogas Storage Upgrade	159	135	(24)	200	425	79.4%	224	224	-
CWTP MLCG Renewal	19	366	347	97	367	19.9%	269	269	-
WW Pump & Storage MEICA Renewals FY2019	675	663	(12)	677	663	99.8%	(13)	(16)	2
Deans Ave - Old Blenheim Rd Odour Treatm	44	244	200	197	326	22.6%	129	126	2
WW Mains Renewal - Tilford St / Bute St	2,299	2,665	365	2,160	2,665	106.4%	504	504	-
WW Manholes - Intervention of Infiltrati	26	283	257	76	638	33.9%	562	562	-
WW Pump & Storage MEICA Ren for FY2020	58	494	436	210	494	27.4%	284	284	-
WW Mains Renewal - Compton St - Frensham	737	755	18	723	755	101.9%	32	-	32
WW Mains Renewal - Mackworth St - Matlock	1,023	669	(354)	1,020	669	100.2%	(351)	(351)	-
WW Mains Renewal - Hay St - Linwood Ave	517	1,100	583	499	1,100	103.6%	601	601	-
WW Mains Renewal - Jollie St - Butterfie	650	612	(38)	650	612	99.9%	(38)	(38)	-

Project Title	YTD Actual (\$000s)	YTD Budget (\$000s)	YTD Variance (\$000s)	Forecast Total Spend (\$000s)	Current Budget (\$000s)	% YTD Actual Forecast Total Spend	Year End Variance (\$000s)	Proposed Carry Forwards (\$000s)	Variance After C/Fwd (\$000s)
WW Mains Renewal – Ripon St	562	568	5	595	568	94.5%	(28)	(28)	-
WW Mains Renewal – Aylesford St - Speigh	1,239	1,154	(85)	1,548	1,154	80.0%	(394)	(394)	-
WW Mains Renewal – Flockton St	467	558	91	603	558	77.4%	(45)	(45)	-
WW CWTP Network Fibre Ring Renewal	25	294	269	79	294	31.7%	215	215	-
PLC 17 Hardware and Software Renewal	49	259	210	68	259	72.2%	192	192	-
BiosBiosolids Dryer Silo Controls Split	10	359	349	91	429	10.8%	338	338	-
WW Mains Renewal - Neville St, Domain Tc	99	1,050	951	310	1,255	31.8%	945	940	5
WW Mains Renewal - Ensors Rd, Fifield Tc	67	700	633	366	740	18.2%	374	374	-
WW Mains Renewal - Barbadoes St, Cannon	908	1,444	536	1,974	1,534	46.0%	(440)	(447)	7
WW Mains Renewal - Randolph St, Hobson S	618	715	97	995	769	62.1%	(226)	(226)	-
WW Mains Renewal - Springfield Rd, Berry	44	1,111	1,067	805	1,181	5.5%	375	376	(1)
WW CWTP Digesters 1-6 Controls Renewal	13	270	257	85	270	15.4%	186	186	-
WW CWTP Ponds Midge Control	232	256	24	259	259	89.5%	-	-	-
WW Wet Weather Wastewater Model Construc	377	398	22	374	398	100.7%	24	24	-
WW PS31 Barnett capacity improvement	37	100	63	101	260	36.6%	159	159	-
WW Mains Renew - FerryRd MasterplanBusAr	178	802	624	538	802	33.0%	264	264	-
WW Mains Renewal - Linwood College	588	446	(142)	467	446	125.7%	(21)	(21)	-
Wastewater Renewals - Fast Track Deliver	396	907	511	493	907	80.4%	415	415	-
WW Mains Renew-Trafalgar, Dover, Cornwall	413	64	(350)	447	95	92.4%	(352)	(352)	-
WW Mains Renew- Sails, Langdons, Hoani,W	276	107	(169)	307	137	89.9%	(170)	(170)	-
<b>Balance of Programme</b>	<b>2,295</b>	<b>3,655</b>	<b>1,360</b>	<b>4,143</b>	<b>5,522</b>	<b>55.4%</b>	<b>1,379</b>	<b>810</b>	<b>569</b>
<b>Wastewater Total</b>	<b>48,199</b>	<b>64,068</b>	<b>15,869</b>	<b>55,830</b>	<b>75,284</b>	<b>86.3%</b>	<b>19,454</b>	<b>18,495</b>	<b>960</b>

**Water Supply**

**>\$250k**

WS New Connections	886	778	(108)	958	1,048	92.5%	90	33	57
WS R&R Submains Meter Renew	60	254	194	87	254	68.7%	167	151	16
Water Supply - Reactive Renewals	187	517	330	148	517	126.0%	369	369	-
Wrights Pump station Well Renewal	707	1,801	1,094	1,076	1,801	65.7%	725	725	-
WS Eastern Tce Trunk Main Renewal	360	50	(310)	441	60	81.6%	(381)	(381)	-
CCPwPS1076 - Jeffreys Suction Tank Repla	372	340	(32)	359	922	103.9%	564	564	-
WS Ben Rarere Pump Station - Bexley EQ R	280	475	195	189	1,050	148.0%	861	861	-
WS Riccarton Road - Harakeke to Matipo	493	785	292	741	785	66.5%	44	44	-
WS Pump & Storage MEICA Renewals FY19	347	383	36	313	383	110.9%	70	70	-
WS Highfield Water Supply Mains	994	1,593	599	992	1,593	100.2%	601	601	-
WS Christchurch Well Head Security	579	-	(579)	564	314	102.6%	(250)	(267)	17
WS Mains Renewal - Halswell Junction Rd	6	300	294	5	791	124.6%	786	786	-
WS Mains Renewal - Weka St and Makora St	306	367	61	306	367	100.0%	61	-	61
Reactive WS Submains Renewal – Petrie St	202	294	92	202	294	100.0%	92	-	92
WS Submains Renewal – Pine Ave North	331	393	62	331	393	100.0%	62	-	62
WS Mains Renewal - Colombo St - Moorhous	71	331	260	187	331	38.1%	144	144	-
WS Mains Renewal – Westmont St, Bartlett	83	610	527	453	1,017	18.3%	563	562	1
WS Mains Renewal – Balgay St, Karamu St	21	400	379	201	620	10.4%	419	419	-
WS Pump & Storage MEICA Ren for FY2020	126	1,234	1,108	686	1,773	18.3%	1,087	1,067	20
WS Hays 2 Reservoir Renewal	-	250	250	-	250	0.0%	250	250	-
WS Well Renewal - Grassmere Well 1	187	-	(187)	450	727	41.6%	277	277	-
WS Well Renewal - Mays Well 3	102	40	(62)	100	607	101.3%	507	507	-
WS Mays - Well Head Conversion	546	731	185	564	731	96.8%	167	166	1
WS Main Pumps UV Treatment	450	443	(8)	424	443	106.1%	18	-	18
WS Suction Tank/Reservoir Roof Repairs	108	862	754	666	862	16.3%	196	-	196
WS Sydenham Suction Tank Replacement	86	170	84	92	300	93.5%	208	208	-
WS Communications Upgrade Works	1	317	316	1	345	100.0%	344	344	-
WS Addington - Well Head Conversion	525	274	(251)	505	274	104.0%	(231)	(231)	-
WS Sydenham - Well Head Conversion	638	630	(8)	610	630	104.6%	20	(2)	22
WS Hillmorton - Well Head Conversion	477	168	(309)	213	168	224.1%	(45)	(45)	-
WS Worcester - Well Head Conversion	249	361	113	265	361	94.0%	97	97	-
WS Trafalgar - Well Head Conversion	297	264	(33)	315	264	94.1%	(51)	(51)	-
WS Carters - Well Head Conversion	678	524	(154)	703	524	96.4%	(179)	(179)	-
WS Denton - Well Head Conversion	390	57	(333)	404	57	96.7%	(347)	(366)	19
WS Picton - Well Head Conversion	358	378	21	377	378	95.0%	2	2	-
WS Crosbie - Well Head Conversion	243	288	45	254	288	95.4%	34	-	34
WS Prestons Additional Well Development	115	334	219	115	334	99.9%	219	217	2
WS Belfast - Well Head Conversion	282	204	(79)	277	204	102.1%	(73)	(74)	1
WS Sockburn – Well Head Conversion	1,915	1,361	(553)	1,880	1,361	101.8%	(519)	(519)	-
WS Wilmers – Well Head Conversion	308	218	(90)	320	218	96.1%	(103)	(103)	-
WS Tara – Well Head Conversion	287	239	(49)	322	239	89.4%	(83)	(91)	8
WS Marshland – Well Head Conversion	528	356	(171)	505	356	104.4%	(149)	(149)	-
WS Spreydon – Well Head Conversion	1,229	995	(233)	1,307	995	94.0%	(312)	(312)	-
WS Avonhead-Well Head Security Improve	1,447	999	(448)	1,301	999	111.2%	(302)	(302)	-
WS Belfast – Well Renewal	234	360	126	441	360	53.0%	(81)	(81)	-
WS Montreal – Well Head Conversion	591	344	(248)	551	344	107.2%	(208)	(229)	21
WS Thompson – Well Head Conversion	318	253	(65)	328	253	97.0%	(75)	(83)	8
WS Aldwins - Well Head Conversion	465	56	(409)	443	56	105.0%	(387)	(408)	21
WS Effingham - Well Head Conversion	495	25	(471)	492	25	100.7%	(467)	(467)	-
WS Averill - Well Head Conversion	311	43	(268)	335	43	92.8%	(292)	(292)	-
WS Jeffreys - Well Head Conversion	328	33	(295)	275	33	119.3%	(242)	(242)	-
WS Mains Renewal - Sparks Rd Roading / C	14	636	622	243	636	5.9%	393	393	-
Reactive WS Mains Renew-Otamuhua Ln Ilam Rd	322	614	292	522	614	61.6%	92	92	-
WS Lyttelton Road Tunnel Pipe Apprch Renw	402	405	3	401	405	100.3%	4	-	4
WS Mains Renewal - Riccarton Rd - Hanson	80	162	82	201	267	39.5%	66	-	66
WS Mains Renewal - Scruttons PS to Lytte	219	293	74	199	319	110.0%	120	120	-
WS Submains Renewal-Aranui Area-2021FY	132	19	(113)	310	19	42.6%	(291)	(291)	-
WS Pressure and Acoustic Sensors	8	150	142	165	1,500	5.0%	1,335	1,335	-
WS Reactive Mains and Submains Renewals	312	90	(222)	294	214	106.0%	(80)	-	(80)
WS Reactive Water Meter Replacement	2,157	-	(2,157)	2,166	300	99.6%	(1,866)	(250)	(1,616)
WS Mains Renewal - Port Hills Rd	5	530	525	643	700	0.9%	57	57	-
WS Mains Renew -Cranford St,SherbornSt &	13	37	24	432	37	3.0%	(395)	(395)	-
<b>Balance of Programme</b>	<b>3,504</b>	<b>4,155</b>	<b>651</b>	<b>4,944</b>	<b>5,326</b>	<b>70.9%</b>	<b>382</b>	<b>(285)</b>	<b>667</b>
<b>Water Supply Total</b>	<b>27,763</b>	<b>29,570</b>	<b>1,807</b>	<b>33,590</b>	<b>37,678</b>	<b>82.7%</b>	<b>4,087</b>	<b>4,367</b>	<b>(279)</b>

**Corporate Capital**

**>\$250k**

Technology Systems R&R Programme	-	425	425	-	425	0.0%	425	425	-
IM&CT Equipment Renewals and Replacement	2,217	1,979	(238)	2,631	2,753	84.3%	122	122	-
Continuous Improvement Technology Pgm	-	329	329	315	649	0.0%	334	334	-
Fleet and Plant Asset Purchases	443	-	(443)	534	534	83.1%	-	-	-
Corporate Property R&R	537	-	(537)	1,058	1,126	50.8%	67	-	67
Health and Safety Management	166	404	238	367	404	45.1%	36	-	36
Land Purchase - Mass Movement Remediatio	7	691	685	6	691	116.5%	686	686	-
FRP Community Fac Tranche I Budget Only	-	-	-	-	1,051	0.0%	1,051	1,051	-
Programme - The Compact of Mayors Programme of Works	-	-	-	-	350	0.0%	350	-	350
Town Hall Rebuild Equity	4,233	1,000	(3,233)	4,900	-	86.4%	(4,900)	-	(4,900)
Rebuild funded by Vbase	(4,228)	-	4,228	(4,979)	-	84.9%	4,979	-	4,979
Performing Arts Precinct	37	160	123	132	400	28.3%	268	268	-
Community Fac Tranche II Budget Only	-	-	-	-	2,229	0.0%	2,229	2,229	-
Windows 10 Deployment	657	742	85	681	755	96.5%	75	-	75
IntelliLeisure Enhancement FY17/#1	230	277	47	376	358	61.1%	(19)	-	(19)
Trade Waste Management System Replacemen	317	479	163	469	537	67.5%	68	-	68

Project Title	YTD Actual (\$000s)	YTD Budget (\$000s)	YTD Variance (\$000s)	Forecast Total Spend (\$000s)	Current Budget (\$000s)	% YTD Actual Forecast Total Spend	Year End Variance (\$000s)	Proposed Carry Forwards (\$000s)	Variance After C/Fwd (\$000s)
SAP Cloud Platform Transformation	3,028	3,202	173	3,152	3,202	96.1%	50	-	50
Trim Upgrade FY19	223	332	109	222	332	100.4%	110	110	-
Pages Road Depot - Buildings	-	308	308	-	500	0.0%	500	500	-
Corporate Investments	7,365	4,120	(3,245)	20,609	12,757	35.7%	(7,851)	-	(7,851)
Windows 2008 Server Upgrade	630	645	15	679	645	92.8%	(34)	-	(34)
3 Waters Contract Management	721	630	(91)	866	848	83.2%	(19)	-	(19)
Business Intelligence & Data Analytics Str	387	554	167	527	554	73.5%	27	15	12
Asset Management Enhancement Bundle FY20	520	440	(80)	599	600	86.8%	1	-	1
SAP Cloud Platform Transformatn- BPC/BW	2,811	2,491	(321)	2,908	3,014	96.7%	106	106	-
Canterbury Multi Use Arena	41	-	(41)	215	16,853	19.1%	16,638	16,638	-
Data Network Upgrade - New Design Future	31	-	(31)	535	2,347	5.8%	1,812	1,812	-
Get off GEMS Programme - Stage 1 FY20	424	-	(424)	916	1,500	46.3%	584	584	-
Service Request Improvement FY20	515	595	80	614	1,100	83.9%	486	486	-
Trade Waste Managemt Systm Replacemt-CIT	418	418	-	418	418	100.0%	-	-	-
Get Off GEMS Stage 2	2	-	(2)	208	300	0.8%	92	92	-
<b>Balance of Programme</b>	<b>2,043</b>	<b>2,459</b>	<b>415</b>	<b>3,467</b>	<b>3,714</b>	<b>58.9%</b>	<b>247</b>	<b>253</b>	<b>(6)</b>
<b>Corporate Capital Total</b>	<b>23,776</b>	<b>22,680</b>	<b>(1,095)</b>	<b>42,424</b>	<b>60,944</b>	<b>56.0%</b>	<b>18,522</b>	<b>25,711</b>	<b>(7,189)</b>
<b>Strategic Land Acquisitions</b>									
<b>&gt;\$250k</b>									
Strategic Land Acquisitions	3,679	-	(3,679)	10,093	33,691	36.4%	23,598	23,598	-
SLP Land Value Offset	(987)	-	987	(4,295)	(8,883)	23.0%	(4,588)	(4,588)	-
<b>Strategic Land Acquisitions Total</b>	<b>2,691</b>	<b>-</b>	<b>(2,691)</b>	<b>5,798</b>	<b>24,808</b>	<b>46.4%</b>	<b>19,009</b>	<b>19,009</b>	<b>-</b>
<b>Grand Total</b>	<b>271,511</b>	<b>315,414</b>	<b>43,903</b>	<b>366,331</b>	<b>533,790</b>	<b>74.1%</b>	<b>167,459</b>	<b>170,976</b>	<b>(3,517)</b>

Attachment C - Special Funds

\$000's	Year to Date Results			Forecast Year End Results			After Carry Forwards	
	Act/YTD	Plan/YTD	Variance	Forecast	Plan Year	Variance	Carry Fwd	Variance
<b>Housing - Normal Operations</b>								
1 July Opening Balance	12,205	12,205	-	12,205	12,205	-	-	-
Income	10,231	11,291	(1,060)	14,238	15,057	(819)	-	(819)
Operating Expenditure	(10,124)	(9,754)	(370)	(12,021)	(12,848)	827	-	827
Capital expenditure	(1,464)	(1,377)	(87)	(2,394)	(2,305)	(89)	(57)	(32)
Interest on fund balance	88	112	(24)	117	149	(32)	-	(32)
<b>Balance</b>	<b>10,936</b>	<b>12,477</b>	<b>(1,541)</b>	<b>12,145</b>	<b>12,258</b>	<b>(113)</b>	<b>(57)</b>	<b>(56)</b>
<b>Housing - Earthquake proceeds</b>								
1 July Opening Balance	8,544	8,544	-	8,544	8,544	-	-	-
Repairs	(5,188)	(5,188)	-	(5,188)	(5,188)	-	-	-
Capital rebuild expenditure	(3,106)	(2,827)	(279)	(3,108)	(3,106)	(2)	-	(2)
Interest on fund balance	35	78	(43)	35	105	(70)	-	(70)
<b>Balance</b>	<b>285</b>	<b>607</b>	<b>(322)</b>	<b>283</b>	<b>355</b>	<b>(72)</b>	<b>-</b>	<b>(72)</b>
<b>Capital Endowment Fund - Capital</b>								
1 July Opening Balance	104,165	104,165	-	104,165	104,165	-	-	-
Less: Expenditure								
Participatory Democracy Project	(104)	(183)	79	(242)	(242)	-	-	-
<b>Balance</b>	<b>104,061</b>	<b>103,982</b>	<b>79</b>	<b>103,923</b>	<b>103,923</b>	<b>-</b>	<b>-</b>	<b>-</b>
<b>Capital Endowment Fund - Income Distribution</b>								
1 July Opening Balance	775	775	-	775	775	-	-	-
Income	2,687	2,706	(19)	3,552	3,601	(49)	-	(49)
Less: Expenditure								
Christchurch NZ	(1,154)	(1,154)	-	(1,639)	(1,639)	-	-	-
Multicultural Recreation and Community Centre	-	-	-	-	(500)	500	500	-
Innovation and sustainability grants	(400)	(400)	-	(400)	(400)	-	-	-
South Brighton Surf Life Saving Club	(250)	(250)	-	(250)	(250)	-	-	-
Buskers	(200)	(200)	-	(200)	(200)	-	-	-
Pukeko Centre	-	-	-	(200)	(200)	-	-	-
Rawhiti Domain Canopy	(172)	(172)	-	(172)	(172)	-	-	-
Summit Road Society	-	-	-	(150)	(150)	-	-	-
Botanic D'Lights	-	-	-	(117)	(117)	-	-	-
The Art & Industry Biennial Trust	-	-	-	(100)	(100)	-	-	-
Canterbury Brain Collective	-	-	-	(100)	(100)	-	-	-
Modular Pump Track	(38)	(87)	49	(79)	(88)	9	-	9
Recreation, Sports and Events Sustainability Advisor	-	-	-	(86)	(86)	-	-	-
Healthier Homes Canterbury	-	(64)	64	(85)	(85)	-	-	-
Burnside Bowling Club	-	-	-	(52)	(52)	-	-	-
Huntsbury Community Centre	(50)	(50)	-	(50)	(50)	-	-	-
Enviroschools	(50)	(50)	-	(50)	(50)	-	-	-
Other funds approved by Council for allocation	(42)	-	(42)	(50)	(50)	-	-	-
Unallocated funds				(30)	(30)	-	-	-
<b>Balance</b>	<b>1,106</b>	<b>1,054</b>	<b>52</b>	<b>517</b>	<b>57</b>	<b>460</b>	<b>500</b>	<b>(40)</b>
<b>Earthquake Mayoral Relief Fund</b>								
1 July Opening Balance	10	10	-	10	10	-	-	-
Contributions	-	-	-	-	-	-	-	-
Interest	-	-	-	-	-	-	-	-
<b>Balance</b>	<b>10</b>	<b>10</b>	<b>-</b>	<b>10</b>	<b>10</b>	<b>-</b>	<b>-</b>	<b>-</b>



## 9. 2020/21 Annual Plan process

Reference / Te Tohutoro: 20/474819

Report of / Te Pou Matua:	Ian Thomson, Special Counsel Governance ian.thomson@ccc.govt.nz Peter Ryan, Head of Performance Management peter.ryan@ccc.govt.nz
General Manager / Pouwhakarae:	Carol Bellette, GM Finance and Commercial carol.bellette@ccc.govt.nz

### 1. Brief Summary

- 1.1 Christchurch City Council's operations and financial position have been heavily impacted by the Covid-19 pandemic and subsequent Level 4 alert. The draft Annual Plan 2020/21 released for consultation in March 2020 requires significant updating to take into account the impacts and implications of this event.
- 1.2 It is proposed that these changes be made available to the community so that written and oral submissions can be received prior to adopting the final Annual Plan.
- 1.3 However there are legal, rating and logistical considerations (see Attachment 1) that require Council to adopt a final Annual Plan by the end of July 2020. To achieve this very tight deadline Council will employ some of the streamlining processes recently developed by central government expressly for this purpose. These are being used across NZ local authorities to deal with this unusual situation.
- 1.4 The purpose of this report is to seek the Council's approval of a process for the adoption of the 2020/21 Annual Plan and the setting of rates for the 2020/21 financial year.
- 1.5 Councillors, Chief Executive, finance and communication staff and committee support were all consulted in creating the process described below.

### 2. Officer Recommendations / Ngā Tūtohu

That the Council approves the following process for adopting the 2020/21 Annual Plan:

- a. The Council's proposals for responding to the COVID-19 crisis are considered and approved at an extraordinary meeting on Friday 29 May 2020;
- b. At the same meeting the Council approves the resumption of consultation and a second Consultation Document that will set out the changes required to the draft 2020/21 Annual Plan as a result of the COVID-19 crisis;
- c. Consultation resumes, and the second Consultation Document made available to the public on Friday 12 June 2020;
- d. The period for lodging submissions expires at 5.00pm on Monday 29 June 2020;
- e. People who have indicated they wish to present their views orally (including those who requested this before 9 April) will be given the opportunity to do so during the consultation period, in a manner and format that has yet to be confirmed;
- f. Submissions will be processed and available for consideration by the Mayor and Councillors during the consultation period;

- g. The Mayor and Councillors will complete their deliberations by Friday 10 July 2020 and meet to adopt the 2020/21 Annual Plan on Thursday 30 July 2020;
- h. Once the Plan has been adopted the Council will, at the same meeting, set the rates for the 2020/21 financial year;
- i. It should be noted that like all Councils moving through a second Annual Plan consultation the timeline is exceptionally tight. There are risks around several of the key milestones. Success will depend on close co-operation between staff and councillors around process, information and decision making.

## Attachments / Ngā Tāpirihanga

No.	Title	Page
A <a href="#">↓</a>	Attachment 1 - Legal Considerations	49

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

Document Name	Location / File Link
Not applicable	

## Confirmation of Statutory Compliance / Te Whakatūtutanga 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

<b>Authors</b>	Ian Thomson - Special Counsel Governance Peter Ryan - Head of Performance Management
<b>Approved By</b>	Dawn Baxendale - Chief Executive Carol Bellette - General Manager Finance and Commercial (CFO)

## 1. Attachment 1 - Legal Considerations

On 24 February 2020 it commenced consultation on the Council's draft 2020/21 Annual Plan. The expiry date for the lodging submissions was 9 April 2020. Staff had processed most of them before this work was suspended.

Because of the COVID-19 crisis it has not been possible to hold public hearings for those people who have indicated they wish to present their views orally, rather than in writing. The Council expects to be in a position to finalise its response to the crisis by the end of May 2020. Once it has, the Council intends resuming the consultation it commenced in February 2020.

### Executive Summary

2. The COVID-19 crisis has meant the Council is about to consider major changes to its draft 2020/21 Annual Plan.
3. The Council was consulting on the current draft of the Plan when the crisis developed, resulting in the consultation process being suspended.
4. The Council proposes resuming consultation to include the proposed changes and for that purpose will prepare a second Consultation Document.
5. People who have already submitted will be given the opportunity to make a further submission. Staff will confirm the manner and format for giving those who wish to be heard the opportunity to do so during the resumed consultation period.
6. The consultation process recommended by staff complies with the annual plan and consultation requirements set out in sections 95 and 82 of the Local Government Act 2002.
7. A risk is that the proposed changes require amendment of the Council's 2018/28 Long Term Plan, which can only be done by using the special consultative procedure prescribed by section 83 of the LGA 02.
8. If the Council approves and follows the consultation and decision-making process recommended by staff in this report, it will meet on 28 July 2020 to adopt the 2020/21 Annual Plan and set rates for the 2020/21 financial year.
9. Although adopted after 30 June 2020, the Plan would still be lawful, and the Council able to deliver rates notices for the first instalment of the 2020/21 rates by the date required to comply with the Local Government (Rating) Act 2002.

### Background

10. 812 submissions were received in response to the Council's draft 2020/21 Annual Plan, including 130 who have asked to be heard.
11. Before the level 4 lockdown, the intention was for public hearings to be held between 7 and 26 May 2020.
12. Approximately 700 submissions were received in the week before the consultation period ended on 9 April, with about 500 of these focused on rates. This may in part have been prompted by a number of Councillors publicly supporting a zero rate increase in 2020/21.
13. Both the community and the Council are experiencing significant financial stress as a result of the COVID-19 crisis. This will be reflected in changes to the rates previously consulted on, and to the information relied on by the current Consultation Document.

### Consultation

14. Because of the dramatic change in circumstances since 9 April, it is proposed that the Council resume consultation so that the public can participate effectively in the decision-making process to come. It is also proposed that those submitters who have already indicated a wish to present their views orally will be able to do so as part of the resumed consultation.
15. In fact, every person who lodged submissions by 9 April 2020 will be given the opportunity to either keep the submission as it is, update it, or withdraw the submission and make another one.
16. By taking this approach, the Council will be acting in accordance with section 95(2) of the Local Government Act 2002. This requires consultation if a proposed annual plan contains significant or material differences from the content of the Long term Plan for the year to which the proposed Plan relates. The changes referred to above meet this criteria, and it is proposed to set them out in a second Consultation Document.
17. The level of consultation to be undertaken is “in a manner that gives effect to” the principles of consultation set out in section 82 of the Act. These are well understood by the Council and will ensure that people who are affected by, or have an interest in, the decisions to be made will be encouraged to present their views.
18. However, given the present environment, it is proposed that the time available for making submissions is shorter than the initial consultation period, which ran from 24 February to 9 April 2020. In addition, staff are looking at giving people who want to be heard the opportunity to do so at the same time as submissions are being received, thus enabling the whole consultation process to be completed by 29 June 2020. Information on how this can be achieved will be provided to the Council and included in the second Consultation Document.

### Special consultative procedure

19. A potential risk is that the proposed changes will trigger the provisions of section 97 of the LGA 02. This states that a decision to alter significantly the intended level of service provision for any significant activity of the Council must be explicitly provided for in its Long Term Plan.
20. Amending the LTP requires the Council to use the special consultative procedure prescribed in the Act. Normally this would take 2-3 months to complete, with a statutory obligation on the Council to provide the opportunity for “spoken interaction” between the Council and a submitter (section 83 LGA 02).
21. On 5 May 2020 the Government introduced the COVID-19 Response (Further Management Measures) Legislation Bill which, among amendments to many other statutes, allows a modified approach to using the special consultative procedure. The minimum period for consultation has been reduced from 1 month to 7 days, and the opportunity for spoken interaction made “highly desirable” rather than mandatory.
22. The Bill is expected to be enacted by 17 May 2020. Notwithstanding that, staff are aware the Council wishes to avoid proposing changes that could only be made by amending the 2018/28 LTP. They note the 3 yearly review of the plan is due to be completed, and a new LTP adopted, by 30 June 2021.

### Adoption of the 2020/21 Annual Plan

23. Clearly, time is very much of the essence and there is very little room for slippage. Section 95(3) requires an annual plan to be adopted before the commencement of the year to which it relates (i.e. by 30 June).

24. Local Government NZ (LGNZ) and the Society of Local Government Managers (SOLGM) advise that Councils should use their best endeavours to adopt annual plans by 30 June 2020. A plan adopted after that date will still be lawful, but there may be consequences, depending on the extent of the delay.
25. The most immediate consequence is that the rates for 2020/21 cannot be set until the annual plan is adopted. If there is a prolonged delay, the inability to raise rates would seriously restrict the Council's ability to function in accordance with its purpose (legal advice from Simpson Grierson to LGNZ and SOLGM).
26. The consultation and decision-making process set out in this report will result in a delay in adopting the 2020/21 Annual Plan, and the setting of rates, by about 3 weeks. However, if the process is followed, it will enable the Council to deliver the first instalment of 2020/21 rates in accordance with the requirements of the Local Government (Rating) Act 2002.



## 10. LTP 2021 Programme Update April 2020

Reference / Te Tohutoro: 20/239172

Report of / Te Pou Matua: Peter Ryan, Head of Performance Management,  
peter.ryan@ccc.govt.nz

General Manager / Pouwhakarae: Carol Bellette, GM Finance & Commercial,  
carol.bellette@ccc.govt.nz

### 1. Brief Summary

- 1.1 The Finance and Performance Committee requested ongoing monthly updates on the implementation of the Long Term Plan (LTP) 2021 project plan and Elected Members' Letter of Expectation.
- 1.2 At the April LTP 2021 Management Group meeting, the Chief Executive directed all LTP work stream leaders to:
  - a) incorporate impacts of and responses to Covid-19, including financial constraints.
  - b) continue work towards a solid version 1 of all LTP documents by 1 June for councillors to consider during the period June-November.
- 1.3 The Infrastructure Strategy (IS) team presented a "direction of travel" draft IS to Councillors on 21 April. A summary of most likely scenario was well received. The team is on track to deliver a solid draft IS on 1 June.
- 1.4 Financial Strategy – A presentation of Financial and Rating Issues was made to Councillors on 28 April. Councillors met again on 1 May to further discuss and provide direction.
- 1.5 Asset Management Plans (AMP) – the asset team has extended deadline for completion by 2 weeks to 15 May. This new deadline must be met if Activity Plans are to be fully completed.
- 1.6 Capital Programme Prioritisation weightings to be reviewed by ELT. This will be a key tool for prioritising capital works in the current environment of financial constraints. An analysis of capital deliverability in the post Covid-19 environment (with recommendations on a deliverable capital programme) will be critical to the LTP.
- 1.7 LTP budgets are dependent on the budget review of the 2020/21 Annual Plan which is still in flux. This will affect the availability of draft LTP 2021 budgets by 1 June.
- 1.8 All Activity Plans are on track for 1 June delivery, based on undertakings from asset planning.
- 1.9 The External Advisory Group is now meeting fortnightly and reviewing work-in-progress. Challenge questions on proposed LTP content, budgets etc are now generated regularly and have been incorporated into Activity Plans for manager response. Questions and responses are visible to councillors in the LTP 2021 folder on BigTinCan and will form part of the councillors briefings on each plan.

- 1.10 The Chair appointed by Council to the External Advisory Group is Garry Moore. He has provided the following progress update on their review:

“The EAG has been briefed by the CEO, and members of the Finance team. We have not experienced any of the impediments we experienced last time when we conducted the EAG review. Members have divided into specialty areas to ensure that each is contributing their personal expertise; and all have full access to the BigTinCan. Our questions, when raised, are all entered there. We meet fortnightly by Zoom. At our next meeting we will be receiving feedback from the questions which have been raised by EAG members already. I would expect the CEO to report back to full council on her follow-up questions, and suggestions made by EAG members, in the near future.

1.10.1 The style adopted by the EAG will be to use a surgeon’s knife when considering finances rather than blunt percentage reductions in expenditure. We are considering what drives costs; and which costs can be reduced, or removed, because they are no longer necessary. The CEO has challenged us to be bold and brave, and we will rise to this challenge.

1.10.2 We have been very grateful for the support of staff, and the Chair and Deputy Chair of the Finance Committee. The EAG is merely an advisory panel and the decisions will be either accepted, or rejected, at the Council table. However, we are all working on this together.”

- 1.11 In keeping with the co-development process requested in Elected Members’ Letter of Expectation, LTP work-in-progress continues to be updated in the BigTinCan. Councillors have full access to LTP content as it is being developed.
- 1.12 Decisions from the 2020/21 Annual Plan process will impact the LTP. Final decisions on this process (including further consultation, rates increase etc) are not known at the time of writing. It is likely that some decisions arising from the Annual Plan process over May, June and July will need to be reflected in draft LTP budgets and plans.
- 1.13 Prior to the Covid-19 level 4 lockdown a schedule of LTP briefings time for councillors had been built. It provided certainty on when components (strategies, activity plans) would be going to councillors so they could prepare for discussion. A schedule needs to be reinstated and booked into councillor and staff diaries so that there is certainty around process and timing.

## 2. Officer Recommendations / Ngā Tūtohu

That the Council:

1. Notes that the fundamental premise of the Long Term Plan process is that all components (Financial and Infrastructure Strategies, Activity Plans, Asset Management Plans, the capital programme) will be completed by staff in draft form by 1 June 2020.
2. Notes that this will provide councillors reasonable time to work through proposals, options and budgets in a measured way before finalising a draft Long Term Plan in December 2020 and formally adopting the draft in February 2021.
3. Notes that potential changes to the 2020/21 Annual Plan process to take into account Covid-19 impacts may drive changes to the draft LTP 2021 documents after 1 June.
4. Notes that a schedule of LTP briefings with councillors should be established (commencing in June) as a priority.

## Attachments / Ngā Tāpirihanga

There are no attachments for this report.

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 Whakatūrutanga 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	Peter Ryan - Head of Performance Management
Approved By	Dawn Baxendale - Chief Executive



## 11. Mayor's Report - March and April 2020

Reference / Te Tohutoro: 20/394676

Report of / Te Pou  
Matua: Lianne Dalziel, Mayor, mayor@ccc.govt.nz

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

### 1. Purpose of Report / Te Pūtake Pūrongo

- 1.1 The purpose of this report is for the Mayor to report on external activities she undertakes in her city and community leadership role; and to report on outcomes and key decisions of the external bodies she attends on behalf of the Council and other matters.

The report will be circulated under separate cover prior to the meeting.

- 1.2 A decision is sought regarding an appointment to the Canterbury Museum Trust. David East has been asked to continue his contribution as a member on the Canterbury Museum Trust until Council makes a permanent appointment.
- 1.3 This report is compiled by the Mayor's office.

### 2. Mayors Recommendations / Ngā Tūtohu o Te Koromatua

That the Council:

1. Receive the information in this report.
2. That David East's appointment to the Canterbury Museum Trust be extended to expire on 31 December 2020 or earlier on the Council making an appointment for the balance of the current Council term

### Attachments

No.	Title	Page
A	Mayor's Report - March and April 2020 ( <i>Circulated under separate cover</i> )	



## 12. Development Contributions - Central City Rebate Schemes

Reference / Te Tohutoro: 20/297055

Report of / Te Pou Gavin Thomas, Principal Advisor Economic Policy

Matua: gavin.thomas@ccc.govt.nz

General Manager / Brendan Anstiss, GM Strategy and Transformation

Pouwhakarae: brendan.anstiss@ccc.govt.nz

### 1. Executive Summary / Te Whakarāpopoto Matua

- 1.1 The purpose of this report is to have elected members decide whether the central city development contributions rebate schemes should continue past their current expiry date of 30 June 2020; and, if so, on what basis.
- 1.2 The report includes analysis of the rebate schemes in the context of Covid-19 and within the context of the Council's signalled strategic and tactical economic recovery directions.
- 1.3 The decisions in this report have been assessed as being of low to medium significance in relation to the Council's Significance and Engagement Policy. The level of significance was determined by considering the potential impact on central city property developers being between low and high (but with no means of quantifying by developer or development) and the financial cost to the Council being of low/ medium significance.

#### Development contributions rebate policy

- 1.4 The Local Government Act 2002 (LGA) enables territorial local authorities to require developers to pay development contributions to help fund infrastructure to service growth development. Development contribution requirements must be framed within the provisions of the Act and the Council's Development Contributions Policy. This requires a consistent and transparent approach to be taken when assessing and collecting development contributions with very little scope for adapting to meet the Council's broader strategic objectives.
- 1.5 The Council's Development Contributions Rebate Policy was established to enable the Council to promote strategic objectives by providing financial incentives (rebates) for strategically desirable development.

#### Central city development contribution rebate schemes

- 1.6 The central city development contributions rebate schemes were established to encourage post-earthquake redevelopment in the central city. The central city was targeted for promotion of development due to the importance of a thriving central city to a successful modern city and the degree of damage to buildings in the central city.
- 1.7 The rationale for having the rebates funded from rates is that there is considered to be community-wide benefit from a vibrant and successful central city and it is therefore appropriate for the wider community to fund the rebates. There are also significant rates revenue benefits for the Council (and other existing ratepayers) from increases to the capital value resulting from new developments in the central city. Our analysis has shown that these benefits outweigh the cost of the schemes within a relatively short period.
- 1.8 The residential scheme was established in 2014 and rebates all development contributions for residential development within the 4 Avenues. The scheme limits the development contribution revenue to be foregone to \$20 million. As at April 2020 the value of rebates confirmed was \$12.9 million with over 1,000 residential units being developed with the support of the scheme. The financial position of the scheme is detailed in Table 1.

- 1.9 The non-residential rebate scheme was established in 2015 and rebates all development contributions for non-residential (commercial) development in the commercial central city business zone of the Christchurch District Plan. The scheme has a \$5 million limit. As at April 2020 the value of rebates confirmed was \$2.7 million. The current financial position is detailed in Table 2.

### **Responding to COVID-19**

- 1.10 It is expected the post-COVID-19 recession will result in negative impacts on house prices and commercial rents, and subsequently on confidence in the residential and commercial property sectors. Residential and commercial development is expected to decline in the short term.
- 1.11 The recession will intensify challenges associated with central city development. The central city remains a preferred location for new residential development from a Council strategic and efficiency point of view. It is possible that the combination of low interest rates, easier access to mortgage loans and continuation of the residential rebate scheme could combine to make the central city a more attractive development proposition vis-à-vis other parts of the city.
- 1.12 The central city commercial property sector has different challenges ahead. Historically, the central city has struggled to attract businesses due to high rents and the long period of displacement, although this was starting to improve prior to Covid 19. Property owners have provided discounted rents and other significant incentives to attract quality tenants.
- 1.13 A recession and limitations on retail and hospitality activity will put further downward pressure on central city commercial rents and will have similar effects on commercial property throughout the city. New commercial development in the central city may, therefore, exacerbate the existing lack of demand for space in the short to medium term.

### **Opportunity to consider options regarding the future of the rebate schemes**

- 1.14 The Council has the opportunity to consider options other than simply having the schemes expire on 30 June 2020. In summary, analysis in this report has found:
- Both rebates schemes are considered to be well-aligned to the Council's central city strategic outcomes around increasing the residential population and encouraging urban regeneration.
  - Both rebate schemes are considered to have contributed to achieving the outcomes sought with the residential scheme in particular seen as having ongoing value.
  - The non-residential rebate scheme is considered to have served its purpose and wasn't seen by developers as an important factor in development decisions going forward.
  - The residential rebate scheme was strongly supported by developers and is seen as a significant enabler in the provision of affordable central city housing – consistent with Council strategic objectives for central city residential living.
  - In the post-COVID-19 the residential rebate scheme could further promote the central city as a comparatively more attractive development location vis-à-vis other city locations.

### **Preferred Option**

- 1.15 Extend the residential rebate scheme by removing the expiry date, and undertake another detailed review of the scheme during the period of the next Long Term Plan (2021-24) – while retaining the existing funding limit;
- 1.16 Close the non-residential rebate scheme on 30 June 2020 or when the funding limit is reached, whichever is reached first.

## 2. Officer Recommendations / Ngā Tūtohu

That the Council:

1. Adopts the Central City Residential Development Contributions Rebate Scheme Criteria 2020 (Attachment A), noting that the revised criteria removes the expiry date of the scheme;
2. Agrees that the central city non-residential development contributions rebate scheme will close according to its current criteria - when the current expiry date of 30 June 2020 is reached or the funding limit is reached, whichever occurs first;
3. Requests that staff review criteria options for the central city residential development contributions rebate scheme in more detail and report back to the Christchurch Momentum Committee on criteria options and recommendations;
4. Requests that staff identify and assess options to repurpose the residual funding limit of the non-residential rebate scheme and to report back to the Christchurch Momentum Committee with options that take account of the effects of COVID-19; including an option that the unallocated funding is not specifically repurposed.

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

### Advantages

- 3.1 Feedback from developers is that the residential rebate scheme has enabled some development to proceed that wouldn't have without the rebate.
- 3.2 Extending the residential rebate scheme provides the opportunity to more fully explore options to:
  - refine the residential rebate scheme criteria to deliver better outcomes (such as urban design, limitations based on usage, environmental efficiency and responding to impacts of COVID-19)
  - leverage the residential rebate scheme with Christchurch 8011 initiatives
- 3.3 Extending the residential scheme demonstrates commitment to Council priorities regarding central city residential regeneration and post-COVID-19 requirements.
- 3.4 Feedback from developers is that the non-residential rebate scheme has achieved its purpose and that there is little or no benefit in it continuing.

### Disadvantages

- 3.5 Further (as yet undetermined) financial commitment may be required if Council considers and decides this in the future.

## 4. Alternative Options Considered / Ētahi atu Kōwhiringa

### Option One: Status quo – both central city rebate schemes expire 30 June 2020

#### Advantages

- 4.1 The financial commitment will be less than originally provided for.
- 4.2 Follows the original intent of the schemes – to be available for a fixed period of time to encourage faster development.

### Disadvantages

- 4.3 Evidence suggests the residential rebate scheme has enabled some development to proceed that may not have without the rebate – closing both schemes would mean this would no longer occur.
- 4.4 Closing both schemes would leave the Council with no supply side incentives for residential development in the central city.
- 4.5 Council withdrawing support for residential development in the central city may be perceived as being at odds with its stated priorities in this area.
- 4.6 Doesn't promote intensified efficient residential development in the central city.

### **Option Two: Extend both rebate schemes and increase funding limits (say five years plus further funding)**

#### Advantages

- 4.7 Evidence suggests the residential rebate scheme has enabled some development to proceed that may not have without the rebate – this enables the scheme to continue.
- 4.8 May promote development during the forecast post-COVID-19 recession.
- 4.9 Possible future opportunities to leverage Christchurch 8011 initiatives.
- 4.10 Shows commitment to the Council's priorities of central city regeneration.
- 4.11 Gives developers a further period of certainty regarding development contributions.
- 4.12 Defers the impacts of development contributions previous use credits expiring.

#### Disadvantages

- 4.13 Further (as yet undetermined) Council financial commitment may be required.
- 4.14 Feedback from developers suggests the non-residential rebate scheme has achieved its purpose (with little or no benefit in continuing).
- 4.15 Non-residential development in the central city in the short to medium term is likely to exacerbate pre-existing oversupply of and low demand for central city commercial space.

## 5. Detail / Te Whakamahuki

### Central city residential strategic issues and objectives

- 5.1 Increasing the population of the central city has been a Council priority since 2007 when it adopted the Greater Christchurch Urban Development Strategy. Following the Canterbury earthquakes of 2010/11 the population of the central city fell from 8290 (estimated resident population) a low of 5050 in 2014.
- 5.2 In 2018 the Council approved the Christchurch Central City Residential Programme (Project 8011) as a key action of the Council's strategic priority: Maximising opportunities to develop a vibrant, prosperous and sustainable 21st Century City. The aspiration is to increase the residential population of the central city from 6,000 in 2018 to 20,000 people in 2028.

- 5.3 The central city development contributions rebate scheme is a key intervention to achieve three of the six Project 8011 goals:
- **Encourage delivery.** The risks of development are reduced, feasibility is improved.
  - **Support delivery.** Effective support and advice is provided to and used by Central City housing developers.
  - **Accelerate delivery.** Delivery of Central City housing is accelerated and sustained.
- 5.4 Interviews with developers found unanimous support for the continuation of the residential rebate scheme. This is consistent with research undertaken for the Council by Development Christchurch Ltd. (DCL). The DCL report into central city residential development found:
- “The Development Contribution rebate scheme scored well. The issue seems to be a pain point for developers. There are two ways to consider it. A standard central city development contribution of \$22K as against an affordable end product of \$450K to \$550K does not seem to be significant. However, in the context of a profit and risk margin for the developer of 20% being \$90-\$110K, not having to pay development contributions has a large effect on the profitability of the project. The development contribution rebate scheme seems to be effective and it is recommended it is resourced and continued beyond its current timeframe”<sup>2</sup>*
- 5.5 Any as-of-right incentive that can demonstrate an increase in the developer’s margin on a project may help a developer to secure development finance. Access to finance is often one of the major hurdles to overcome in commencing a housing development project.
- 5.6 Economic forecasts are for the COVID-19 pandemic and recession to result in a 5 – 10 per cent fall in house prices. This will make it difficult for new development to compete with existing housing at reduced prices. However, mortgage interest rates are at historic lows and the Reserve Bank has removed loan to value ratio limits on bank lending which is expected to attract first home buyers and investors into the housing market. There may also be central city land owners who need to cash in holdings over the short to medium term.
- 5.7 This all points to the possibility that central city residential development may become attractive vis-à-vis other parts of the city. This indicates that continuation of the residential rebates would help to further incentivise central city development.

### **Central city non-residential strategic issues and objectives**

- 5.8 The central city non-residential development contributions rebate scheme is less directly connected to wider Council strategic and tactical responses to commercial development in the central city. The Council’s focus in the central business district has been on infrastructure repair and provision, streetscape and activation. It has also been an active partner in promotion of the central city and its opportunities.
- 5.9 Despite this the aim of the scheme has been essentially the same as that for the residential scheme – to promote more and faster building development in the central city.
- 5.10 Interviews with commercial developers (undertaken pre-COVID-19) indicated the non-residential rebate scheme may have served its purpose. Developers said the rebates had limited effect on their development decision-making and that demand for commercial space was driving investment decisions.
- 5.11 The central city commercial property sector appears to have different challenges ahead than the residential sector. The central city has struggled to attract businesses due to high rents

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<sup>2</sup> “Christchurch City Council – Barriers to Christchurch Central City Residential Development” Development Christchurch Limited. 2019. Pg 4.

and the long period of displacement for many businesses. Property owners have provided discounted rents and other significant incentives to attract quality tenants.

- 5.12 The expected post-COVID-19 recession and limitations on retail and hospitality activity put further downward pressure on central city commercial rents (and will have similar effects on commercial property throughout the city). New commercial development in the central city may, therefore, exacerbate the demand problem in the short to medium term.
- 5.13 The Council may be better to focus its efforts on central city (and wider city) business retention rather than on new commercial property development.

### Detailed current position of the central city development contribution rebate schemes

5.14 The following tables detail the current financial position of the rebate schemes.

Table 1: Current position of the residential rebate scheme as at 22 April 2020 (ex. GST)

Value of rebates confirmed to date	\$12.9 million
Developments with rebates confirmed	100
Residential units built receiving confirmed rebates	1,066
Average value of confirmed rebate per development	\$118,005
Value of rebates pending confirmation	\$5.6 million
Developments pending confirmation	36
Residential units pending confirmation	513
Unallocated funding	\$2.5 million
<b>Residual unconfirmed plus unallocated funding</b>	<b>\$7.1 million</b>

Table 2: Current position of the non-residential rebate scheme as at 22 April 2020 (ex. GST)

Value of rebates confirmed to date	\$2.7 million
Developments with rebates confirmed	27
Average value of confirmed rebate per development	\$99,633
Value of rebates pending confirmation	\$860,000
Developments pending confirmation	10
Unallocated funding	\$1.44 million
<b>Residual unconfirmed plus unallocated funding</b>	<b>\$2.3 million</b>

### Views of developers:

- 5.15 We interviewed six developers on their views about the rebate schemes. A thematic summary of those interviews is Attachment 2 to this report.
- Residential developers believe the residential rebates have had a positive effect on residential development, with developers saying some developments wouldn't have proceeded without the rebates being available.

- Commercial developers indicated the non-residential rebate scheme has served its purpose. Developers said the rebates had limited impact on their development decision-making and that demand for commercial space was now driving investment.
- All non-residential developers we interviewed strongly supported continuation of the residential rebate scheme.

**Financial and rates implications:**

- 5.16 A developed property has a significantly higher capital value than an undeveloped lot and pays more in rates. New development increases the overall capital value of the district and spreads the rates requirement more widely. This means that (all other things being equal) new development results in existing ratepayers paying less in rates.
- 5.17 The effect development has had on the rates of properties that have received a development contributions rebate are included in Table 3. This shows the change in rates for indicative actual examples – and the relatively short payback period from the investment.

*Table 3: Differences in rates for priorities before and after development showing rebate provided*

<b>Location and type of Development</b>	<b>Rates Before Redevelopment</b>	<b>DC Rebate Provided</b>	<b>Rates After Redevelopment</b>
4 Aves residential	\$ 2,307	\$21,660	\$13,474
4 Aves apartment complex	\$10,630	\$373,978	\$60,117
Central city – mixed use building	\$11,249	\$61,760	\$97,392
Central city - commercial	\$79,535	\$478,864	\$271,804

**Other issues to be considered**

***Expiry of previous use credits***

- 5.18 The Council’s Development Contributions Policy provides for credits that reflect the previous demand a property placed on infrastructure. The credits apply for 10 years. This means redevelopment on a like-for-like basis won’t pay development contributions and intensified developments only pay development contributions for demand on infrastructure over and above the previous use demand.
- 5.19 Credits attached to development lots in the central city will begin to expire in large numbers from September 2020 in line with post-earthquake building demolitions. This will increase the draw on rebate funding if the rebates continue past the 30 June 2020 expiry date.
- 5.20 The possible draw on rebate funding will also depend on future central city development contributions charges, the overall quantum of intensification development and any limits the Council puts on rebate funding such as new criteria or any limits on rebates available.

***Rebates for residential units used for short-term guest accommodation***

- 5.21 The Central City Momentum Working Group has asked staff to look at options to have residential units used for short-term accommodation ineligible for a development contributions rebate. Staff will continue to look at how to efficiently and effectively achieve this and report back to the Committee.
- 5.22 It is expected that all or most residential properties used for short-term guest accommodation will be put to other uses due to border controls and physical distancing requirements in response to COVID-19. This may, therefore, be an opportunity to develop an effective regulatory framework for this type of land use.

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

### Strategic Alignment / Te Rautaki Tīaroaro

#### Alignment with strategic planning and delivery:

- 6.1 The central city development contributions rebate schemes are intended to enable the Council to promote achievement of the following community outcomes:
- Vibrant and thriving city centre – the rebate schemes are designed to promote city centre residential and commercial development
  - Sufficient supply of, and access to, a range of housing - the rebate schemes are designed to promote city centre residential development and the housing options that provides
  - Great place for people, business and investment - the rebate schemes are designed to make the Christchurch city an attractive and interesting place to be and to attract investment relative to other locations
- 6.2 The central city development contributions rebate schemes are intended to enable the Council to promote achievement of the following strategic priorities:
- Meeting the challenge of climate change through every means available – the schemes promote intensive development offering living and working in the central city using active and public transport, reducing our greenhouse gas emission per person.
  - Accelerating the momentum the city needs – the rebates are intended to promote development in the central city, providing economic momentum for Christchurch.
- 6.3 This report supports the [Council's Long Term Plan \(2018 - 2028\)](#):
- 6.3.1 Activity: Strategic Planning and Policy
- Level of Service: 17.0.1.2 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 Consistency / Te Whai Kaupapa

- 6.4 The decision is consistent with Council's Plans and Policies. Encouraging development in the central city promotes achievement of goals in the following Council plans and strategies:
- Christchurch District Plan
  - Central City Action Plan
  - Development Contributions Rebate Policy
  - Central City Recovery Plan
  - Christchurch Transport Strategy

### 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.

### Climate Change Impact Considerations / Ngā Whai Whakaaro mā te Āhuarangi

- 6.6 Intensive residential development in the central city is likely to reduce Christchurch's per capita greenhouse gas emissions as central city residents can live, work and play in the central city and have easy access to active travel and public transport infrastructure.
- 6.7 Intensive commercial development in the central city is likely to reduce Christchurch's per capita greenhouse gas emissions by supporting the provision and use of active and public transport options to access the central city.

## 7. Resource Implications / Ngā Hīraunga Rauemi

### Capex/Opex / Ngā Utu Whakahaere

- 7.1 Cost to implement – no additional cost above that already allowed for at this time.
- 7.2 Maintenance/Ongoing costs - The Council's current cost of servicing debt is approximately \$58,000 per year for every \$1 million of debt.
  - 7.2.1 The total revenue foregone is approximately \$15 million
  - 7.2.2 Cost of servicing current total debt is approximately \$870,000 per year
  - 7.2.3 Current impact on rates is approximately 0.175% rates.
- 7.3 Funding Source - rebates are revenue foregone. That revenue would have been used to repay loans used to fund growth assets. The rebates are therefore debt funded and repaid from rates over the funding period of relevant assets (normally 30 years). The rebates are funded by the ratepayers who pay rates for the affected activities, e.g. ratepayers paying for water supply fund the rebates for that activity.

## 8. Legal Implications / Ngā Hīraunga ā-Ture

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

- 8.1 There are no statutory requirements or limits that affect the Council's ability to operate development contribution rebate schemes.

### Other Legal Implications / Ētahi atu Hīraunga-ā-Ture

- 8.1 There is no legal context, issue or implication relevant to this decision.
- 8.2 This report has not been reviewed and approved by the Legal Services Unit.

## 9. Risk Management Implications / Ngā Hīraunga Tūraru

- 9.1 There is a risk that if both development contributions rebate schemes were to close at 30 June 2020 this could be seen as a withdrawal of commitment to the regeneration of the central city.
  - 9.1.1 Caused by:
    - Possible impact on confidence of the development community
  - 9.1.2 This will result in:
    - Some planned developments may not proceed
    - Possible reputational damage to the Council
- 9.2 Risk analysis and assessment
  - The risk is considered to be low as the closure date of the schemes has been publically available in the rebate scheme criteria and in letters to developers advising them of their rebate and the conditions of the schemes.

## Attachments / Ngā Tāpirihanga

No.	Title	Page
A <a href="#">↓</a>	Draft Development Contributions Rebate Criteria Christchurch Central City Residential 2020	69
B <a href="#">↓</a>	Development Contribution Rebate Review - Developer Interview Summary	71
C <a href="#">↓</a>	Development Contributions Central City Non-residential Rebate - Heatmap	74
D <a href="#">↓</a>	Development Contributions Central City Residential Rebate - Heatmap	75

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

Document Name	Location / File Link
Central City Residential Development Contributions Rebate Criteria 2015	<a href="https://ccc.govt.nz/assets/Documents/Consents-and-Licences/development-contributions/CentralCityResidentialRebateCriteria.pdf">https://ccc.govt.nz/assets/Documents/Consents-and-Licences/development-contributions/CentralCityResidentialRebateCriteria.pdf</a>
Central City Non-residential Development Contributions Rebate Criteria 2015	<a href="https://ccc.govt.nz/assets/Documents/Consents-and-Licences/development-contributions/CentralCityBusinessZoneNonResidentialRebateCriteria.pdf">https://ccc.govt.nz/assets/Documents/Consents-and-Licences/development-contributions/CentralCityBusinessZoneNonResidentialRebateCriteria.pdf</a>
Development Contributions Rebate Policy 2019	<a href="https://ccc.govt.nz/the-council/plans-strategies-policies-and-bylaws/policies/building-and-planning-policies/development-contributions-rebate-policy/">https://ccc.govt.nz/the-council/plans-strategies-policies-and-bylaws/policies/building-and-planning-policies/development-contributions-rebate-policy/</a>

## Confirmation of Statutory Compliance / Te Whakatūtutanga 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

<b>Author</b>	Gavin Thomas - Principal Advisor Economic Policy
<b>Approved By</b>	Emma Davis - Head of Strategic Policy Brendan Anstiss - General Manager Strategy and Transformation

**Draft Christchurch Central City Residential Development Contributions  
Rebate Scheme Criteria (2020)**

<p><b>Strategic rationale for scheme - what we want to achieve</b></p> <p><b>Contributes to achieving community outcomes:</b></p> <p>Liveable City</p> <ul style="list-style-type: none"> <li>• Vibrant and thriving city centre</li> <li>• Sufficient supply of, and access to, a range of housing</li> </ul> <p>Prosperous Economy</p> <ul style="list-style-type: none"> <li>• Great place for people, business and investment</li> </ul> <p><b>Contributes to achieving strategic priorities:</b></p> <ul style="list-style-type: none"> <li>• Meeting the challenge of climate change through every means available</li> <li>• Accelerating the momentum the city needs</li> </ul> <p><b>Consistent with the strategic goals of:</b></p> <ul style="list-style-type: none"> <li>• Christchurch District Plan</li> <li>• Greater Christchurch Urban Development Strategy (UDS)</li> </ul> <p><b>Expected impacts of this rebate scheme are:</b></p> <ul style="list-style-type: none"> <li>• Enable some marginal developments to proceed</li> <li>• The central city has a variety of housing options</li> <li>• The central city has a comparative advantage as a development and investment location</li> <li>• The central city is seen as an attractive place to live – we have increasing population in the central city</li> </ul>	
Criteria	Description
Location(s)	Any location within the Four Avenues of the central city (the area bounded by Bealey, Fitzgerald, Moorhouse and Deans Avenues).  Properties on the Four Avenues but not on the central city side of those roads are not eligible.
Type of development	Any residential development or residential component of a mixed use development.
Extent of rebate	100 per cent of development contributions required subject to the rebate limit detailed below.
Trigger to receive notice of eligibility for rebate	A complete resource consent or building consent application is lodged with the Council on or after 1 July 2015.  A development contribution assessment is prepared at the time the consent application is received at which time a letter explaining eligibility for the rebate is provided to the developer.  Transitional arrangements: Unconfirmed rebates under the 2013 or 2015 Central City Residential Development Contributions Rebate Schemes will automatically come under this 2020 rebate scheme.
Trigger to confirm rebate	First building inspection is passed (and rebate funding is still available).  For staged developments under a single consent the rebate is confirmed once all stages have passed first building inspection.  For staged developments under multiple consents trigger for the rebate being confirmed will be determined by the Council's Development Contributions team on a case-by-case basis.
Rebate limit per development	The maximum development contributions rebate for a single development is \$1 million.  A single development includes all staged development components.

	Applications for rebate amounts in excess of \$1 million will be considered by the Finance and Performance Committee of the Council on a case-by-case basis.
Total rebate scheme funding limit	The limit on the total funding available (from scheme inception in 2014) is \$20 million.  When the funding is exhausted no further rebates will be available unless specifically provided for by the Council.
Extinguishing of all previous demand credits	All previous demand credits associated with a lot for which a development contributions rebate is provided will be considered to be extinguished.  This means in future the lot will hold only previous demand credits associated with the new development and only in accordance with the Council's Development Contributions Policy in effect at the time of any future development.
Duration of scheme	The rebate scheme will expire when the total rebate funding is fully allocated or when decided by the Council.

Adopted by the

## Development Contributions Central City Rebate Review - February 2020

### Summary of interviews with developers

#### 1. Purpose of interviews

- 1.1 As part of analysing the efficacy of the Council's central city development contribution rebate schemes we wanted to know the view of developers who had received a rebate(s). While we were aware developers had a vested interest in promoting the rebate schemes as being successful and in seeing the schemes continue, we believe the views of developers would provide us with unique insights into how the schemes were likely to make a difference in development decisions.
- 1.2 This information would be used alongside quantitative data regarding rebate take-up and location of development

#### 2. Methodology

- 2.1 Developers were randomly selected from all developers who had received a central city development contributions rebate in the past. These developers were contacted and asked if they would participate in an interview to capture their views on the rebate schemes and how they were administered.
- 2.2 1.2 Six developers agreed to interviews, three residential developers and three non-residential developers. The interviews took place in January and February 2020. The interviews were based on a structured set of questions with opportunities to explore particular issues as they arose. Interviews were undertaken by Council staff – Principal Advisor Economic Policy and Policy Analyst.

#### 3. Summary of responses

##### 3.1 *General understanding of the rebate schemes:*

All of the developers interviewed knew about development contributions and that they would be assessed for them. They were also all aware of the rebate, although some commercial developments received the rebate on a pro-rata basis, as the scheme was introduced after the development had commenced.

Overall feedback was that development contributions are a factor but by no means the only thing that influences development.

All developers felt passionately about the central city and all agreed that it is important more people are living in the city. With respect to the residential rebate, they said that the Council should be doing what it can to facilitate a thriving central city; they were, however, less convinced on the need for the non-residential rebate.

##### 3.2 *Central city land:*

Land cost, the unavailability of appropriate land and land banking were all mentioned as barriers to development in the central city. Many developers commented on how much more expensive land is in the central city, especially compared to city-fringe suburbs and Greenfield areas.

##### 3.3 *Greenfield v Central City:*

Several developers noted that it is much easier to develop in Greenfields areas as opposed to the central city. Their comments included that the land is cleaner, there are less traffic management issues, less potential for affected parties to oppose, and the consenting process is more predictable. Comments were made that the rebates help to level the playing field.

**3.4 Feasibility of Development:**

Several developers noted that the demand for central city living isn't really there. Because land is expensive, margins are tight and feasibility becomes a major issue. Developers also noted that development is a numbers game and a question of profitability (vs non-central city suburbs). One developer said the rebate helped to keep the sale price within the range that was acceptable to buyers.

It was noted that development contributions impact the risk profile and inform the price a development can be offered to market and therefore the feasibility of development [in making sure units aren't so expensive that they won't sell]. Timeframes can be quite tight with respect to confirming financing.

The de-risking of development was a common theme in the developer interviews. One developer said the rebates can be the difference between developments going ahead or not; another noted that the rebates helped keep the bank on side. Another developer asked if we could look at ways to confirm the rebate before first building inspection. Banks will not take the rebate into account with servicing and equity calculations so developers need to front the difference until the rebate is confirmed.

Several developers also noted that there also isn't really much of a market for commercial buildings in the central city. Multiple developers mentioned that it is often difficult to find quality tenants who were willing to pay central city rents. Expectation is that the number of workers in central city will keep growing, however.

**3.5 Planning/ Urban Design/ Commissioner Issues:**

All developers pointed to issues in the consenting processes as barriers to development. Consenting processing times was a common complaint, as was planning regulations. Overwhelmingly, developers identified urban design requirements as a barrier to development, and many noted that the panel presented an element of risk since they did not know what their outcome would have been.

A lengthy planning process and urban design rules that are perceived as arbitrary by developers were both identified as issues which increase developer's costs. This is often due to needing external consultants to get through much of the planning process.

**3.6 Future Decision Making:**

All developers said the rebate would affect their decision making in the future (even though some did not intend to develop in the city in the immediate future).

**3.7 Alternative Incentives:**

Regarding extending the life of credits, one developer said that it discourages growth and encourages developers/owners to hold onto land.

Another comment was that Council needs to think about the additional expenses that come with apartment living, such as Body Corporate fees; suggested lower rates for city dwellers to help offset this. Another suggestion was for Private Development Agreements instead of development contributions, such as ring-fenced development contributions in return for infrastructure.

One developer noted that properties will still be sold at market rates, regardless of whether the developer has paid development contributions, so all the rebate probably does is line the developers' pockets.

Another suggestion was to require upgrades (like Home Star 6); the developer who raised this suggested the additional cost of meeting this standard per unit are only a couple of thousand dollars - which is negligible in the scheme of things, but improves the liveability of homes.

One developer did not think other incentives will have any effect on development. It is not cheap to develop or buy land in the city and so something like a rates holiday would not impact bigger sites. Maybe smaller developments could sell better/faster with some kind of rates remission.

**3.8 Other:**

Developers were less consistent as to whether this rebate has actually brought down the costs to buyers. One said it brought costs down to meet the market but another said it likely lined the pocket of developers.

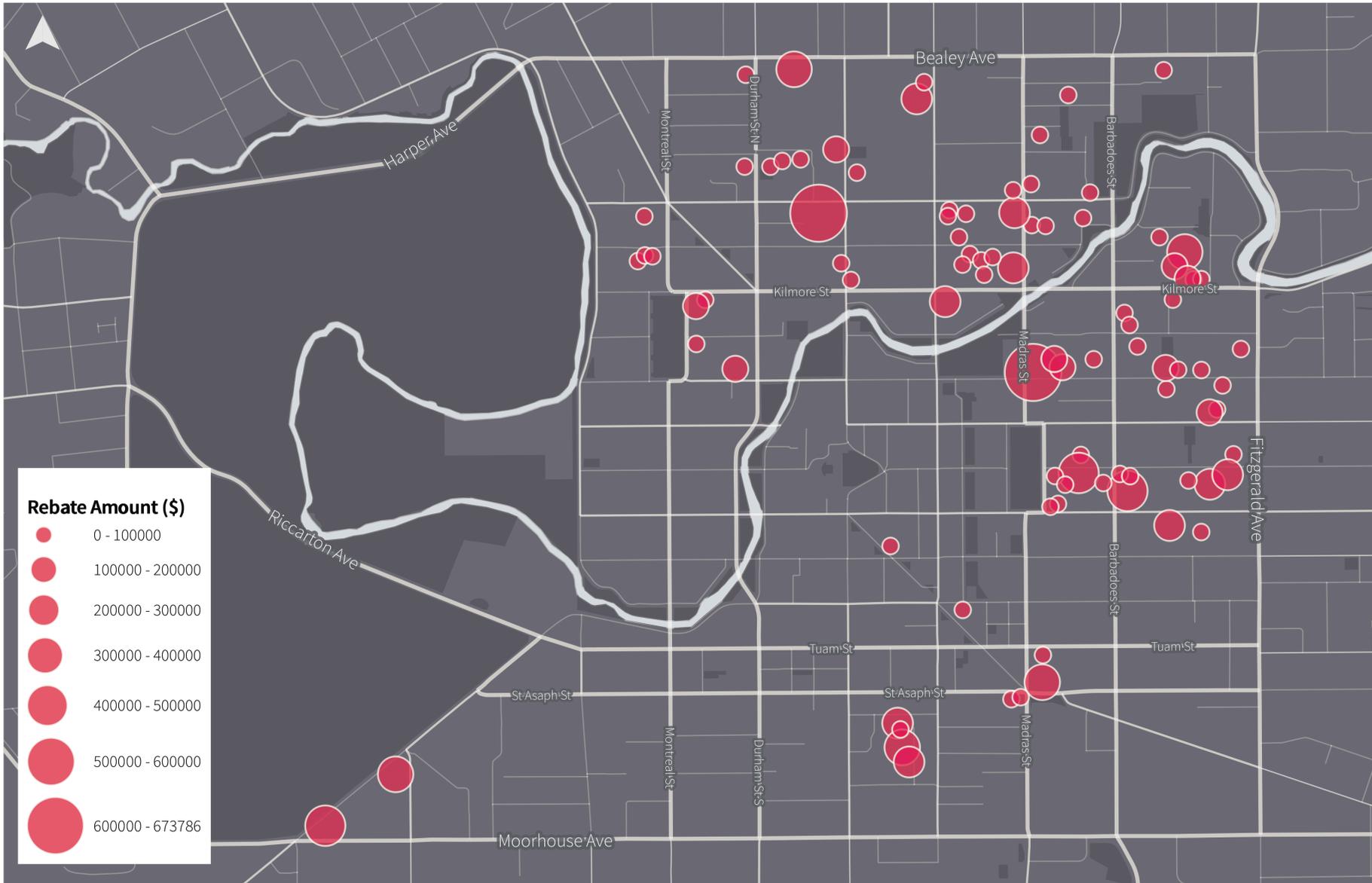
Many developers mentioned that they were watching Fletcher's and were concerned with the apparent slow sales. Demand does not seem to be there and it appears there is disconnect between what Fletcher's are building and what people actually want to buy.

One developer said that the Council needs to create an environment that people want to visit, and noted that the availability and cost of central city parking counteracted this.



Central City Non-Residential Development Contributions Rebates

Prepared by Monitoring & Research, January 2020



**Central City Residential Development Contributions Rebates**

Prepared by Monitoring & Research, January 2020



## 13. Plan Change 2 - Port Hills Slope Instability Management Areas Overlay Update

Reference / Te Tohutoro: 20/249637

Report of / Te Pou Matua: Florian Risse, Assistant Policy Planner, [florian.risse@ccc.govt.nz](mailto:florian.risse@ccc.govt.nz)  
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General Manager / Pouwhakarae: Brendan Anstiss, General Manager Strategy and Transformation  
[brendan.anstiss@ccc.govt.nz](mailto:brendan.anstiss@ccc.govt.nz)

### 1. Executive Summary / Te Whakarāpopoto Matua

- 1.1 The purpose of this report is to present the Commissioner's recommendations on proposed Plan Change 2 – Port Hills Slope Instability Management Area Update, and to recommend that the Council adopts the Commissioner's recommendations as its decision.
- 1.2 The Council has committed under District Plan Policy 5.2.2.4.2 to regularly notify changes to the District Plan to reflect updated information concerning risks from rockfall and/or cliff collapse and ensure the level of regulation applicable to a property is commensurate to the level of risk that applies.
- 1.3 Plan Change 2 seeks to update the Port Hills Slope Instability Management Area Overlays, which aligns rules for areas subject to the Slope Instability Management Area overlays with the level of existing risk for individual properties. Affected are those properties where the risks of slope instability hazards have either been recalculated or deemed to be less or been removed through physical works.
- 1.4 There are 84 residential properties (or 100 property titles) where the existing risk has changed. The properties form clusters, namely Stronsay Lane (Hillsborough/Avoca Valley), Rockcrest Lane (Bowenvale), Jacksons Road, Ross Parade & Ross Terrace (Lyttelton), and Taylor's Mistake and Boulder Bay. Detailed Descriptions and background assessments can be found in part 3 of the section 32 assessment. A small number of these form part of the Residential Red Zone under the Greater Christchurch Regeneration Act 2016. Maps defining the properties affected in each cluster have been attached as Appendices to the Section 32 report.
- 1.5 Plan Change 2 to the Christchurch District Plan was notified on 30<sup>th</sup> September 2019. A total of six submissions were received, five of which were in support of the proposals sought by the plan change. One submission neither supported nor opposed the proposal. A further submission received, supporting the plan change in principle, was deemed invalid for technical reasons.
- 1.6 The Council's planning recommendation report (also called an s42A report) was provided to all parties on 16 January 2020, which sets out recommendations to approve proposed Plan Change 2.
- 1.7 After considering the submissions and planning recommendations report, Commissioner Dawson recommends that the Council adopts Plan Change 2 as set out in the overall conclusion and recommendations of her report, being:
  - 1.7.1 Adopt the amendments to the District Plan as publically notified in proposed PC2;  
and

- 1.8 Accept, accept in part, or reject the submissions and further submissions as set out in Appendix 1.
- 1.9 The decisions in this report are of low significance under the Christchurch City Council's Significance and Engagement Policy. The level of significance is low on the basis that the plan change gives effect to the District Plan's objectives, is localised with a small number of affected property owners, and which generally has a positive effect on people and communities' social, economic and cultural wellbeing and people's health and safety.

## 2. Officer Recommendations / Ngā Tūtohu

That the Council:

1. [Receives the report and recommendations of Commissioner Dawson on Plan Change 2 Port Hills Slope Instability Management Areas Update](#)
2. [Adopt as the decision of the Council the recommendations of Commissioner Dawson that Plan Change 2 Port Hills Slope Instability Management Areas Update be approved, for the reasons set out in the Commissioner's report under clause 10 of Schedule 1 of the Resource Management Act 1991.](#)

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

- 3.1 The option of reviewing the Slope Instability Management Areas for the properties identified is effective in achieving certainty for property owners, enabling them to proceed with development. It is efficient in addressing the issue for the 84 properties (100 property titles) identified and avoids further delay. However, it may be less efficient to carry out multiple reviews over several years relative to a comprehensive review.
- 3.2 This option contributes to achieving Objective 3.3.6(c) in raising awareness of natural hazards and ensuring the District Plan provisions reflect the level of risk for the properties identified.
- 3.3 In updating the Plan, the policy approach of avoiding risks where it is unacceptable and mitigating risk in other areas can be better achieved. The option is consistent with policies 5.2.2.1.6 and 5.2.2.4.2 in the District Plan in demonstrating the Council's commitment to updating the Plan. The District Plan as a tool to convey information on hazards must be kept up-to-date without unnecessary delays for property owners. The preferred option is consistent with this approach.
- 3.4 Those properties not reviewed to date remain with restrictions in place for the foreseeable future.
- 3.5 In summary, amending the Slope Instability Management Area Overlays is the most appropriate option to achieve the Objectives and Policies of the District Plan. It aligns the planning rules with the levels of risk from hazards on time without unnecessary delays for property owners who have been waiting for the Council to make changes.

## 4. Alternative Options Considered / Ētahi atu Kōwhiringa

- 4.1 The Council can adopt the Commissioner's recommendation as its decision, but it cannot reject a recommendation outright or substitute its own decision because it has not considered the submissions unless it goes through one of the following processes.
- 4.2 The options available to the Council, if it is not minded to adopt the Commissioner's recommendation as its decision, are to either:

- 4.2.1 refer the matter back to the Commissioner with a direction that she reconsider some or all of the issues, and then adopt the Commissioner's recommendation, or take one of the following options:
- 4.2.2 Have a hearing of the submissions by the Council, or by another Commissioner or Hearings Panel. Legal advice is that natural justice principles would be infringed if the Council were to make a decision on the plan change that differs from the recommendation given by the Commissioner unless it gave submitters the right to be heard when it reconsiders the proposed plan change.
- 4.2.3 Withdraw the plan change, as it was initiated by itself.
- 4.3 If the Council wishes to refer the matter back to the Commissioner or to someone else to reconsider, it must have good reasons for doing so – for example, has the commissioner overlooked an important issue, or has she failed to apply a correct test. We consider that those reasons are not present in this case. The likelihood of a different outcome and the costs involved are matters that should also be weighed in the consideration.

## 5. Detail / Te Whakamahuki

### Context/Background / Te Horopaki

- 5.1 After the Canterbury earthquakes in 2010 and 2011, GNS slope instability modelling was undertaken in the Port Hills to identify properties affected by or deemed to be at risk from rockfall, cliff collapse or mass movement. The GNS risk models were developed over approximately three years and while the Port Hills Geotechnical Group 'ground-truthed' the results to a certain degree, GNS' life risk models effectively remained at a 'suburb' level.
- 5.2 The District Plan then translated this modelling into mapped hazard areas called Slope Instability Management Areas, represented by overlays in the District Plan. Notwithstanding this, there are cases where the existing District Plan overlays do not match the GNS risk models, which reflects the outcomes of the District Plan Review process. Within areas subject to the overlays, most activities including land use and development require resource consent under provisions in Chapter 5 of the District Plan.

### Proposed change

- 5.3 The proposed plan change amends the District Plan maps by changing the Slope Instability Management Area overlays for 100 property titles (84 properties). A summary of the changes follows:
- Removal of the Rockfall Management Areas 1/ 2: 7 properties
  - Adjustment to the boundary of the Rockfall Management Area 1/ 2: 32 properties
  - Replacement of Rockfall Management Areas 1/ 2 with Remainder of Port Hills and Banks Peninsula Slope Instability Management Area: 51 properties
  - Removal of Mass Movement Area 2: 4 properties
  - Replacement of Cliff Collapse Management Area 2 with Rockfall Management Area 2: 5 properties
  - Replacement of Rockfall Management Area 2 with Cliff Collapse Management Area 2: 1 property
- 5.4 The properties have been identified through enquiries from property owners, approved certification and resource consent applications and where physical works have occurred to remove hazards. They form the following locations:

- Stronsay Lane;
- Rockcrest Lane and Bowenvale Avenue;
- Port Hills Road and Avoca Valley Road;
- Stoddart Lane and Hollis Avenue;
- Ross Parade, Ross Terrace and Jacksons Road; and
- Endeavour Place.

Also affected are five baches in Boulder Bay and one in Taylors Mistake.

- 5.5 The decision affects clusters located in the Spreydon-Cashmere, Linwood-Central-Heathcote, and the Banks Peninsula Community Boards boundaries.
- 5.6 The effect of those proposed changes is generally positive with a more permissive set of rules proposed for 83 of the properties subject to changes in the overlays. The exception is one property at 10 Boulder Bay, which is subject to a more restrictive set of rules with the change from Rockfall Management Area 2 to Cliff Collapse Management Area 2.
- 5.7 Without an amendment to the Slope Instability Management Areas for the properties in question, affected property owners continue to have unnecessary restrictions, costs and uncertainty imposed upon them. This may result in property owners being unable to carry out activities on their properties, which may hinder property sales and may be affecting property values.
- 5.8 The reason for those proposed changes is that hazard removal works, and new technical information has shown that for specific properties, there is a different or lesser risk than initially mapped in the District Plan. Despite this, these properties remain subject to the rules for the Slope Instability Management Areas, including rockfall, cliff collapse and mass movement, as defined in the District Plan.
- 5.9 There is an opportunity in the future to undertake an assessment of risk for other areas and update the Slope Instability Management Areas across the Port Hills. Staff anticipate this to be in the form of rolling reviews, via updating the District Plan using a plan change process every two years (if required), and a comprehensive assessment of around 1,300 properties leading up to 2027 (the 10 year Plan review).

#### *Community Views*

- 5.10 The community views, expressed through submissions, were in support of the plan change although one submitter did not express explicit support or opposition for the plan change. The submitter sought the reinstatement of the pre-earthquake land zoning as it was assumed the site's 'red zone' status had replaced this. The zoning that the submitter referred is 'Living Hills' and is a zoning term used under the former City Plan that has been replaced with Residential Hills zoning under the District Plan. Through meeting with the submitter, Council staff clarified the nature of the changes proposed.
- 5.11 One further submission was received, which was deemed invalid, supporting the plan change proposal rather than expressing support or opposition to submission. The submission is concerning a parcel of land that has been red zoned following the earthquakes.

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

### **Strategic Alignment / Te Rautaki Tīaroaro**

- 6.1 This report supports the following activity in the Council's Long Term Plan 2018 – 2028 – Service Plan for Strategic Planning and Policy:

- Activity: Strategic Planning and Policy

Level of Service: 17.0.1.1 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. - Reconfirm as necessary the Strategic Fr

- 6.1.2 The target under this Level of Service is to “*Maintain operative District Plan*”, which this plan change supports by amending the provisions.

### **Policy Consistency / Te Whai Kaupapa here**

- 6.2 The decision is consistent with the Council’s Plans and Policies. The decision supports the implementation of the Christchurch District Plan.

### **Impact on Mana Whenua / Ngā Whai Take Mana Whenua**

- 6.3 Consultation on the proposal was undertaken with Iwi authorities. An initial meeting with a representative from Mahaanui Kurataiao was held on the 10<sup>th</sup> April 2019. Further engagement occurred with Mahaanui Kurataiao in respect of properties in Lyttelton. A letter dated 6<sup>th</sup> June 2019 was sent to Mahaanui Kurataiao identifying all the affected properties in Lyttelton, and a subsequent meeting was held on 10<sup>th</sup> July 2019 to discuss.
- 6.4 Feedback from Ngāti Wheke is that they do not have any concerns other than with the overlay in Rāpaki not having been assessed<sup>3</sup>. Subsequent correspondence<sup>4</sup> from MKT suggests that Rūnanga would not have any further concerns.

### **Climate Change Impact Considerations / Ngā Whai Whakaaro mā te Āhuarangi**

- 6.5 This decision is unrelated to Climate Change.

### **Accessibility Considerations / Ngā Whai Whakaaro mā te Hunga Hauā**

- 6.6 This decision is unrelated to accessibility considerations.

## **7. Resource Implications / Ngā Hīraunga Rauemi**

### **Capex/Opex / Ngā Utu Whakahaere**

- 7.1 Cost to Implement –

7.1.1 The cost of updating the District Planning Maps for the properties under this plan change is a one-off cost.

- 7.2 Maintenance/Ongoing costs –

7.2.1 There are some recurring costs associated with this plan change, which are incurred from the ongoing review and verification of external geotechnical reports. However, these costs are recoverable through the consenting process.

7.2.2 This plan change is part of a series of plan changes in a rolling-review programme to update other areas in the Port Hills on a two-yearly basis. This process is concentrated and planned but still requires resources.

- 7.3 Funding Source –

<sup>3</sup> Email from Brad Thomson of MKT to Mark Stevenson of CCC dated 14 August 2019.

<sup>4</sup> Email from Brad Thomson of MKT to Mark Stevenson of CCC dated 10th September 2019.

- 7.3.1 The costs of this plan change and future plan changes have been budgeted for in the current budget of Planning and Strategic Transport.

## 8. Legal Implications / Ngā Hīraunga ā-Ture

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

- 8.1 Sections 74 and 75 of the RMA set out the Council's obligations when preparing a change to its District Plan. The Council has a responsibility under Section 31 of the RMA to establish, implement and review objectives and provisions for, among other things, achieving integrated management of the effects of the use, development, or protection of land and associated resources. One of the Council's functions is to control the actual and potential effects of land use or development on the environment, following the provisions of Part 2.
- 8.2 Additionally, the Council has a responsibility to recognise and provide for matters under Section 6 of the Resource Management Act, and to have particular regard to other matters under Section 7 of the Resource Management Act. For this plan change, the relevant matters are:
- 8.2.1 Section 6(h): “the management of significant risks from natural hazards”;
  - 8.2.2 Section 7(b) “the efficient use and development of natural and physical resources”.
- 8.3 See also Part 2 of the s32 Report for further details. This part outlines the proposal’s relationship with higher-order documents/provisions.

### Other Legal Implications / Ētahi atu Hīraunga-ā-Ture

- 8.4 This report has been reviewed and approved by the Legal Services Unit.

## 9. Risk Management Implications / Ngā Hīraunga Tūraru

- 9.1 Maintaining the Status Quo
- 9.1.1 The number of properties where the Slope Instability Management Areas need to be updated may increase further and create a backlog that may be more expensive to resolve, having regard to the investigations required by Council.
  - 9.1.2 Not to act risks delaying amendments to the rules that currently restrict the use and development of properties, which are not commensurate with the life risk that exists at the location.
- 9.2 Comprehensive Review of the Port Hill Slope Instability Management Area Overlay
- 9.2.1 Does not demonstrate Council commitment to the public/property owners due to the time it would take to complete a comprehensive review.
  - 9.2.2 There is potentially less benefit than anticipated if the investigations conclude that the Slope Instability Management Areas should remain unchanged for properties that have been reviewed as part of a comprehensive plan change but the risk remains unchanged.

## Attachments / Ngā Tāpirihanga

No.	Title	Page
A 	PC2 - Commissioner's Recommendation Report <i>(Under Separate Cover)</i>	
B 	PC2 s42A Report <i>(Under Separate Cover)</i>	
C 	PC2 Section 32 report <i>(Under Separate Cover)</i>	

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.

## Signatories / Ngā Kaiwaitohu

<b>Authors</b>	Florian Risse - Assistant Policy Planner Mark Stevenson - Team Leader City Planning
<b>Approved By</b>	Brent Pizzey - Associate General Counsel David Griffiths - Head of Planning & Strategic Transport Brendan Anstiss - General Manager Strategy and Transformation



## 14. Revocation of Council Decision - Marshland Road Proposed Signalised Intersection

### Correction of administrative error

Reference / Te Tohutoro: 20/372973

Report of / Te Pou  
Matua:

Dawn Baxendale, Chief Executive, dawn.baxendale@ccc.govt.nz  
Wayne Gallot, Acting Team Leader, Traffic Operations,  
wayne.gallot@ccc.govt.nz

General Manager /  
Pouwhakarae:

David Adamson, General Manager City Services,  
david.adamson@ccc.govt.nz

### 1. Executive Summary / Te Whakarāpopoto Matua

- 1.1 The purpose of this report is to recommend that Council revoke part of Resolution CNCL/2019/00217 passed by Council in September 2019 in respect of a proposed new signalised intersection on Marshland Road. This decision is required to correct an administrative error from the previous decision.
- 1.2 The new signalised intersection is to service the access of a new commercial development to be constructed on a site north of the existing Homebase shopping centre. Resource consent for the development was granted in 2016 (RMA/2016/3708), and the new signalised intersection at the site access is required as a condition of that consent. The approved scheme plan for the intersection under the resource consent includes a left turn slip lane on the site egress that is controlled by Give Way signs and markings.
- 1.3 In addition to approvals required under the resource consent process, the intersection and associated traffic controls required approvals from the local community board and/or Council as set out in the Delegations Register. The matter was first considered at a joint meeting of the Coastal-Burwood and Papanui-Innes Community Boards on 9 August 2019. The joint Community Boards adopted the staff recommendations without change and resolved (JCPB/2019/00010) to approve the new intersection and traffic controls under their delegated authority as well as recommend Council approve other matters not delegated to community boards. A copy of the joint Community Boards' delegation (at that time) is included as **Attachment A**.
- 1.4 Council then considered the matter at its meeting on 12 September 2019. Unfortunately, due to an administrative error, part of the approvals made under delegation by the joint Community Boards were included in the Council meeting agenda and reconsidered by Council.
- 1.5 This report has been prepared following communications received from the lawyers for the developers, Reefville Properties Limited (**Reefville**) and subsequent inquiries by Council staff.
- 1.6 The decisions in this report are of low significance in relation to the Christchurch City Council's Significance and Engagement Policy. The level of significance was determined by applying the assessment criteria in the Policy.

## 2. Officer Recommendations / Ngā Tūtohu

That, pursuant to Clause 19.6 of the Christchurch City Council Standing Orders, the Council:

1. Revoke paragraphs 4 to 8 (inclusive) of Resolution CNCL/2019/00217 as below;
  4. *Approve that under clause 7 of the Christchurch City Council Traffic and Parking Bylaw 2017, that the stopping of vehicles be prohibited at any time on the west side of Marshland Road, commencing at a point 196metres north of the Briggs Road intersection and extending in a northerly direction for a distance of 217 metres as shown on Attachment A to the agenda.*
  5. *Approve the scheme design as shown on Attachment A to the agenda including all road marking, signage, kerb alignment, central islands and road surface treatments.*
  6. *Revoke any previous resolutions pertaining to traffic controls made pursuant to any bylaw to the extent that they are in conflict with the traffic controls described in this report.*
  7. *Install a stop control in the left hand slip lane of the development instead of the give way control.*
  8. *Request staff to review the left hand slip lane of Homebase with the view of creating consistency with the new development and report back to the relevant community boards.*

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

- 3.1 The reasons for the recommendation in section 2 of this report are that the delegations to approve parts of Council Resolution CNCL/2019/00217, passed on 12 September 2019, sat with the Coastal-Burwood Community Board and Papanui-Innes Community Board, not the Council. Further, the delegation to change the Give Way control on the left turn slip lane of the scheme design to a Stop control also sat with the joint Community Boards.

## 4. Alternative Options Considered / Ētahi atu Kōwhiringa

- 4.1 The Standing Orders state (at Clause 19.1) that a member may, with notice, give the chief executive a notice of motion for the revocation or alteration of all or part of a previous resolution of a meeting, so long as it is in the prescribed form. This would take more time to implement and, given the executive was given notice from an affected member of the public, a recommendation from the Chief Executive to the Council is the most appropriate option.

## 5. Detail / Te Whakamahuki

- 5.1 Reefville owns the Homebase shopping centre on Marshland Road, and is extending this development. Reefville has resource consent (RMA/2016/3708) for the extended development, which includes a supermarket on the site. Vehicle access to supermarket is via a single access point on Marshland Road. The approved scheme plan for the intersection (under resource consent) includes a signalised intersection with a left turn slip lane on the site egress that is controlled by Give Way signs and markings.
- 5.2 In addition to approvals required under the resource consent process, the intersection and associated traffic controls required approvals from the local community board and/or Council in accordance with the Delegations Register. At the time the resolutions were made, Community Boards held the authority under the Delegations Register to approve road layouts,

stopping / parking restrictions, and certain traffic controls (including Stop / Give Way controls). That delegation expressly excluded approvals for the installation of traffic signals, and that authority remained with the Council. A copy of *Part D – Sub Part 2 – Council Committees* at page 151 of the Delegations Register (at the time the resolutions were made) is provided as **Attachment A**.

- 5.3 A staff report was prepared for a joint meeting of the Coastal-Burwood and Papanui-Innes Community Boards on 9 August 2019. At that meeting, the joint Boards accepted the recommendations in the staff report (without change) and passed the following resolution (JCPB/2019/00010):

*That the Coastal-Burwood Community Board and Papanui-Innes Community Board:*

- 1. Recommend that Council approve the installation of new traffic signals outside 215 Marshland Road in accordance with Attachment A to the agenda.*
- 2. Recommend that Council revoke the current special vehicle lane for the use of northbound cycles on the west side of Marshland Road, commencing at a point 196 metres north of the Briggs Road intersection and extending in a northerly direction for a distance of 217 metres.*
- 3. Recommend that Council approve that a special vehicle lane for the use of northbound cycles only, be established on the west side of Marshland Road, commencing at a point 196 metres north of the Briggs Road intersection and extending in a northerly direction for a distance of 217 metres as shown on Attachment A to the agenda.*
- 4. Approve that under clause 7 of the Christchurch City Council Traffic and Parking Bylaw 2017, that the stopping of vehicles be prohibited at any time on the west side of Marshland Road, commencing at a point 196 metres north of the Briggs Road intersection and extending in a northerly direction for a distance of 217metres as shown on Attachment A to the agenda.*
- 5. Approve the scheme design as shown on Attachment A to the agenda including all road marking, signage, kerb alignment, central islands and road surface treatments.*
- 6. Revoke any previous resolutions pertaining to traffic controls made pursuant to any bylaw to the extent that they are in conflict with the traffic controls described in this report.*

- 5.4 The matter then went to Council for approval of paragraphs 1-3 of the joint Community Boards resolution as the authority to approve those items sat with the Council. However, due to an administrative error, all of the original staff recommendations were presented to Council for approval including paragraphs 4-6 that had already been approved by the joint Boards under delegated authority. At its meeting on 12 September 2019, Council considered all of the recommendations presented in paragraphs 1-6. Further to this, Council sought to change the left turn slip lane control from a Give Way to a Stop control and also requested staff undertake a review of the existing Homebase intersection slip lane control. The resolution passed by Council (CNCL/2019/00217) is as follows:

*That the Council:*

- 1. Approve the installation of new traffic signals outside 215Marshland Road in accordance with Attachment A to the agenda.*
- 2. Revoke the current special vehicle lane for the use of northbound cycles on the west side of Marshland Road, commencing at a point 196 metres north of the Briggs Road intersection and extending in a northerly direction for a distance of 217metres.*

3. *Approve that a special vehicle lane for the use of northbound cycles only, be established on the west side of Marshland Road, commencing at a point 196 metres north of the Briggs Road intersection and extending in a northerly direction for a distance of 217 metres as shown on Attachment A to the agenda.*
  4. *Approve that under clause 7 of the Christchurch City Council Traffic and Parking Bylaw 2017, that the stopping of vehicles be prohibited at any time on the west side of Marshland Road, commencing at a point 196metres north of the Briggs Road intersection and extending in a northerly direction for a distance of 217 metres as shown on Attachment A to the agenda.*
  5. *Approve the scheme design as shown on Attachment A to the agenda including all road marking, signage, kerb alignment, central islands and road surface treatments.*
  6. *Revoke any previous resolutions pertaining to traffic controls made pursuant to any bylaw to the extent that they are in conflict with the traffic controls described in this report.*
  7. *Install a stop control in the left hand slip lane of the development instead of the give way control.*
  8. *Request staff to review the left hand slip lane of Homebase with the view of creating consistency with the new development and report back to the relevant community boards.*
- 5.5 Reefville, through its solicitors, subsequently contacted Council to express their concern about the Council Resolution, specifically parts of the Resolution where the authority sat with the Community Board, including the change of control on the left turn slip lane to a Stop control.
- 5.6 The decision affects the following wards/Community Board areas:
- 5.6.1 Burwood ward / Coastal-Burwood Community Board
  - 5.6.2 Innes ward / Papanui-Innes Community Board

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

### Strategic Alignment / Te Rautaki Tīaroaro

- 6.1 Council's strategic priorities have been considered in formulating the recommendations in this report, however this area of work is not specifically covered by an identified priority.

### Policy Consistency / Te Whai Kaupapa here

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

### Impact on Mana Whenua / Ngā Whai Take 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 / Ngā Whai Whakaaro mā te Āhuarangi

- 6.4 The decision has no significant climate change impact considerations.

### Accessibility Considerations / Ngā Whai Whakaaro mā te Hunga Hauā

- 6.5 The decision has no significant accessibility considerations.

## 7. Resource Implications / Ngā Hīraunga Rauemi

### Capex/Opex / Ngā Utu Whakahaere

- 7.1 Cost to Implement – No cost to Council, as construction of the new intersection and installation of associated infrastructure is the developers' responsibility.
- 7.2 Maintenance/Ongoing costs – covered under existing maintenance contracts.
- 7.3 Funding Source – Developer funded.

## 8. Legal Implications / Ngā Hīraunga ā-Ture

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

- 8.1 Clause 30(6) of Schedule 7 of the Local Government Act 2002 and Clause 19.6 of the Christchurch City Council Standing Orders.

### Other Legal Implications / Ētahi atu Hīraunga-ā-Ture

- 8.1 Section 48 of the Local Government Act 2002 states that delegations must be carried out in accordance with Part 1 of Schedule 7 of the Local Government Act 2002. Where a local authority has delegated decision-making powers to another subordinate decision-making body such as a community board, Clause 30(6) of Schedule 7 states "*Nothing in this clause entitles a local authority ... to rescind or amend a decision made under a delegation authorising the making of decision by a ... subordinate decision-making body*".
- 8.2 Items that had already been approved by the joint Community Boards were accidentally carried over to the report to Council. This resulted in matters that had already been decided and did not require the Council's approval being presented to Council.
- 8.3 Council did not hold the authority to pass paragraphs 4 to 8 of Resolution CNCL/2019/00217.
- 8.4 The delegation to approve paragraphs 4, 5 and 6 of Resolution CNCL/2019/00217 sat with the joint Community Boards and it was not necessary for Council to also approve these.
- 8.5 With regards to paragraph 7 of the Resolution, the authority to change a Give Way control to a Stop Control was also delegated to the Community Board(s). This delegation had not been revoked by Council prior to this and, therefore, Council should not have resolved to change the intersection layout or control. The change made in paragraph 7 is also inconsistent with the Joint Community Boards Resolution to approve the scheme design without any changes.
- 8.6 Paragraph 8 of the Resolution is a request by Council for Council Officers to undertake a review of a matter where that delegation sat with the Community Boards. Council should be cautious making any request that could be interpreted as the Council influencing the powers delegated to a subordinate decision-making body.
- 8.7 There is a legal risk leaving paragraphs 4 to 8 of the Resolution as they are. Firstly, the decisions made are ultra vires (that is, they are not within the Councils power or authority). Secondly, the addition of paragraph 7 creates a direct conflict with the approved scheme design and Condition 1 of the resource consent. This leaves Reefville in a position where, theoretically, it cannot implement this condition of the resource consent. This could cause delays for Reefville being able to commence works until the matter is resolved. There is a risk of legal action by Reefville (such as judicial review) being taken against Council.
- 8.8 The Standing Orders contain rules for the conduct and proceedings of local authorities, committees, subcommittees and community boards, including the revocation or alteration of resolutions. All members of a local authority must abide by the Standing Orders.

- 8.9 Under Clause 9.2 of the Standing Orders any revocation must be made by the body responsible for the decision. Clause 19.6 of the Standing Orders provides:

**19.6 Revocation or alteration by recommendation in report**

*The Council, on a recommendation in a report by the chairperson, chief executive, or any committee or community board, may revoke or alter all or part of a resolution passed by a previous meeting. The chief executive must give at least 2 clear working days' notice of any meeting that will consider a revocation or alteration recommendation, with details of the proposal to be considered.*

- 8.10 This report meets the requirements of Clause 19.6 of the Standing Orders.

## 9. Risk Management Implications / Ngā Hiraunga Tūraru

- 9.1 Unless the matter is resolved appropriately, Council risks legal action being taken against it. It is also important that Council always acts within the powers delegated to it. This risk can be mitigated by adopting the recommendations in this report to revoke paragraphs 4 to 8 of Resolution CNCL/2019/00217.

## Attachments / Ngā Tāpirihanga

No.	Title	Page
A <a href="#">↓</a>	Delegations Register Part D - Sub Part 2 - Council Committees (pg 151)	92

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

Document Name	Location / File Link
Council Meeting Agenda (12 September 2019)	<a href="https://christchurch.infocouncil.biz">https://christchurch.infocouncil.biz</a>
Council Meeting Minutes (12 September 2019)	<a href="https://christchurch.infocouncil.biz">https://christchurch.infocouncil.biz</a>

## 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

<b>Authors</b>	Dawn Baxendale - Chief Executive Wayne Gallot - Team Leader Traffic Operations
<b>Approved By</b>	Stephen Wright - Manager Operations (Transport) Richard Osborne - Head of Transport David Adamson - General Manager City Services

**ROADS AND TRAFFIC MANAGEMENT CONTROLS**

*In this part 7, "road" has the meaning given to that term in section 315 of the Local Government Act 1974.*

*The Linwood-Central-Heathcote Community Board does not have delegated authority to determine the matters in this Part 7 for the area situated within the Central City Area marked on Plan A attached. Reports on these matters must come directly to the Council or the Parking Restrictions Subcommittee, as the case may be.*

**Local Government Act 1974**

Section	Responsibilities, duties, and powers etc.	Limits etc.
319(1)(d)	To divert or alter the course of any road	
319(1)(e)	To increase or diminish the width of any road subject to and in accordance with the provisions of the district plan, if any, and to the Local Government Act 1974 and any other Act	
319(1)(f)	To determine what part of a road shall be a carriageway, and what part a footpath or cycle track only	
319(j)	To name and to alter the name of any road and to place on any building or erection on or abutting on any road a plate bearing the name of the road.	
331	To approve concept/landscape plans for forming or upgrading footpaths, kerbs and channels	
334	To construct, remove, or alter- <ul style="list-style-type: none"> <li>pedestrian safety areas;</li> <li>grass plots or flower beds or trees;</li> <li>facilities for the safety, health, or convenience of the public, or for the control of traffic or the enforcement of traffic laws. For example, and without limitation includes, stop signs, give way signs, left and right turning filters, one lane bridge traffic restrictions and one lane narrowing traffic restrictions, pedestrian crossings and associated infrastructure (including zebra pedestrian crossings, school patrol including kea crossings) roundabouts, traffic islands, buildouts, chicanes, and other traffic restraints. This power also includes street renewals.</li> </ul>	<p>This power excludes the installation or removal of traffic lights (ie traffic signals). The Council makes decisions on the installation or removal of traffic lights.</p> <p>This power excludes the power to install, remove, or alter non-regulatory road markings, which are delegated to staff.</p> <p>Tree planting must be within the policy of the Council.</p>

## 15. Establishment of a Coastal Hazards Working Group

Reference / Te Tohutoro: 20/278940

Report of / Te Pou  
Matua: Jane Morgan, Principal Programme Advisor, Planning & Strategic  
Transport, jane.morgan@ccc.govt.nz

Maiki Andersen, Senior Policy Planner, Planning & Strategic  
Transport, maiki.andersen@ccc.govt.nz

General Manager /  
Pouwhakarae: Brendan Anstiss, GM Strategy & Transformation,  
Brendan.anstiss@ccc.govt.nz

### 1. Executive Summary / Te Whakarāpopoto Matua

- 1.1 The purpose of this report is to seek approval for the establishment of a new working group to support the Sustainability and Community Resilience Committee and Urban Development and Transport Committee and Sustainability with the delivery of two upcoming projects:
  - 1.1.1 Coastal Hazards Adaptation Planning Programme.
  - 1.1.2 Proposed Plan Change - New Zealand Coastal Policy Statement Alignment (Hazards).
- 1.2 This report has been written in response to a request from Councillors in a workshop on the two programmes, held on 6 March 2020, to bring a recommendation to both Committees for a working group to be established.
- 1.3 In light of the current decision making processes, this report is now being brought to the Council for a decision on behalf of both committees.
- 1.4 The decision in this report is of low significance in relation to the Christchurch City Council's Significance and Engagement Policy, but necessary for continual operation of the programme. The level of significance was determined by the nature of this decision as an internal, operational decision that can be easily reversed if no longer needed.

### 2. Officer Recommendations / Ngā Tūtohu

That the Council:

1. Agree to establish a Coastal Hazards Working Group which will report to the Sustainability and Community Resilience Committee for matters relating to the Coastal Hazards Adaptation Planning Programme, and Urban Development and Transport Committee for matters relating to the proposed Plan Change - New Zealand Coastal Policy Statement Alignment (Hazards).
2. Note that if either of these committees are unable to make decisions that the Coastal Hazards Working Group will report to the Council in respect of either programme noted above.
3. Note that the working group will be governed by the Terms of Reference in Attachment A.

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

- 3.1 To allow the Coastal Hazards Working Group to be established in accordance with the proposed Terms of Reference in Attachment A and be available for briefing in advance of upcoming decisions on the respective programmes of work.

#### 4. Alternative Options Considered / Ētahi atu Kōwhiringa

- 4.1 The alternative option to this decision would be to rely on existing forums, including Council workshops (Tuesdays) and/or briefings to Committees, on both work programmes in relation to key programme updates and in advance of decisions.
- 4.2 Due to the complexity of the issues which will be addressed through both work programmes, the ongoing nature of the work and the number of upcoming decisions this year, it would be more efficient, reliable and effective to set up a formal process with a dedicated group of Councillors for this work.

#### 5. Detail / Te Whakamahuki

- 5.1 Staff are currently in the process of initiating two programmes of work relating to coastal hazards:
  - 5.1.1 The **Coastal Hazards Adaptation Planning Programme** is an ongoing and longer term programme which seeks to address existing risks and exposure from coastal hazards over the next 100 years through a structured community engagement process.
  - 5.1.2 The **proposed Plan Change - New Zealand Coastal Policy Statement Alignment (hazards)** is a discrete piece of work with a limited scope, which is required to give effect to national direction for coastal hazards and provides the framework for new risks and exposure to be managed in advance of adaptation planning.
- 5.2 Both work programmes are in the early stages of development and no key decisions have been made.
- 5.3 Council has delegated authority to:
  - 5.3.1 the Sustainability and Community Resilience Committee to oversee and make decisions on implementing the Council's climate change initiatives and strategies which includes the Coastal Hazards Adaptation Planning Programme.
  - 5.3.2 the Urban Development and Transport Committee to make decisions regarding the District Plan which includes the Proposed Plan Change – New Zealand Coastal Policy Statement Alignment (Hazards).
- 5.4 Due to the complexity of the issues which will be addressed through both work programmes, the ongoing nature of the work, and dependencies of both projects, Councillors have requested a working group is established to support delivery of this work.
- 5.5 The role of the proposed working group would be to provide advice and feedback to staff in advance of decisions, and to raise awareness and understanding, and champion the development and implementation of these programmes.
- 5.6 The decision is relevant to the Banks Peninsula, Heathcote, Linwood, Burwood, Coastal and Innes wards which are those areas with communities potentially at risk from coastal hazards in the next 100 years.
- 5.7 To reflect the priority of these matters for coastal and low lying inland communities, the membership of the working group is proposed to be made up of Councillors from the wards listed in paragraph 5.6 above, and one additional Councillor from outside this area to provide advice on wider City context and priorities.
- 5.8 The proposed working group would be jointly chaired by the chairs of the Sustainability and Community Resilience Committee and Urban Development and Transport Committee.
- 5.9 While it is still anticipated that the working group will report to the Sustainability and Community Resilience Committee and Urban Development and Transport Committee for

decisions, due to the current alert level status and decision making avenues this initial decision to establish the Coastal Hazards Working Group is sought from Council.

- 5.10 Depending on the future alert level status and Council decision making arrangements during this time, the Coastal Hazards Working Group may need to report to Council for further decisions as the programmes progress.

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

### Strategic Alignment / Te Rautaki Tīaroaro

- 6.1 The proposed working group will be supporting key work programmes which align with the following Council strategic priorities:
- 6.1.1 Meeting the challenge of climate change through every means available; and
  - 6.1.2 Enabling active and connected communities to own their future
- 6.2 This report supports the [Council's Long Term Plan \(2018 - 2028\)](#), particularly:
- 6.2.1 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 Consistency / Te Whai Kaupapa here

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

### Impact on Mana Whenua / Ngā Whai Take Mana Whenua

- 6.4 The decision does not involve a significant decision in relation to ancestral land or a body of water or other elements of intrinsic value. Specific impacts on Mana Whenua, their culture and traditions are therefore not anticipated.

### Climate Change Impact Considerations / Ngā Whai Whakaaro mā te Āhuarangi

- 6.5 The proposed working group will be supporting key work programmes which seek to respond to the current and ongoing effects of climate change in relation to coastal hazards.

### Accessibility Considerations / Ngā Whai Whakaaro mā te Hunga Hauā

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

## 7. Resource Implications / Ngā Hīraunga Rauemi

### Capex/Opex / Ngā Utu Whakahaere

- 7.1 Cost to Implement – Limited
- 7.2 Maintenance/Ongoing costs – There are operational costs associated with the two programmes, which will comprise staff time and the use of consultants in an advisory and technical role. This includes staff time preparing for and presenting at meetings of the Working Group, and Councillors time to prepare for and attend working group meetings.
- 7.3 Funding Source – Existing operation budgets

## 8. Legal Implications / Ngā Hīraunga ā-Ture

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

- 8.1 Council has statutory power under Clause 30 of Schedule 7 in the Local Government Act 2002 to appoint committees, sub-committees and other subordinate decision-making bodies as it considers appropriate.

### Other Legal Implications / Ētahi atu Hīraunga-ā-Ture

- 8.1 There is no legal context, issue or implication relevant to this decision.  
8.2 This report has been reviewed and approved by the Legal Services Unit.

## 9. Risk Management Implications / Ngā Hīraunga Tūraru

- 9.1 No key decisions have been made on either work programme. Reports will come to the respective Committee for any decisions.

## Attachments / Ngā Tāpirihanga

No.	Title	Page
A <a href="#">↓</a>	Coastal Hazards Adaptation Working Group - Proposed Terms of Reference	97

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

Document Name	Location / File Link
Not applicable	

## Confirmation of Statutory Compliance / Te Whakatūrutanga 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

<b>Authors</b>	Jane Morgan - Principal Programme Advisor Mel Rountree - Principal Advisor Planning Maiki Andersen - Senior Policy Planner
<b>Approved By</b>	David Griffiths - Head of Planning & Strategic Transport Brendan Anstiss - General Manager Strategy and Transformation

## Coastal Hazards Planning Working Group – Terms of Reference

Joint Chair	Councillors Davidson and Templeton
Membership	Mayor Dalziel Councillor Cotter Councillor Johanson Councillor Daniels Councillor Mauger Councillor Turner Councillor MacDonald
Programmes of Work	Coastal Hazards Adaptation Planning Programme (CHAPP) Proposed plan change - New Zealand Coastal Policy Statement (NZCPS) Alignment (Hazards)
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	Meetings will be held as required – likely to be every 4 to 6 weeks
Reports To	Sustainability and Community Resilience Committee: CHAPP Urban Development and Transport Committee: Proposed plan change – NZCPS Alignment (Hazards) Council: in the instance that either of the above committees are unable to meet
Focus	Task based

### Background/Context:

Council has delegated authority to the Sustainability and Community Resilience Committee to oversee and make decisions on implementing the Council’s climate change initiatives and strategies which includes the CHAPP. It has also delegated authority to the Urban Development and Transport Committee to make decisions regarding the District Plan which includes the Proposed Plan Change – NZCPS Alignment (Hazards).

The proposed Plan Change - NZCPS Alignment (Hazards) is a discrete piece of work with a limited scope, which is required to give effect to national direction for coastal hazards and provides the framework for new risks and exposure to be managed in advance of adaptation planning. The CHAPP is an ongoing and longer term programme, which seeks to address existing risks and exposure from coastal hazards over the next 100 years through a structured community engagement process. Both projects are in the early stages of development and no key decisions have been made.

### Purpose and Responsibilities:

The Coastal Hazards Planning Working Group will work with staff and any external parties, invited to attend the working group, to support the delivery of both the Proposed Plan Change – NZCPS Alignment and Coastal Hazards Adaptation Planning Programme. This includes providing advice and feedback to staff in advance of decisions, raising awareness and championing the development and implementation of these programmes of work. Given the disparate nature of these two work programmes, the responsibilities of the Coastal Hazards Planning Working Group has been separated out as detailed in the section below.

**Proposed Plan Changes**

- **NZCPS alignment responsibilities** - provide governance oversight and advice ahead of the following process steps and in advance of seeking approval from the Urban Development and Transport Committee:
  - Possibility of using a streamlined planning process (SPP) as an alternative to the standard Resource Management Act plan change process;
  - Application to the Minister for the Environment (the 'Minister') requesting a direction to use the SPP;
  - Pending the Minister's decision on the request, publicly notifying the plan change; and
  - Submitting the plan change (post-notification and hearing) to the Minister for a decision.
- Provide governance and advice on other key matters provided by staff (as required) relating to the Proposed Plan Change – NZCPS Alignment (hazards) and any future plan changes required to implement community adaptation plans

**Coastal Hazards Adaptation Planning Programme responsibilities**

- Considering issues and providing strategic direction and advice as required throughout the development and implementation of the programme. ,
- Developing a sound understanding of the key aspects of the programme to inform decision-making and becoming adaptation champions and influencer across Council and communities.
- Reporting back to the Sustainability and Community Resilience Committee (or appropriate Committee relevant to the issue) on any recommended further actions for Council Officers or proposed initiatives.

**Involvement of External Parties**

Greater Christchurch Partnership partners<sup>1</sup> may be co-opted for a period or a specific task, based on project needs.

**Delegations**

There are no delegations provided to this group.

**Status:**

The Coastal Hazards Planning Programme Working Group does not have the status of a Committee, and the Council's Standing Orders accordingly do not apply to its meetings.

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<sup>1</sup> The Greater Christchurch Partnership comprises of: Christchurch City Council, Environment Canterbury, Selwyn District Council, Waimakariri District Council, Te Rūnanga o Ngāi Tahu, New Zealand Transport Agency, Canterbury District Health Board, Greater Christchurch Group – the Department of Prime Minister and Cabinet and Regenerate Christchurch.

## 16. Approval of Extension of Time for Central City Landmark Heritage Grants for 31 Cathedral Square and 92 Lichfield Street

Reference / Te Tohutoro: 20/230357

Report of / Te Pou                   Brendan Smyth, Heritage Team Leader,  
Matua:                                   Brendan.Smyth@ccc.govt.nz

General Manager /  
Pouwhakarae:                       Brendan Anstiss   Brendan.Anstiss@ccc.govt.nz

### 1. Executive Summary / Te Whakarāpopoto Matua

- 1.1 The purpose of this report is to request that the Council approve an extension of time for the Central City Landmark Heritage Grants for the buildings known as: the former Chief Post Office Building, 31 Cathedral Square, Christchurch; and the former Sargood Son & Ewen Building, 92 Lichfield Street, Christchurch.
- 1.2 This report is staff generated in response to the requirements of the Operational Guidelines and Policy of the Central City Landmark Heritage Grant scheme. This requires approval from the Council for extensions of time in the uptake of Central City Landmark Heritage Grants.
- 1.3 The request is for an extension of time of a further eighteen months for the building owners to claim the grant. The new completion date for both projects would be 22 October 2021.
- 1.4 The work to the building known as the former Chief Post Office Building, 31 Cathedral Square, Christchurch is underway and part of the grant has been released but the discovery of hidden asbestos and the amount of preparatory work has meant that the initial timeframes were not able to be met.
- 1.5 The work to the building known as the former Sargood Son & Ewen Building, 92 Lichfield Street, has been delayed due to uncertainty regarding the accessibility of the historic west façade. The west façade of 92 Lichfield Street originally faced onto a private lane which was purchased by Otakaro Ltd when the land purchase for the Bus Exchange occurred. Without securing ownership of this site, the visibility and accessibility of this part of the building was unclear. The owner of 92 Lichfield Street has now resolved this issue by gaining a sale and purchase agreement on this adjacent property.

### 2. Officer Recommendations / Ngā Tūtohu

That the Council:

1. Approve an extension of time of eighteen months for the uptake of the Central City Landmark Heritage grant previously approved for:
  - a. The former Chief Post Office Building, 31 Cathedral Square, Christchurch; and
  - b. The former Sargood Son & Ewen Building, 92 Lichfield Street, Christchurch.
2. The new completion date for both projects will be 22 October 2021.

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

#### **The former Chief Post Office Building, 31 Cathedral Square, Christchurch**

- 3.1 The Council approved a Central City Landmark Heritage Grant of \$900,000 in October 2018. The works covered by the grant have not been completed due primarily to the discovery of asbestos containing material within the structure of the first floor and the complexity of the seismic upgrade of the building particularly the clock tower. The owner had started the task of stabilising, retaining and seismically upgrading the building but had to put a hold on the work while a decision was made on whether to remove or retain and encapsulate the asbestos.
- 3.2 A main contractor has been appointed and has established a site office on the adjacent enclosed space. The security and watertightness of the building has been maintained while the works were on hold. A resource consent application for the works has been received and is being processed.

#### **The former Sargood Son & Ewen Building, 92 Lichfield Street, Christchurch**

- 3.1 The Council approved a Central City Landmark Heritage Grant of \$900,000 in October 2018. The works covered by the grant have not been completed due primarily to the desire to secure ownership of the adjacent site to the west. The building at 92 was originally built adjacent to a private laneway and had the ornate features of the main Lichfield Street façade extend around the corner (see the photos enclosed). Full development of the adjacent site could fully obscure the west façade of 92, including the potential blocking of all light and access to the original openings. This would have negated any benefits from the façade repair works by the owner of 92. Hence the owner would not proceed until the adjacent site was also under their ownership or some form of legal arrangement for access agreed with the vendor. These negotiations have taken longer than expected.
- 3.2 Engineers have been appointed to the project and the concept works required to secure the west façade and the principal façade to Lichfield Street have been completed. The security and watertightness of the building has been maintained while the works were on hold.

### 4. Alternative Options Considered / Ētahi atu Kōwhiringa

- 4.1 The option of not supporting an extension of time for both buildings was not considered appropriate as the works at the former Chief Post Office Building, 31 Cathedral Square are underway and were only stopped as a result of the discovery of asbestos containing material.
- 4.2 In the case of the building known as the former Sargood Son & Ewen Building, 92 Lichfield Street, the works were only on hold until the adjacent site had been secured. These issues have now been resolved and the works to restore the prominent buildings are set to continue.

## 5. Detail / Te Whakamahuki

### The former Chief Post Office Building, 31 Cathedral Square, Christchurch



- 5.1 The detached commercial building is scheduled in the Christchurch District Plan as 'Highly Significant'. The building is registered by Heritage New Zealand Pouhere Taonga (HNZPT) Category I (register number 291).
- 5.2 The building was designed by the only architect ever to hold the title of Colonial Architect for New Zealand, W.H. Clayton and completed in 1879. It was originally designed as a Government Building and remained in use with the Post Office until the late 20<sup>th</sup> Century when the Post Office was split into three separate entities. The building was sold at this time and is now in private ownership.
- 5.3 The building was designed in the Italianate Style with elements of Venetian Gothic. The façade materials are predominantly red brick and stone masonry with arched windows, including pointed arch decoration on the first floor, window columns, ornate gables and projecting bands of carved stonework. The tower has multiple clock faces and the three dimensional full colour Government coat of arms. Within the tower is the original cast iron bell which chimed regularly up until the earthquakes. The roof is currently clad with asbestos fibre cement corrugated panels and the current works include removal of this material and its replacement with corrugated iron.
- 5.4 The building was altered substantially at the time of the splitting up of the Post Office and the bulk of the original interior was largely removed at this time. However, the remaining overall form, the principal facades and the ground floor were retained. The building was structurally upgraded at this time with steel bracing being attached to the internal faces of the masonry walls and within the roof and clock tower.
- 5.5 The building was damaged in the 2010 and 2011 earthquakes but the seismic upgrade installed in the early 1990's performed well and the building only sustained relatively minor damage which can be repaired.

## The former Sargood Son & Ewen Building, 92 Lichfield Street, Christchurch



Photographs of the North Façade pre-earthquakes, left, and the West Façade in 2012, right.

- 5.1 The commercial building is scheduled in the Christchurch District Plan, as 'Highly Significant'. The building is not currently registered by Heritage New Zealand Pouhere Taonga (HNZPT).
- 5.2 The building was designed by the Melbourne based architects, Tayler & Fitts and completed in 1893. The building was designed for the firm of Sargood, Son and Ewen, a Melbourne based company of warehousemen and importers. Frederick Sargood and J A Ewen were the partners of the firm with Frederick Sargood's son Percy overseeing the New Zealand operations, and hence the unusual name for the Christchurch building.
- 5.3 The building was designed to be a warehouse but the main façade was designed in a grand late Victorian classical style. Unusually the building had a front façade with ornate brick and stone detailing wrapping around the west corner and part way down the lane. This gives the mid-block building a rare three dimensional depth in a street that was, other than at the road junctions, composed of single face facades.
- 5.4 Along with earlier modifications and extensions, substantial seismic upgrade works were completed in 2004-2005 including a concrete sheer wall installed behind the main Lichfield Street façade. The building was damaged in the 2010 and 2011 earthquakes but the seismic upgrade work performed well and the building only sustained relatively minor damage which can be repaired. The main area of damage was to the upper part of the west façade which had not been fully strengthened. Part of this brickwork façade collapsed in one of the many aftershocks in June 2011. A large wall of shipping containers has been placed along the main Lichfield Street facade but this façade has sustained only minor damage due to the concrete sheer wall. The building has been vacant since the earthquakes but the building has been secured with exterior fencing to the lower floor windows and doors.
- 5.5 The owner's initial aim is to complete the seismic strengthening of the main façade by connecting the existing sheer wall to new side sheer walls and to new structural diaphragms in the floors and roof space. The latter works are not covered by insurance but are needed if the building is to not be classed as earthquake prone and is to become a viable leasing option and also made safe for long-term occupation. The completion of the sheer walls will also enable the removal of the shipping containers, and reconstruction in matching brickwork and detailing of the upper parts of the west façade which were lost in June 2011.

- 5.6 The decision on both grant extensions affects the following wards/Community Board areas:  
5.6.1 Christchurch Central.

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

### Strategic Alignment / Te Rautaki Tīaroaro

- 6.1 The Central City landmark Heritage Grant Scheme aligns to the Community Outcome “Resilient Communities” – ‘celebration of our identity through arts, culture, heritage, sport and recreation’ and ‘strong sense of community’. It also supports “Liveable City” – ‘21st century garden city we are proud to live in’ and “Prosperous Economy” – ‘great place for people, business and investment’.
- 6.2 This report supports the [Council's Long Term Plan \(2018 - 2028\)](#):
- 6.2.1 Activity: Strategic Planning and Policy
- Level of Service: 1.4.2 Support the conservation and enhancement of the city’s heritage places. - 100% of approved grant applications are allocated in accordance with the policy.

### Policy Consistency / Te Whai Kaupapa here

- 6.1 The recommendation is consistent with Council’s Plans and Policies as listed below:
- 6.1.1 Our Heritage, Our Taonga Heritage Strategy 2019-2029
- 6.1.2 International Council on Monument and Sites (ICOMOS) New Zealand Charter 2010
- 6.1.3 Heritage Conservation Policy

### Impact on Mana Whenua / Ngā Whai Take Mana Whenua

- 6.2 It is noted that Tūāhuriri Rūnanga are the Tangata Whenua in this location.
- 6.3 This option does not involve a significant decision in relation to land or a body of water or other elements of intrinsic value, therefore this decision does not specifically impact Māori, their culture and traditions.

### Climate Change Impact Considerations / Ngā Whai Whakaaro mā te Āhuarangi

- 6.4 The grant will support the retention of a heritage building and the embodied energy within it. Retention and reuse of heritage buildings can contribute to emissions reduction and mitigate the effects of climate change. Retaining and reusing existing built stock reduces our carbon footprint and extends the economic life of buildings.

### Accessibility Considerations / Ngā Whai Whakaaro mā te Hunga Hauā

- 6.5 The buildings will be repaired and access will be included as required by the New Zealand Building Code. The north façade of the building known as the former Chief Post Office Building, 31 Cathedral Square, Christchurch already included an internal accessible ramp.

## 7. Resource Implications / Ngā Hīraunga Rauemi

- 7.1 There are no new cost implications in association with the resolution sought in this report.

## 8. Legal Implications / Ngā Hīraunga ā-Ture

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

- 8.1 The delegated authority for Central City Landmark Heritage Grant decisions sits with this Committee.

### Other Legal Implications / Ētahi atu Hīraunga-ā-Ture

- 8.1 There is no legal context, issue or implication relevant to this decision.  
8.2 This report has not been reviewed and approved by the Legal Services Unit.

## 9. Risk Management Implications / Ngā Hīraunga Tūraru

- 9.1 The grant scheme only allows funds to be paid out upon completion of the works; certification by Council staff that the works have been undertaken in alignment with the ICOMOS NZ Charter 2010; presentation of receipts and confirmation of the conservation covenant (if required) having been registered against the property title or on the Personal Properties Securities Register. This ensures that the grant scheme is effective and that funds are not diverted or lost.

## 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

## Confirmation of Statutory Compliance / Te Whakatūrutanga 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

<b>Authors</b>	Brendan Smyth - Team Leader Heritage Sharon Marnewick - Personal Assistant
<b>Approved By</b>	Carolyn Ingles - Head of Urban Regeneration, Design and Heritage Brendan Anstiss - General Manager Strategy and Transformation

## 17. Community Waterways Partnership Charter

Reference / Te Tohutoro: 20/116482

Report of: Clive Appleton Team Leader Natural Environment,  
clive.appleton@ccc.govt.nz  
Kevin McDonnell Team Leader Asset Planning WWW  
kevin.mcdonnell@ccc.govt.nz

General Manager: David Adamson, City Services, david.adamson@ccc.govt.nz

### 1. Executive Summary / Te Whakarāpopoto Matua

- 1.1 This options report provides detail on the Community Waterways Partnership Charter (Charter – Attachment A), for the Council to be able to make a decision on whether to become a partner, or not, to the Charter.
- 1.2 The Charter provides many opportunities to work with a wide range of partners to co-create and deliver a more holistic and co-ordinated community awareness, education and behaviour change programme. The programme will assist the Council with delivering Schedule 4 non-regulatory actions in the Christchurch City Council Comprehensive Stormwater Network Discharge Consent (Stormwater Consent – Attachment B).
- 1.3 If the Council becomes a key partner, then it is recommended staff are assigned to support the administration of the Charter, to run workshops and co-ordinate development and delivery of projects across the Council and external partners. Any commitment by the Council is likely to attract joint partners and collegial support.
- 1.4 The decisions in this report are of medium significance in relation to the Christchurch City Council's Significance and Engagement Policy. The level of significance was determined as medium, based on the level of expectation that Charter partners have for the Council becoming a Charter member and helping to resource the delivery of actions under the Charter. Most of the medium significance ratings are seen to have potential, positive outcomes, especially for strengthening community and environmental initiatives across the city and for the Council's operations where community input is required.

### 2. Officer Recommendations / Ngā Tūtohu

That the Council:

1. [Receives and considers this staff report.](#)
2. [Signs up to the Community Waterways Partnership Charter and appoints a Councillor to be a signatory.](#)

### 3. Reason for Report Recommendations

- 3.1 At the 18 December 2019 Three Waters Infrastructure and Environment Committee meeting staff were requested to provide advice on the implications of signing the Community Waterways Partnership Charter. In response, staff have recommended that the Council becomes a signatory based on the Charter's vision and the level of support indicated by key community representatives for this partnership. The partnership itself will help facilitate the Council's delivery of the Stormwater Consent requirements.

### Community Waterways Partnership Charter

- 3.2 The vision of the Charter is to establish a collaborative partnership that supports the development of community-based initiatives to improve the ecological health, indigenous biodiversity and the amenity value of our urban waterways. This approach will support the Council in its delivery of the Stormwater Consent actions for community awareness, education and behaviour change programmes; these provide essential impetus, coordination and cohesion for implementing Council's strategic framework and achieving the community outcomes on waterway health.
- 3.3 There are a number of advantages to the Council if it becomes a signatory to the Charter, including:
- Having partners to co-create and deliver a "Working Together" awareness, education and behaviour change programme so residents know how to stop contaminants from entering the stormwater network.
  - Working with partners to encourage communities to be involved in waterway programmes where they take on guardianship and protection of their local waterways.
  - Providing opportunity to align community programmes with projects delivered by different units across the Council (Attachment C). This should result in better project alignment and delivery of communication and messaging to maximise community awareness of what resources they can access or actions that they can undertake to improve waterways.
  - Enabling the Council to work with partners and the wider community to establish agreed long term visions for each of the city waterways, based on the six values approach (drainage, ecology, cultural, heritage, landscape, and recreation). Then establish agreed action plans in order to achieve those visions.
  - Establishing joint research and monitoring programmes with other partners (such as universities, government agencies), to track and report on the effectiveness of the partnership programme against the four wellbeings.
  - Opportunity to leverage funding or in-kind contribution from other sources for the wider programme of work.
- 3.4 Establishing, implementing and co-ordinating the partnership will take time and staff resources to coordinate and administer the Charter, plus run workshops and co-ordinate development and delivery of projects across the Council and external partners. Council's priorities will need to be balanced with post Covid-19 programmes.
- 3.5 The establishment of the Charter, and of the resources to implement and administer it and to coordinate the non-regulatory initiatives from the Council and other partners, provides necessary support for the Council achieving the source control of waterway contamination which is needed to support the Consent and achieve the community outcomes sought on waterbody health.

## 4. Alternative Options Considered

- 4.1 The Council does not sign up to the Charter. Under this option, the Council would continue with existing funding to deliver the community focused programmes (Attachment C). However there is a risk that Community groups, especially those strongly advocating for the Charter, would view the Council as not being prepared to work more closely with them to improve waterways. Level of community trust and desire to volunteer personal time to co-create and deliver education and behaviour change programmes would be much lower without the Community Partnership approach. Without the Charter various waterway improvement

programmes and initiatives, internal and external to the Council, would not be adequately coordinated nor make best use of collaborative effort to achieve waterway improvements. Any additional funding would obviously be an enhancement. Not signing the Charter could jeopardise the Council's success to deliver against the Stormwater Consent, Schedule 4 requirements and meet the community outcomes sought. Additionally there would be less opportunity to leverage funding from other sources.

## 5. Detail

### Background

- 5.1 In October 2018, the Canterbury Water Management Strategy Christchurch-West Melton Zone Committee (Zone Committee) facilitated a workshop with representatives from central and local government agencies including the Council, Ngāi Tahu, universities, and community groups to discuss the merits of establishing a Community Waterways Partnership Charter (Attachment A). All parties support the partnership and have agreed to its content.
- 5.2 At the 22 August 2019 meeting of the Christchurch West-Melton Zone Committee meeting the Committee confirmed that it would be the first signatory to the Charter, and recommended that Environment Canterbury and the Council endorse it (Resolution CWZC/2019/00022). This was reiterated in the Zone Committee's quarterly update to the 18 December 2019 Three Waters Infrastructure and Environment Committee meeting [[agenda item 6](#)].

### Existing Council Community Projects

- 5.3 The Council has a number of community projects delivered by the Strategic Policy, Parks, and Three Waters and Waste units. These projects aim to improve water quality, create partnerships with and educate the community, for example, the school education stormwater kit in collaboration with the Student Volunteer Army. A list of these projects and a breakdown of costs per project can be found in Attachment C.
- 5.4 The total approximate funding across all units is:

Financial year	2018/19	2019/20
Total cost	\$115,000	\$672,000

## 6. Policy Framework Implications

### Strategic Alignment

- 6.1 This Charter will help bring people and communities together to work on projects to restore enhance, and protect waterways, bringing about a sense of pride and connection with waterways. By doing so, it will help deliver the Christchurch City Council Integrated Water Strategy Objective 1 – Awareness and Engagement – to increase awareness and engage with the community and mana whenua regarding the multiple uses and values of water.
- 6.2 This Charter will also support the Strategic Priority, Enabling active and connected communities to own their own future. The education and behaviour change programme to be delivered through the Charter partners is directly intended to improve the health of waterbodies, which comes under the Community Outcome Healthy Environment.
- 6.3 This report supports the [Council's Long Term Plan \(2018 - 2028\)](#):
  - 6.3.1 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

#### 6.3.2 Activity: Flood Protection & Control Works

- Level of Service: 14.1.7.1 Reduce pollution from discharge of urban contaminants to waterways – Average annual reduction in zinc. Supports the community outcome of Healthy Waterways
- Level of Service: 14.1.7.2 Reduce pollution from discharge of urban contaminants to waterways – Average annual reduction in sediment. Supports the community outcome of Healthy Waterways
- Level of Service: 14.1.7.3 Reduce pollution from discharge of urban contaminants to waterways – Average annual reduction in copper. Supports the community outcome of Healthy Waterways

### Policy Consistency

6.4 The decision is consistent with the Council's Plans and Policies.

### Impact on 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. Any decisions on projects that the partnership make/endorse will give consideration to Mana Whenua matters as appropriate.

### Climate Change Impact Considerations

6.6 The decision to become a signatory to the Charter will not have any impact on climate change matters. Any decisions on projects that the partnership make/endorse will give consideration to climate change matters as appropriate. An example is gully planting to reduce soil erosion and sediment runoff into waterways. The planted trees will provide biodiversity gains and carbon sequestration opportunities to offset local greenhouse gas emissions.

### Accessibility Considerations

6.7 Any decisions on projects that the partnership make/endorse will give consideration to accessibility matters as appropriate.

## 7. Resource Implications

### Operational expenditure

7.1 Current funding of \$100,000 has been available for the 2019/20 financial year for the Stormwater Consent, Schedule 4 - community awareness, education and behaviour change programme. This funding is in addition to the current projects being delivered by the Council detailed in Attachment C.

7.2

### Other

7.3 It is expected that the Council will not be the only partner contributing resources or in-kind support towards the Charter. While other local/central government agencies and businesses may provide resources, their level of contribution is unknown at this stage.

## 8. Legal Implications

### Statutory power to undertake proposals in the report

8.1 Any decision to sign the Community Waterways Partnership Charter sits with the Council.

### Other Legal Implications

8.2 Legal advice was sought when the Charter was first proposed and the view is that there are no legal implications for the Council joining the Charter. As stated in the Charter: *This Charter is a statement of intent to work in partnership.* It imposes no binding authority, decision or obligation on partners. Each signatory partner remains autonomous, and none is bound by the Charter in undertaking its everyday activities. The partnership is not a new formal structure or organisation (Attachment A).

8.3 Given the legal advice above, this report has not been reviewed and approved by the Legal Services Unit.

## 9. Risk Management Implications

9.1 If the Council does not sign up to the Charter, then community groups that are advocating and wanting the Charter to proceed may refuse or be reluctant to volunteer their own time to education and behaviour change programmes because they have lost faith in the Council. If this happens then the Council may struggle to meet the requirements set out in the Consent, Schedule 4 requirements. Environment Canterbury will see this as a failure to meet the non-regulatory consent conditions. If the Council wishes to avoid this happening, then it should sign up to the Charter to gain the community support that this programme requires.

## Attachments / Ngā Tāpirihanga

No.	Title	Page
A <a href="#">↓</a>	Community Waterways Partnership Charter	110
B <a href="#">↓</a>	Comprehensive Stormwater Network Discharge Consent - Background	113
C <a href="#">↓</a>	Existing Council Community Projects	115

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

Document Name	Location / File Link
Not applicable	

## Confirmation of Statutory Compliance / Te Whakatūturuanga 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.

## Community Waterways Partnership Charter

### Our Vision

**A collaborative partnership that supports the development of community-based initiatives to improve the ecological health, indigenous biodiversity and the amenity value of our urban waterways.**

### Purpose of this Charter

This charter is a shared statement of intent among community groups, iwi, researchers, businesses, and local, regional and central government. We are seeking to work in partnership under a Charter to achieve outcomes that cannot be attained independently. We will do this by sharing expertise, networks and resources to promote and achieve solutions needed to improve the ecological health, indigenous biodiversity and amenity value of our urban waterways. We uphold Te Mana o Te Wai to actively protect and enhance the mauri of Christchurch urban waterways.

This Charter is a statement of intent to work in partnership. It imposes no binding authority, decision or obligation on partners. Each signatory partner remains autonomous, and none is bound by the Charter in undertaking its everyday activities. The partnership is not a new formal structure or organisation.

### Background

Christchurch has many passionate community groups who are already working to, and desire to further protect and improve their local waterways. Activities involving local communities and schools, with support through the partnership, will bring about behaviour changes, at individual, household and community level, to stop contaminants entering stormwater and waterways, and degrading water quality.

The Canterbury Water Management Strategy (CWMS) was established in 2009 and sets a framework for a collaborative approach to managing freshwater in Canterbury. The Christchurch West Melton Zone Committee and Banks Peninsula Zone Committee were established to help implement the CWMS in the Christchurch area. The role of these committees is to work collaboratively with the community to make recommendations to Environment Canterbury and Christchurch City Council.

The Christchurch West Melton Zone Committee has identified stormwater as a priority issue. Untreated, contaminated urban stormwater is a major environmental problem for waterways. Routine water quality monitoring of Christchurch's urban waterways reveals regular exceedances for contaminants above guideline levels. Water quality varies considerably across and within catchments. Monitoring identifies areas that need to be improved, and it will take time and everyone working together to make a positive difference.

Municipal stormwater treatment infrastructure alone will not address this water quality problem, it also needs communities to actively prevent pollution in the first place. To achieve community action requires communities to be aware of the issues and the actions that they can undertake. Given that in 2017, only 55% of Christchurch residents surveyed were aware that stormwater from roads and properties mostly leads to waterways, there is a need for community awareness-raising and engagement initiatives.

### Benefits of a Community Waterways Partnership

- Reducing barriers to positive action;
- Increasing coordination, sharing and communication;
- Increasing ability to source funding and resources;
- Increasing consistency of key messages to share with the wider community;
- Having a collective voice to be more influential;
- Having a coordinated response across catchments, sectors and stakeholders;
- Increasing support for community groups and organisations;
- Increasing efficiencies by facilitating the sharing of resources;
- Providing potential for collective advocacy;
- Advocating as one voice for appropriate action from local, regional and central government and businesses;
- Identifying gaps and initiating projects to address these;
- Increasing the ability to resource a behaviour change, education and awareness-raising programme;
- Improving capacity and capability;
- Sharing risk.

### Outcomes

We will work together to:

1. Establish a strong collaborative partnership between community groups, iwi, businesses, researchers, and local, regional and central government;
2. Achieve consensus on messaging interwoven with appropriate cultural narrative, and market these with an innovative package of shared and consistent material suitable for a variety of audiences;
3. Develop a network of trained people to deliver the key messages professionally and consistently;
4. Design and implement stormwater, habitat and water conservation educational resources to supplement existing resources for use in schools and community events;
5. Advocate for incentives that enable community implementation of positive stormwater, habitat and water conservation actions and solutions.
6. Establish and facilitate a network of water care champions and kaitiaki;
7. Advocate for national legislative change to better address stormwater contaminants;
8. Develop research to evaluate outcomes and improvements in our knowledge of best practice community interventions;
9. Establish, facilitate or support projects to deliver these outcomes.
10. Advocate for resources to sustain the partnership and deliver these outcomes.

We will employ the following to deliver the outcomes we seek:

- An inclusive and collaborative working environment;
- Time for listening but being prepared to make the big decisions;
- To work with the process; but reaching beyond the ordinary with a culture of enablement;
- Clarity on scope and not trying to solve everything in one go;
- Clear communication to avoid surprises and ensure all voices are heard;
- Constructive, challenging and respectful debate;
- To be brave, ambitious and bold for our city's waterways;
- To have fun and celebrate success.

We will achieve this with the following behaviours by:

- Being open to new ideas and ways of doing things;
- Being prepared to say when we are confused or unclear;
- Seeking to understand what others need to succeed;
- Leaving our badges at the door – being the best for our urban waterways;
- Being accountable for our areas of responsibility and maintaining our integrity;
- Respecting differences and embracing diversity.

### Comprehensive Stormwater Network Discharge Consent (CSNDC)

#### Background

The CSNDC sets standards to manage all stormwater discharges from the existing and future reticulated stormwater networks under one 25-year resource consent. This consent became operable in January 2020, and covers stormwater, which is any water that falls on roads, paths and other hard surfaces, picks up pollution and flows untreated via drains into local waterways. If the discharge is untreated, this affects the health and water quality of local streams and rivers.

The CSNDC defines the conditions under which the Council may discharge stormwater into the territory's water bodies, into land and to the coast. It includes a requirement for a reduction in contaminant loads in the discharges to improve the water quality in the receiving rivers. It also covers how discharges from new developments are managed so they do not adversely affect flooding.

#### CSNDC - Schedule 4:

Schedule 4 details the non-regulatory actions required to be undertaken by the consent holder.

#### Communication, Education and Awareness

<p>m. Make reasonable endeavours to establish a community water engagement programme involving Council, Canterbury Regional Council, Ngai Tahu, DoC, MfE, Universities, industry representatives and Community Groups with the objective of encouraging awareness and community actions to reduce stormwater contaminant discharges and improve waterways through source control and behaviour change.</p> <p>Possible initiatives of the community water engagement programme are:</p> <ul style="list-style-type: none"> <li>(i) Providing information for property owners on quick actions that they can undertake around the home to stop contaminants from entering stormwater (based on 2017 Community Waterway Survey findings conducted by Christchurch City Council).</li> <li>(ii) Implement a sustainable behaviour change programme. Actions aimed at stopping contaminants getting into the stormwater network, such as: sediment, litter, bacterial contaminants.</li> <li>(iii) Undertaking a wider educational programme for schools.</li> <li>(iv) Educating dog owners about effects of fecal matter.</li> <li>(v) Seeking industry behaviour change.</li> </ul>	<p>Within 6 months of the commencement of the resource consent</p>	<p>Ongoing</p>
<p>n. The Consent Holder shall convene the River Care Liaison Group meeting at least once annually. At each meeting the Consent Holder shall update the River Care Liaison Group and receive feedback on matters relating to the exercise of this resource consent, including but not limited to:</p>	<p>Within 1 year of the commencement of the resource consent</p>	<p>Ongoing</p>

<p>(i) Relevant capital and maintenance works completed in the past year and currently programmed by the Consent Holder;</p> <p>(ii) Development and refinement of the C-CLM and flood modelling;</p> <p>(iii) Any new technologies in stormwater contaminant reduction or preventative measures; and</p> <p>(iv) Compliance and monitoring results as reported under Condition 61.</p>		
<p>o. Minutes of the River Care Liaison Group Meeting shall be circulated by the Consent Holder to the River Care Liaison Group within four weeks of the meeting.</p>		
<p>p. The Consent Holder shall convene the Industry Liaison Group meeting at least once annually. At each meeting the Consent Holder shall update the Industry Liaison Group and receive feedback on matters relating to the exercise of this resource consent, including but not limited to:</p> <p>(i) development of the risk matrix required under Condition 3(b) (ii);</p> <p>(ii) implementation of the industrial site audit process under Condition 47;</p> <p>(iii) any new technologies in stormwater contaminant reduction or preventative measures; and</p> <p>(iv) Compliance and monitoring results as reported under Condition 61.</p>	<p>Within 1 year of the commencement of the resource consent</p>	<p>Ongoing</p>
<p>q. Minutes of the Industry Liaison Group Meeting shall be circulated by the Consent Holder to the Industry Liaison Group within four weeks of the meeting.</p>		

### Existing Council Community Projects

#### Strategic Policy Unit – Improving water quality

- Stormwater superhero mobile educational resource trailer for schools and community events, which will be available for use in early 2020, \$70k.
- The fish besides drains and fish for gold competition held in July 2019, \$15k.
- Christchurch City school education stormwater kit delivered by the Student Volunteer Army in 2019 on behalf of Council, \$13k.
- Centre for Freshwater Management – four university summer scholarships to undertake literature reviews around community benefits associated with environmental/waterway programmes in regards to the four wellbeings, to help inform the development of a communication, education and awareness programme, \$17k.
- **Funding 18/19 \$115k, 19/20 \$50k, 20/21 \$50k**

#### Parks – Programmes and Partnerships

- Learning through Action programmes – focused on city, water and waste and freshwater biodiversity.
- Student-led schools conservation programme centered on the health of the Ōpāwaho / Heathcote River, working in collaboration with multiple agencies and community groups. The Opawaho River project has a co-ordinator paid by DOC \$60K plus a \$10K take action fund.
- Supporting and boosting planting programmes with community groups with a priority given to wetland and waterways. For example; West Broken Run – community engagement in planting up watercourse through subdivision.
- Connecting schools with large drainage storm-water retention projects via planting projects, working collaboratively across the two work units.
- Rubbish removal from Mother of all Cleanups.
- Working with Mitre 10 on developing a sponsored clean-up kit for schools – being trialed by South New Brighton School.
- Supporting key schools to take a long-term kaitiaki guardianship role with nearby parks and rivers via the Nurture Nature programme.
- **Funding 19/20 \$450k, 20/21 \$150k approximate**

#### Three waters and Waste - Technical services

- Industrial stormwater audit programme (0.8 FTE) to engage, educate, and encourage business owners to mitigate their risks to stormwater with over 70 sites audited since 2017
- Business educational programme including two pamphlets and a new website <https://ccc.govt.nz/industrial-stormwater/>
- Stormwater sampling equipment and testing, \$12k
- Minimum 15 audits/year ongoing
- Community-based enhancement projects FY19/20 – (approx. \$120K), FY20/21 – (est. \$275K)
- SW and LDRP capital projects (community consultation and engagement, involvement with River Groups, school group planting days and communications) FY19/20 and FY20/21 – (est. \$5K per planting day x 4-5 planting days per year ~\$25K, other engagement \$15K)
- Erosion and Sediment Control Improvement Process (specifically education/awareness to Building/Development sector) FY20/21 – (est. \$5-\$10K)
- **Funding 19/20 \$172k, 20/21 \$330K approximates**

**Total approximate funding across all groups – FY18/19 \$115k, 19/20 \$672k, 20/21 \$530k**



**Report from Linwood-Central-Heathcote Community Board – 18 March 2020**

## 18. Outcome of Property Review Process - 1 Carlyle Street

Reference / Te Tohutoro: 20/302365

Report of / Te Pou Matua: Stuart McLeod, Property Consultant, Stuart.McLean@ccc.govt.nz

General Manager /  
Pouwhakarae: Leonie Rae, GM Corporate Services, Leonie.Rae@ccc.govt.nz

### 1. Linwood-Central-Heathcote Community Board Recommendation to Council

#### Original officer's recommendations accepted without change

##### Part A

That the Council:

1. Declares 1 Carlyle Street surplus.
2. Grants delegated authority to the Property Consultancy Manager to:
  - a. Commence the sale process of the property in accordance with Council's normal practices and policies.
  - b. Concludes the sale of the property on the best terms considered available taking account of the current open market conditions.
  - c. Do all things necessary and make decisions at his sole discretion that are necessary to give effect to this resolution.

### Attachments

No.	Report Title	Page
1	Outcome of Property Review Process - 1 Carlyle Street Street	118

No.	Title	Page
A <a href="#">↓</a>	Extract Council 5 July 2018 Minutes - Minutes of Council - 5 July 2018	123
B <a href="#">↓</a>	304/5973 Property Status Report	126

## Outcome of Property Review Process - 1 Carlyle Street Street

Reference / Te Tohutoro: 20/182058

Report of: Stuart McLeod, Property Consultant

General Manager: Leonie Rae General Manager Corporate Services

### 1. Executive Summary / Te Whakarāpopoto Matua

- 1.1 The purpose of this report is to provide the Board with the outcome of fulfilment of the resolutions contained in CNCL/2018/00146 (see **Attachment A**) with regard to the property at 1 Carlyle Street.
- 1.2 This report has been written to fulfil the resolutions of CNCL/2018/00146.
- 1.1 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 utilising the significance and engagement assessment worksheet, taking into consideration (amongst other things) the number of people affected and/or with an interest, the level of community interest already apparent for the issue, possible environmental, social and cultural impacts, possible costs/risks to the Council, ratepayers and wider community of carrying out the decision, and whether the impact of the decision can be reversed.

### 2. Officer Recommendations / Ngā Tūtohu

That the Waikura/Linwood-Central-Heathcote Community Board, noting that there is no alternative public use, recommend to the Council that it:

1. Declares 1 Carlyle Street surplus.
2. Grants delegated authority to the Property Consultancy Manager to:
  - a. Commence the sale process of the property in accordance with Council's normal practices and policies.
  - b. Conclude the sale of the property on the best terms considered available taking account of the current open market conditions.
  - c. Do all things necessary and make decisions at his sole discretion that are necessary to give effect to this resolution.

### 3. Reason for Report Recommendations

- 3.1 To fulfil the requirements of the previous resolution.

### 4. Alternative Options Considered

- 4.1 None. As there is no use for the property it is surplus and should therefore be sold.

### 5. Detail

#### 1 Carlyle Street – description

- 5.1 The property is bare land and is a neighbourhood park, although underutilised. The location of 1 Carlyle Street and view from the street is shown below.



### Background to the Disposal Process

- 5.2 When a property is no longer required for the purpose for which it was originally held it is prudent for Council to make a conscious decision to determine the future use of that property. Holding land with an indeterminate purpose or reason is not prudent and may put the Council at operational risk for example:
  - 5.2.1 Reputational for not proactively and prudently managing and utilising property assets.
  - 5.2.2 Being reactively driven by unilateral unsolicited proposals to outcomes.
  - 5.2.3 Legislative non-compliance e.g. not dealing with offer back obligations (section 40 of the Public works Act) appropriately.
  - 5.2.4 Not meeting the principles of the Local Government Act.
  - 5.2.5 Inappropriate uses developing e.g. vandalism, unsanctioned occupations.
  - 5.2.6 Poor maintenance and compliance.

- 5.3 Holding property without an agreed reason, purpose or use also comes at a cost in terms of operating / holding, foregone capital, potential social, poor community outcomes and therefore imprudent custodianship of public assets / money.
- 5.4 In general terms the Council only holds land that is:
- 5.4.1 Required for a public work, either; currently utilised to deliver an activity or service; or held for future delivery of the same; and
- 5.4.2 Held for strategic purposes e.g. project; and
- 5.4.3 Held pending a future use decision i.e. under review in terms of future use.
- 5.5 The Council adopted a process in May 2016 that is designed to facilitate and make decisions that support the active and prudent management of the Council's property.
- 5.6 This "Property Review Process" requires community boards to consider a list of properties in their ward that are no longer being utilised for the original intended purpose for which they were purchased and in doing so make future use decisions by categorising them as follows:
- Held - Recommending on whether any of the properties should be retained for a strategic purpose.
  - Sold - Recommending on whether any of the properties should be declared surplus for disposal.
  - Used - Deciding on which properties the Board and staff will work on over the coming months to identify as having alternative public uses for recommending to the Council for a decision.
- 5.7 With the above in mind, the Manager Property Consultancy held a workshop with the Linwood-Central-Heathcote Community Board to review the properties located within their ward and a report was then considered at the meeting of the Board on 20<sup>th</sup> June 2018.
- 5.8 At the meeting it recommended to Council, and Council resolved at its meeting of 5<sup>th</sup> July 2018 that, amongst other matters:
4. Supports retention of the following properties subject to the conditions below:
    - a. Carlyle Reserve 1 Carlyle Street
  5. Notes retention of the properties set out in resolution 4. above is conditional upon staff and the Community Board engaging in a process that identifies an alternative public use that:
    - a. Can be rationalised,
    - b. Satisfies a clearly identified need,
    - c. Is supported by a sound and robust business case,
    - d. Supports Council strategies,
    - e. Has established funding in the Council's annual and long term plans,
    - f. Has an identified sponsor i.e. end asset owner (titular internal owner) / sponsor who supports retention for the alternative public use and holds an appropriate budget provision within the Long Term Plan.
- 5.9 Following further consultation with the Executive Leadership Team and the Community Governance Team, no alternative uses or users were identified and in accordance with the resolution referred to above, the property should be declared surplus and then tendered for sale on the open market.
- 5.10 The decision affects the following Community Board areas:

5.10.1 Linwood-Central-Heathcote.

## 6. Policy Framework Implications

### Strategic Alignment

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

6.1.1 Activity: Facilities, Property & Planning

- Level of Service: 13.4.10 Property advice and services that support the delivery of other Council Services. - At least 90% projects delivered to agreed timeframes per annum.

### 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 None

### Accessibility Considerations

6.5 N/A.

## 7. Resource Implications

### Capex/Opex

7.1 Cost to Implement – real estate agents fees for selling the property.

7.2 Maintenance/Ongoing costs – reduced holding costs.

7.3 Funding Source – from the sale proceeds.

## 8. Legal Implications

### Statutory power to undertake proposals in the report

8.1 Local Government Act 2002 and previous resolution.

### Other Legal Implications

8.2 There is no legal context, issue or implication relevant to this decision

8.3 This report has not been reviewed and approved by the Legal Services Unit

## 9. Risk Management Implications

9.1 The purpose of this decision is to create certainty and reduce risk.

## Attachments / Ngā Tāpirihanga

No.	Title	Page
A	Extract attachment Council 5 July 2018 Minutes - Minutes of Council - 5 July 2018	
B	304/5973 Property Status Report	

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

Document Name	Location / File Link

## Confirmation of Statutory Compliance / Te Whakatūrutanga 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.

Council  
05 July 2018

Christchurch  
City Council 

Councillor Keown declared an interest in item 14 and took no part in discussion or consideration of this item.

### Report from Fendalton-Waimairi-Harewood Community Board - 5 June 2018

#### 14. Property Review Process (F-W-H)

Council Resolved CNCL/2018/00145

That the Council:

1. Declare the following properties surplus and suitable for disposal:  
Harewood
  - a. Gravel Pit (22 Waimakariri Road) 22 Waimakariri Road.
  - b. Harewood Ward Land Less than 300 m2 47F Sapphire Street.
  - c. Stopped Road (1F Jessons Road) 1F Jessons Road.Waimari
  - d. Fendalton/Waimairi Ward Land Less than 300 Square Metres 23A Cricklewood Place.
2. Grant delegated authority to the Property Consultancy Manager to:
  - a. Commence the sale process for the properties set out in resolution 1 above in accordance with Council's normal practices and policies, including unilateral dealings where a tender is not practical.
  - b. Conclude the sale of these properties on the best terms possible.

Councillor Manji/Councillor Gough

Carried

### Report from Linwood-Central-Heathcote Community Board - 20 June 2018

#### 15. Property Review Process (L-C-H)

Council Resolved CNCL/2018/00146

That the Council:

1. Approves retention of the following properties for a future strategic purpose.  
Central
  - a. Para Site 78, 86-90, 94A, 106 Manchester Street, 224 Tuam Street, and 239 St Asaph StreetLinwood
  - b. Stopped Road 36 Broad Street.Heathcote
  - c. 9 The Brae
2. Declares the following properties surplus for disposal.  
Central
  - a. Land adjacent to the Christchurch Art Gallery 62 Gloucester StreetHeathcote
  - b. Erewhon Reserve 11 Erewhon Terrace

Council  
05 July 2018

Christchurch  
City Council 

Linwood

- c. Vacant Land 173F Dyers Road

3. Grants delegated authority to the Property Consultancy Manager to:

- a. Commence the sale process for the properties set out in resolution 2 above in accordance with Council's normal practices and policies. Including unilateral dealings where a tender is not practical.
- b. Conclude the sale of the these properties on the best terms considered available, as supported by valuation advice and in consideration of other factors including marketing and market dynamics, including if the minimum price is not achievable by tender then the property may be sold by private treaty.
- c. To do all things and make decisions at his sole discretion that are necessary to give effect to this resolution.

4. Supports retention of the following properties subject to the conditions below:

Central

- a. Carlyle Reserve 1 Carlyle Street

Heathcote

- a. Roding Opawa Expressway 185 Opawa Road
- b. Roding Opawa Expressway 163 Opawa Road
- c. Roding Opawa Expressway 167 Opawa Road
- d. Roding Opawa Expressway 165 Opawa Road
- e. Roding Opawa Expressway 360R Port Hills Road
- f. Roding Opawa Expressway 153 Clarendon Terrace
- g. Roding Opawa Expressway 100 Garlands Road
- h. Roding Opawa Expressway 2 Kennedy Place
- i. Garlands Reserve 124 Garlands Road
- j. Heathcote Library 8 Martindales Road
- k. Creche Land Sydenham Pre-School 113 Huxley Street

5. Notes retention of the properties set out in resolution 4. above is conditional upon staff and the Community Board engaging in a process that identifies an alternative public use that:

- a. Can be rationalised,
- b. Satisfies a clearly identified need,
- c. Is supported by a sound and robust business case,
- d. Supports Council strategies,
- e. Has established funding in the Council's annual and long term plans,
- f. Has an identified sponsor i.e. end asset owner (titular internal owner) / sponsor who supports retention for the alternative public use and holds an appropriate budget provision within the Long Term Plan.

6. The Community Board is delegated authority to make a retention decision for an alternative use so long as all of the conditions set out in resolution 5. above are satisfied to its satisfaction.

Council  
05 July 2018

Christchurch  
City Council 

7. Notes that Milton Street Depot, 2 Barnett Avenue, was originally included in this process, but was subsequently removed due to a 1 June 2017 Council resolution approving transfer to Development Christchurch Limited for regeneration purposes.

Councillor Davidson/Councillor Gough

Carried

Councillor Swiggs requested that his vote against resolution 1a be recorded.

Deputy Mayor Turner and Councillor's Cotter, Galloway and Johanson requested that their votes against resolution 2a be recorded.

### Report from Papanui-Innes Community Board - 20 June 2018

#### 16. Proposed 50km/h Speed Zone - Cranford Street & Main North Road (P-I)

Council Resolved CNCL/2018/00147

That the Council:

1. Approve that pursuant to Part 4 of the Christchurch City Council Traffic and Parking Bylaw 2017, speed limits be revoked and set as listed below in clauses 1.a to 1.d and include the resulting changes in the Christchurch City Register of Speed Limits and Speed Limit Maps:
  - a. Revoke the 60 kilometres per hour speed limit applied to Main North Road from Queen Elizabeth II Drive southerly, generally along Main North Road to Cranford Street.
  - b. Approve that the speed limit of: Main North Road from Queen Elizabeth II Drive southerly, generally along Main North Road to Cranford Street be set to 50 kilometres per hour.
  - c. Revoke the 60 kilometres per hour speed limit applied to Cranford Street from Main North Road southerly, generally to a point 300 metres north of McFaddens Road.
  - d. Approve that the speed limit of: Cranford Street from Main North Road southerly, generally to a point 300 metres north of McFaddens Road be set to 50 kilometres per hour.
2. Approve that the speed limit changes listed above in clauses 1a to 1d come into force following the date of Council approval and any installation and removal of signs shown on Attachment A (approximately August 2018).

Councillor Cotter/Councillor Gough

Carried

**PROPERTY STATUS REPORT FOR  
1 CARLYLE STREET**



Property Overview	
<b>PROPERTY DESCRIPTION</b>	This property is a vacant site.
<b>ADDRESS</b>	1 Carlyle Street Sydenham, Christchurch.
<b>SITE / LOCALITY DESCRIPTION</b>	A flat site located on the eastern side of Colombo Street and adjacent to the base of the overhead bridge.
<b>LEGAL DESCRIPTION</b>	Lot 22 Deposited Plan 63724 IDENTIFIER CB38A/220
<b>AREA (m2)</b>	936m <sup>2</sup>
<b>ENCUMBRANCES, STATUS AND LEGAL COMMENT</b>	The property is owned freehold and is subject to numerous easements on the Colombo Street frontage (near/below the overhead bridge boundary) and a right of way easement approximately 2/3 <sup>rd</sup> s of the way along the Carlyle Street frontage used to by Orion New Zealand Limited to access their site adjoining the northern boundary.
<b>ZONING</b>	Industrial General
<b>RATING VALUATION</b>	\$620,000
<b>EXECUTIVE SUMMARY</b>	The intended use for this property was for a neighbourhood park, however due to its locality it is underutilised. The Sydenham Master Plan adopted by Council has signalled the Councils intent to sell this property. Resolutions have now been passed by Council to determine if there is a justifiable future use for this property.
<b>PROPERTY ID</b>	Prupi 716478

**Report from Linwood-Central-Heathcote Community Board – 18 March 2020**

## 19. Outcome of Property Review Process - 113 Huxley Street

Reference / Te Tohutoro: 20/302532

Report of / Te Pou Matua: Justin Sims, Property Consultant, Justin.Sims@ccc.govt.nz

General Manager /  
Pouwhakarae: Leonie Rae, GM Corporate Services, Leonie.Rae@ccc.govt.nz

### 1. Waikura/Linwood-Central-Heathcote Community Board Recommendation to Council

**Original officer's recommendations were accepted without change.**

#### Part A

That the Council:

1. Declares 113 Huxley Street surplus.
2. Grants delegated authority to the Property Consultancy Manager to:
  - a. Commences the sale process of the property in accordance with Council's normal practices and policies.
  - b. Concludes the sale of the property on the best terms considered available taking account of the current open market conditions.
  - c. Does all things necessary and make decisions at their sole discretion that are necessary to give effect to this resolution.

### Attachments

No.	Report Title	Page
1	Outcome of Property Review Process - 113 Huxley Street	128

No.	Title	Page
A <a href="#">↓</a>	Extract Council Minutes - 5th July 2018	133

## Outcome of Property Review Process - 113 Huxley Street

Reference / Te Tohutoro: 20/130301

Report of: Justin Sims, Property Consultant

General Manager: Leonie Rae

### 1. Executive Summary / Te Whakarāpopoto Matua

- 1.1 The purpose of this report is to provide the Board with the outcome of fulfilment of the resolutions contained in CNCL/2018/00146 (copy attached) with regard to the property at 113 Huxley Street.
- 1.2 This report has been written to fulfil the resolutions of CNCL/2018/00146.
- 1.1 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 utilising the significance and engagement assessment worksheet, taking into consideration (amongst other things) the number of people affected and/or with an interest, the level of community interest already apparent for the issue, possible environmental, social and cultural impacts, possible costs/risks to the Council, ratepayers and wider community of carrying out the decision, and whether the impact of the decision can be reversed.

### 2. Officer Recommendations / Ngā Tūtohu

That the Waikura/Linwood-Central-Heathcote Community Board, noting that there is no alternative public use, recommend to Council that it to:

1. Declare 113 Huxley St surplus.
2. Grant delegated authority to the Property Consultancy Manager to:
  - a. Commence the sale process of the property in accordance with Council's normal practices and policies.
  - b. Conclude the sale of the property on the best terms considered available taking account of the current open market conditions.
  - c. Do all things necessary and make decisions at their sole discretion that are necessary to give effect to this resolution.

### 3. Reason for Report Recommendations

- 3.1 To fulfil the requirements of the previous resolution.

### 4. Alternative Options Considered

- 4.1 None. As there is no use for the property it is surplus and should therefore be sold.

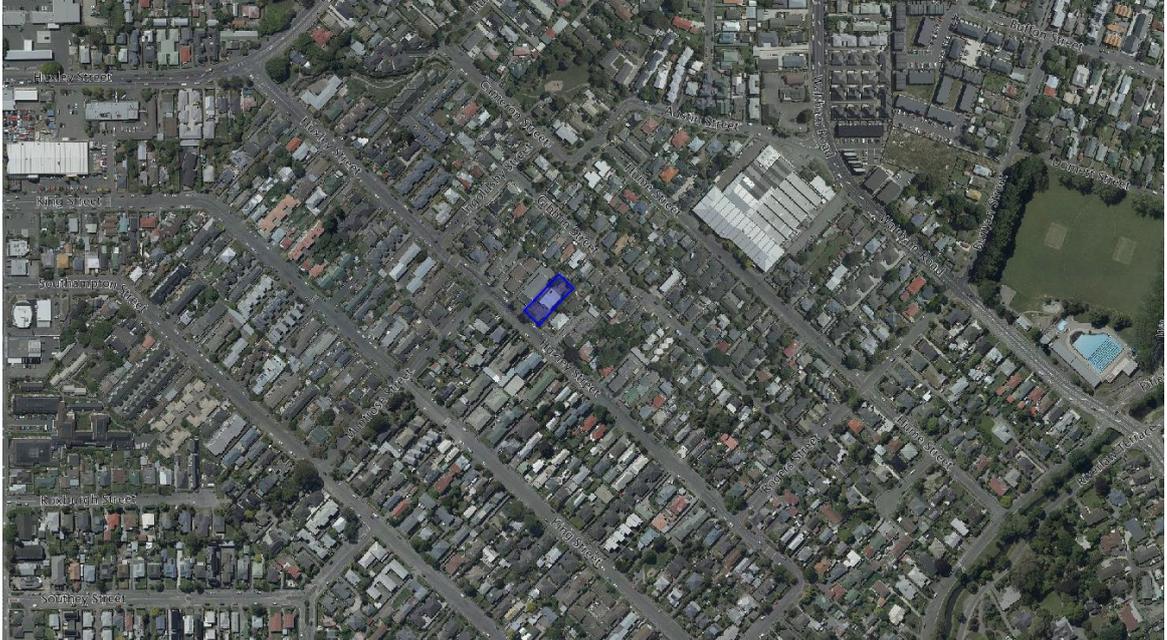
### 5. Detail

#### 113 Huxley Street – description

- 5.1 The property comprises a single storey building constructed around 1965 together with parking area to the front and play area to the rear. The property was used as a community run Early Learning Centre until the September 2012 earthquake and has been shut ever since. The

property is 8% of New Building Standard (NBS) meaning it reflects an earthquake risk and needs to be strengthened before it is capable of occupation. Demolition costs have been estimated historically at \$96,000 as the building contains asbestos whilst strengthening and repair works have been estimated at \$250,000.

- 5.2 The location of 113 Huxley Street is shown on the aerial photo below.



- 5.3 A photo of the property as viewed from the road is below.



## Background to the Disposal Process

- 5.4 When a property is no longer required for the purpose for which it was originally held it is prudent for Council to make a conscious decision to determine the future use of that property. Holding land with an indeterminate purpose or reason is not prudent and may put the Council at operational risk for example:
- 5.4.1 Reputational for not proactively and prudently managing and utilising property assets.
  - 5.4.2 Being reactively driven by unilateral unsolicited proposals to outcomes.
  - 5.4.3 Legislative non-compliance e.g. not dealing with offer back obligations (section 40 of the Public works Act) appropriately.
  - 5.4.4 Not meeting the principles of the Local Government Act.
  - 5.4.5 Inappropriate uses developing e.g. vandalism, unsanctioned occupations.
  - 5.4.6 Poor maintenance and compliance.
- 5.5 Holding property without an agreed reason, purpose or use also comes at a cost in terms of operating / holding, foregone capital, potential social, poor community outcomes and therefore imprudent custodianship of public assets / money.
- 5.6 In general terms the Council only holds land that is:
- 5.6.1 Required for a public work, either; currently utilised to deliver an activity or service; or held for future delivery of the same; and
  - 5.6.2 Held for strategic purposes e.g. project; and
  - 5.6.3 Held pending a future use decision i.e. under review in terms of future use.
- 5.7 The Council adopted a process in May 2016 that is designed to facilitate and make decisions that support the active and prudent management of the Council's property.
- 5.8 This "Property Review Process" requires community boards to consider a list of properties in their ward that are no longer being utilised for the original intended purpose for which they were purchased and in doing so make future use decisions by categorising them as follows:
- Held - Recommending on whether any of the properties should be retained for a strategic purpose.
  - Sold - Recommending on whether any of the properties should be declared surplus for disposal.
  - Used - Deciding on which properties the Board and staff will work on over the coming months to identify as having alternative public uses for recommending to the Council for a decision.
- 5.9 With the above in mind, the Manager Property Consultancy held a workshop with the Linwood-Central-Heathcote Community Board to review the properties located within their ward and a report was then considered at the meeting of the Board on 20<sup>th</sup> June 2018.
- 5.10 At the meeting it recommended to Council, and Council resolved at its meeting of 5<sup>th</sup> July 2018 that, amongst other matters:
- 4. Supports retention of the following properties subject to the conditions below:
    - k. Crèche Land Sydenham Pre-School 113 Huxley Street
  - 5. Notes retention of the properties set out in resolution 4. above is conditional upon staff and the Community Board engaging in a process that identifies an alternative public use that:

- a. Can be rationalised,
- b. Satisfies a clearly identified need,
- c. Is supported by a sound and robust business case,
- d. Supports Council strategies,
- e. Has established funding in the Council's annual and long term plans,
- f. Has an identified sponsor i.e. end asset owner (titular internal owner) / sponsor who supports retention for the alternative public use and holds an appropriate budget provision within the Long Term Plan.

5.11 Following further consultation with the Parks team and the Community Governance Team, no alternative uses or users were identified and in accordance with the resolution referred to above, the property should be declared surplus and then tendered for sale on the open market.

5.12 The decision affects the following wards/Community Board areas:

5.12.1 Linwood-Central-Heathcote

## 6. Policy Framework Implications

### Strategic Alignment

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

6.1.1 Activity: Facilities, Property & Planning

- Level of Service: 13.4.10 Property advice and services that support the delivery of other Council Services. - At least 90% projects delivered to agreed timeframes per annum.

### 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 None

### Accessibility Considerations

6.5 N/A

## 7. Resource Implications

### Capex/Opex

- 7.1 Cost to Implement – real estate agents fees for selling the property
- 7.2 Maintenance/Ongoing costs – reduced holding costs
- 7.3 Funding Source – from the sale proceeds

## 8. Legal Implications

### Statutory power to undertake proposals in the report

8.1 Local Government Act 2002 and previous resolution.

### Other Legal Implications

- 8.2 There is no legal context, issue or implication relevant to this decision
- 8.3 This report has not been reviewed and approved by the Legal Services Unit

## 9. Risk Management Implications

- 9.1 The purpose of this decision is to create certainty and reduce risk.

### Attachments / Ngā Tāpirihanga

No.	Title	Page
A	Extract Council Minutes - 5th July 2018	

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

Document Name	Location / File Link

### Confirmation of Statutory Compliance / Te Whakatūturuanga 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.

Council  
05 July 2018

Christchurch  
City Council 

Councillor Keown declared an interest in item 14 and took no part in discussion or consideration of this item.

### Report from Fendalton-Waimairi-Harewood Community Board - 5 June 2018

#### 14. Property Review Process (F-W-H)

Council Resolved CNCL/2018/00145

That the Council:

1. Declare the following properties surplus and suitable for disposal:  
Harewood
  - a. Gravel Pit (22 Waimakariri Road) 22 Waimakariri Road.
  - b. Harewood Ward Land Less than 300 m2 47F Sapphire Street.
  - c. Stopped Road (1F Jessons Road) 1F Jessons Road.Waimari
  - d. Fendalton/Waimairi Ward Land Less than 300 Square Metres 23A Cricklewood Place.
2. Grant delegated authority to the Property Consultancy Manager to:
  - a. Commence the sale process for the properties set out in resolution 1 above in accordance with Council's normal practices and policies, including unilateral dealings where a tender is not practical.
  - b. Conclude the sale of these properties on the best terms possible.

Councillor Manji/Councillor Gough

Carried

### Report from Linwood-Central-Heathcote Community Board - 20 June 2018

#### 15. Property Review Process (L-C-H)

Council Resolved CNCL/2018/00146

That the Council:

1. Approves retention of the following properties for a future strategic purpose.  
Central
  - a. Para Site 78, 86-90, 94A, 106 Manchester Street, 224 Tuam Street, and 239 St Asaph StreetLinwood
  - b. Stopped Road 36 Broad Street.Heathcote
  - c. 9 The Brae
2. Declares the following properties surplus for disposal.  
Central
  - a. Land adjacent to the Christchurch Art Gallery 62 Gloucester StreetHeathcote
  - b. Erewhon Reserve 11 Erewhon Terrace

Page 7

Council  
05 July 2018

Christchurch  
City Council 

Linwood

- c. Vacant Land 173F Dyers Road

3. Grants delegated authority to the Property Consultancy Manager to:

- a. Commence the sale process for the properties set out in resolution 2 above in accordance with Council's normal practices and policies. Including unilateral dealings where a tender is not practical.
- b. Conclude the sale of the these properties on the best terms considered available, as supported by valuation advice and in consideration of other factors including marketing and market dynamics, including if the minimum price is not achievable by tender then the property may be sold by private treaty.
- c. To do all things and make decisions at his sole discretion that are necessary to give effect to this resolution.

4. Supports retention of the following properties subject to the conditions below:

Central

- a. Carlyle Reserve 1 Carlyle Street

Heathcote

- a. Roding Opawa Expressway 185 Opawa Road
- b. Roding Opawa Expressway 163 Opawa Road
- c. Roding Opawa Expressway 167 Opawa Road
- d. Roding Opawa Expressway 165 Opawa Road
- e. Roding Opawa Expressway 360R Port Hills Road
- f. Roding Opawa Expressway 153 Clarendon Terrace
- g. Roding Opawa Expressway 100 Garlands Road
- h. Roding Opawa Expressway 2 Kennedy Place
- i. Garlands Reserve 124 Garlands Road
- j. Heathcote Library 8 Martindales Road
- k. Creche Land Sydenham Pre-School 113 Huxley Street

5. Notes retention of the properties set out in resolution 4. above is conditional upon staff and the Community Board engaging in a process that identifies an alternative public use that:

- a. Can be rationalised,
- b. Satisfies a clearly identified need,
- c. Is supported by a sound and robust business case,
- d. Supports Council strategies,
- e. Has established funding in the Council's annual and long term plans,
- f. Has an identified sponsor i.e. end asset owner (titular internal owner) / sponsor who supports retention for the alternative public use and holds an appropriate budget provision within the Long Term Plan.

6. The Community Board is delegated authority to make a retention decision for an alternative use so long as all of the conditions set out in resolution 5. above are satisfied to its satisfaction.

Council  
05 July 2018

Christchurch  
City Council 

7. Notes that Milton Street Depot, 2 Barnett Avenue, was originally included in this process, but was subsequently removed due to a 1 June 2017 Council resolution approving transfer to Development Christchurch Limited for regeneration purposes.

Councillor Davidson/Councillor Gough

Carried

Councillor Swiggs requested that his vote against resolution 1a be recorded.

Deputy Mayor Turner and Councillor's Cotter, Galloway and Johanson requested that their votes against resolution 2a be recorded.

### Report from Papanui-Innes Community Board - 20 June 2018

#### 16. Proposed 50km/h Speed Zone - Cranford Street & Main North Road (P-I)

Council Resolved CNCL/2018/00147

That the Council:

1. Approve that pursuant to Part 4 of the Christchurch City Council Traffic and Parking Bylaw 2017, speed limits be revoked and set as listed below in clauses 1.a to 1.d and include the resulting changes in the Christchurch City Register of Speed Limits and Speed Limit Maps:
  - a. Revoke the 60 kilometres per hour speed limit applied to Main North Road from Queen Elizabeth II Drive southerly, generally along Main North Road to Cranford Street.
  - b. Approve that the speed limit of: Main North Road from Queen Elizabeth II Drive southerly, generally along Main North Road to Cranford Street be set to 50 kilometres per hour.
  - c. Revoke the 60 kilometres per hour speed limit applied to Cranford Street from Main North Road southerly, generally to a point 300 metres north of McFaddens Road.
  - d. Approve that the speed limit of: Cranford Street from Main North Road southerly, generally to a point 300 metres north of McFaddens Road be set to 50 kilometres per hour.
2. Approve that the speed limit changes listed above in clauses 1a to 1d come into force following the date of Council approval and any installation and removal of signs shown on Attachment A (approximately August 2018).

Councillor Cotter/Councillor Gough

Carried



**Report from Linwood-Central-Heathcote Community Board – 18 March 2020**

## 20. 17 Hills Road - Land for Road Widening

Reference / Te Tohutoro: 20/302554

Report of / Te Pou Matua: Stuart McLeod, Property Consultant, Stuart.McLean@ccc.govt.nz

General Manager /  
Pouwhakarae: Leonie Rae, Corporate Services, Leonie.Rae@ccc.govt.nz

### 1. Linwood-Central-Heathcote Community Board Recommendation to Council

Original officer's recommendations accepted without change.

#### Part A

That the Council:

1. Agrees in principal to the issuing of fee simple titles for Lots 1, 2 and 3 as shown on RPS1619 (subject to survey) and to Lot 4 RPS1619 vesting as road.
2. Transfers its one third share in Lots 2 and 3 RPS1619 to the owners of Flats 2 and 3 DP 38813.
3. Delegates to the Manager Property Consultancy the authority to take all necessary steps to negotiate, agree and enter into all necessary documentation on behalf of the Council, as they shall consider necessary or desirable to give effect to the above resolutions and the issue of fee simple titles as described in this report and as shown on RPS1619 (subject to survey).
4. Delegates to the Manager Property Consultancy the authority to take all necessary steps as he may consider appropriate to dispose of Lot 1 RPS 1619 on the best terms considered available as supported by valuation advice, and in consideration of other factors including marketing and market dynamics, including that if the minimum price is not achievable by tender then the property may be sold by private treaty.

### Attachments

No.	Report Title	Page
1	17 Hills Road - Land for Road Widening	138

No.	Title	Page
A	304/5018 Valuers agreement Flat 2 ( <i>Under Separate Cover</i> ) - <b>CONFIDENTIAL</b>	
B	304/4191 Valuers Agreement Flat 3 ( <i>Under Separate Cover</i> ) - <b>CONFIDENTIAL</b>	

## 17 Hills Road - Land for Road Widening

Reference / Te Tohutoro: 20/123171

Report of: Stuart McLeod Property Consultant stuart.mcleod@ccc.govt.nz

General Manager: David Adamson General Manager City Services  
david.adamson@ccc.govt.nz

### 1. Executive Summary / Te Whakarāpopoto Matua

- 1.1 The purpose of this report is to obtain Council approval to transfer ownership of its 1/3 share in the land situated at 17b & c Hills Road Christchurch to the owners of Flats 2 & 3 DP 38813, noting that some matters touched on in this report can and will be addressed with existing staff delegations.
- 1.2 This report is staff generated and is necessary because there is no staff delegation to dispose of land or an interest in land.
- 1.3 The decisions in this report are of low significance. The level of significance was determined following completion of the assessment matrix. The decision itself has little impact on the community.

### 2. Officer Recommendations / Ngā Tūtohu

That the Waikura/Linwood-Central-Heathcote Community Board recommends to Council to:

1. Agrees in principal to the issuing of fee simple titles for Lots 1, 2 and 3 as shown on RPS1619 (subject to survey) and to Lot 4 RPS1619 vesting as road.
2. Transfer its 1/3 share in Lots 2 and 3 RPS1619 to the owners of Flats 2 and 3 DP 38813.
3. Delegates to the Manager Property Consultancy the authority to take all necessary steps to negotiate, agree and enter into all necessary documentation on behalf of the Council, as they shall consider necessary or desirable to give effect to the above resolutions and the issue of fee simple titles as described in this report and as shown on RPS1619 (subject to survey).
4. Delegates to the Manager Property Consultancy the authority to take all necessary steps as he may consider appropriate to dispose of Lot 1 RPS 1619 on the best terms considered available as supported by valuation advice, and in consideration of other factors including marketing and market dynamics, including that if the minimum price is not achievable by tender then the property may be sold by private treaty.

### 3. Reason for Report Recommendations

- 3.1 When undertaking a subdivision to issue fee simple titles in the name of the individual flat owners it is necessary to transfer shares amongst themselves so each lot on the subdivision can be held in the desired ownership.
  - 3.1.1 It is a practical solution when alterations required to a “Flat Plan” are so extensive to require a new Flat Plan.
  - 3.1.2 It provides an incentive for the other owners because fee simple titles could be viewed as being superior to cross lease titles.

- 3.1.3 Impediments to road construction are removed once the land designated for road is wholly in Council ownership.

#### 4. Alternative Options Considered

- 4.1 **Prepare a new Flat Plan** – This is the only other option worthy of consideration and would involve surrender of the Councils “Flat lease” but would still require Council ownership of Sections 1 and 4 and a fee simple title issued.
- 4.1.1 There are no advantages with this option.
- 4.2 Disadvantages are
- 4.2.1 Council would still be required to acquire the other owners’ shares in Lot 4 before it can be formed as road.
- 4.2.2 The ownership of the land that was previously Flat 1 (and not required for road) would still need to be resolved i.e. it cannot be a cross lease title as the building has been removed.
- 4.2.3 Council would still be required to “sell” its share in the Lots 2 and 3 to correct the Flat Plan ownership.
- 4.2.4 The other owners have indicated this is not their preferred option.

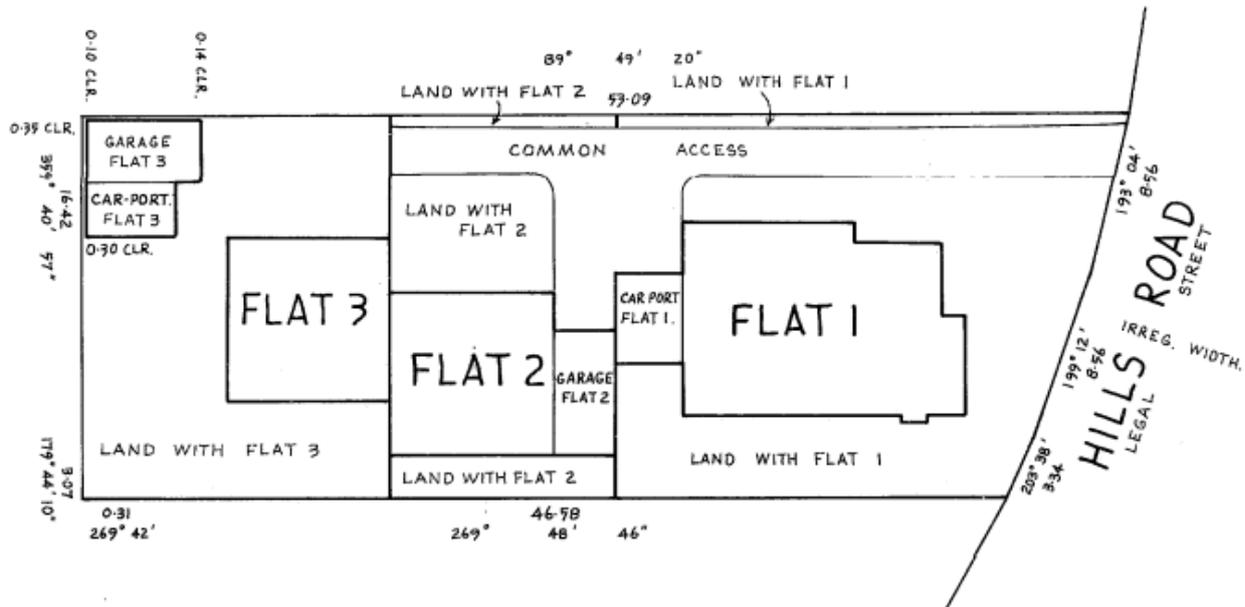
#### 5. Detail

- 5.1 Portions of Hills Road are subject to road designations, this particular property is held in Cross Lease titles commonly known or referred to as Flats.



- 5.2 Council want to declare Lot 4 RPS1619 as road but before it can do so it must acquire the shares of the other Cross Lease Title owners, there are existing staff delegations to acquire land.

- 5.3 Cross lease ownership gives each owner a share in all of the land, in this case a 1/3 share each in 981m<sup>2</sup>, shared use of common areas (i.e. driveways), exclusive use of the Flat and areas of land associated with each flat, see below.



- 5.4 Prior to the earthquakes the owner of Flat 1 requested the Council to purchase his Flat due to his inability to sell the property on the open market, the road designation went through the front portion of the dwelling (Flat 1).
- 5.5 Council completed the purchase prior to the earthquakes and although negotiations with the owners of Flats 2 and 3 to acquire their shares had been protracted the sequence of earthquakes only served to delay negotiations further until their insurance claims had been clarified and resolved.
- 5.6 The owners of Flats 2 and 3 are now in a position to advance matters and have agreed to sell their shares in the “Council land” on the proviso that they are left with standard “fee simple” titles. This is a practical solution because of the demolition of Flat 1.
- 5.7 This involves both the sale and purchase of shares in the land by all parties to each other, surrender of existing leases for the Flats and granting of new easements for access and services.
- 5.8 Council will be left with two parcels of land (Lots 1 & 4) totalling 454m<sup>2</sup> and the owners of Flats 2 & 3 (to be Lots 2 & 3) will have 223 m<sup>2</sup> & 304m<sup>2</sup> respectively.



- 5.9 Compensation is payable to the owners of Flats 2 & 3 because of the loss of land and injurious affection from the road being closer to the Flats. Compensation payable has been independently agreed between the respective valuers and is disclosed in the public excluded attachments to this report.
- 5.10 Staff delegations can be used to acquire shares from the other owners and grant any easements required by the subdivision.
- 5.11 There is no staff delegation to sell land, (even a share in land), a resolution from the Council is necessary.
- 5.12 Whilst the works are not programmed for several years Council have the opportunity to consolidate the ownership structure to enable it to build the road when it wants.
- 5.13 The decisions in this report affect the following wards/Community Board areas:
  - 5.13.1 Central Electoral Ward, Linwood-Central-Heathcote Community Board

## 6. Policy Framework Implications

### Strategic Alignment

- 6.1 Maintain journey reliability on strategic routes.
- 6.2 This report supports the [Council's Long Term Plan \(2018 - 2028\)](#):
  - 6.2.1 Activity: Traffic Safety and Efficiency
    - Level of Service: 10.0.1 Maintain journey reliability on strategic routes. - Peak 25m. Day 15m. Night 10m.

### **Policy Consistency**

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

6.3.1 Christchurch Transport Strategic Plan 2012 – 2042

6.3.2 Streets Roads and Pavements Policies

### **Impact on Mana Whenua**

6.4 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**

6.5 There are no climate change considerations relevant to the sale of the Council's share in the land, notwithstanding that there is a Cycle Lane and Bus Lane on the road and although not yet designed a widened road could provide for improved cycle lanes/paths and bus priority lanes which could reduce the number of individual vehicle movements.

### **Accessibility Considerations**

6.6 There are no accessibility considerations relevant to the sale of the Council's share in the land. Road and footpath design criteria will consider accessibility including impact on physical disability, wheel chair users, those with visual impairment, intellectual/learning disabilities and the deaf community.

## **7. Resource Implications**

### **Capex/Opex**

7.1 Cost to Implement – Staff time, legal costs, survey costs and compensation payable under the Public Works Act 1981 are expected to be no more than \$60,000

7.2 Maintenance/Ongoing costs – Not applicable to the sale

7.3 Funding Source – CPMS ID 165 Subdivisions (Transport Infrastructure)

## **8. Legal Implications**

### **Statutory power to undertake proposals in the report**

8.1 There is no staff delegation to sell land, (even a share in land), a resolution from the Council is necessary.

8.2 The Legal Services Unit (LSU) have prepared all legal documents signed by each of the owners can Council. LSU will undertake the necessary processes to register the changes in ownership at Land Information New Zealand

### **Other Legal Implications**

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

8.2 This report has not been reviewed and approved by the Legal Services Unit

## **9. Risk Management Implications**

9.1 There are no significant risks identified in the conversion of the titles to fee simple titles. There is a small risk that resource consent is not obtained for the subdivision that would result in a return to the discarded option of amending the flat plan. This would still require Council to resolve ownership issues and obtain full ownership of the land required for road and its balance land.

## Attachments / Ngā Tāpirihanga

No.	Title	Page
A	304/5018 Valuers agreement Flat 2 ( <i>Under Separate Cover</i> ) - <b>CONFIDENTIAL</b>	
B	304/4191 Valuers Agreement Flat 3 ( <i>Under Separate Cover</i> ) - <b>CONFIDENTIAL</b>	

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

Document Name	Location / File Link

## Confirmation of Statutory Compliance / Te Whakatūrutanga 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.

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## 21. Resolution to Exclude the Public

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*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
20.	17 HILLS ROAD - LAND FOR ROAD WIDENING				
	ATTACHMENT 1 - 304/5018 VALUERS AGREEMENT FLAT 2	S7(2)(A)	PROTECTION OF PRIVACY OF NATURAL PERSONS	THE AMOUNT OF COMPENSATION PAYABLE IS A PERSONAL TO OWNER OF FLAT 2.	24 DECEMBER 2024 DEPOSIT OF THE PLAN OF SUBDIVISION
	ATTACHMENT 2 - 304/4191 VALUERS AGREEMENT FLAT 3	S7(2)(A)	PROTECTION OF PRIVACY OF NATURAL PERSONS	THE AMOUNT OF COMPENSATION PAYABLE IS A PERSONAL TO OWNER OF FLAT 3.	24 DECEMBER 2020 DEPOSIT OF THE PLAN OF SUBDIVISION
22.	PUBLIC EXCLUDED COUNCIL MINUTES - 23 APRIL 2020			REFER TO THE PREVIOUS PUBLIC EXCLUDED REASON IN THE AGENDAS FOR THESE MEETINGS.	
23.	PUBLIC EXCLUDED COUNCIL MINUTES - 30 APRIL 2020			REFER TO THE PREVIOUS PUBLIC EXCLUDED REASON IN THE AGENDAS FOR THESE MEETINGS.	
24.	RECYCLING SERVICES UPDATE	S7(2)(H), S7(2)(I)	COMMERCIAL ACTIVITIES, CONDUCT NEGOTIATIONS	THE INFORMATION MAY PREJUDICE THE PARTIES' COMMERCIAL POSITION AND CONSIDERS COMMERCIAL RESPONSES TO CHANGES IN THE INTERNATIONAL MARKET	RELEASE ONCE RESOLUTIONS HAVE BEEN IMPLEMENTED

25.	APPOINTMENT OF INDEPENDENT MEMBERS OF THE COUNCIL'S AUDIT AND RISK MANAGEMENT COMMITTEE	S7(2)(A)	PROTECTION OF PRIVACY OF NATURAL PERSONS	TO PROTECT THE REPUTATIONS OF CANDIDATES WHO MAY NOT BE APPROVED BY COUNCIL.	AFTER THE AUDIT AND RISK MANAGEMENT COMMITTEE HAS CONFIRMED THE APPOINTMENTS, AND WITH THE APPROVAL OF THE CHIEF EXECUTIVE OF THE COUNCIL.
26.	UPDATE ON ROYDON QUARRY CONSENT	S7(2)(G)	MAINTAIN LEGAL PROFESSIONAL PRIVILEGE	INCLUDES LEGAL ADVICE	THE REPORT WILL BE RELEASED WHEN THE CONSENTING PROCESS HAS BEEN COMPLETED