

## 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 11 March 2021  
**Time:** 9.30am  
**Venue:** Council Chambers, Civic Offices,  
53 Hereford Street, Christchurch

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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

---

5 March 2021

### 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.

Watch Council meetings live on the web:  
<http://councillive.ccc.govt.nz/live-stream>

## Developing Resilience in the 21st Century

Strategic Framework



Whiria ngā whenu o ngā papa,  
honoa ki te maurua tāuiki

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

Being open,  
transparent and  
democratically  
accountable

Promoting  
equity, valuing  
diversity and  
fostering inclusion

Taking an inter-generational approach  
to sustainable development,  
prioritising the social, economic  
and cultural wellbeing of  
people and communities  
and the quality of the  
environment, now  
and into the  
future

Building on the  
relationship with  
Te Rūnanga o Ngāi Tahu  
and the Te Hononga-Council  
Papatipu Rūnanga partnership,  
reflecting mutual understanding  
and respect

Ensuring  
the diversity  
and interests of  
our communities  
across the city and the  
district are reflected in  
decision-making

Actively collaborating and  
co-operating with other  
local, regional  
and national  
organisations

#### Community Outcomes

##### Resilient communities

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)

##### Liveable city

Vibrant and thriving city centre  
Sustainable suburban and  
rural centres  
A well connected and accessible  
city promoting active and  
public transport  
Sufficient supply of, and  
access to, a range of housing  
21st century garden city  
we are proud to live in

##### Healthy environment

Healthy water bodies  
High quality drinking water  
Unique landscapes and  
indigenous biodiversity are  
valued and stewardship  
exercised  
Sustainable use of resources  
and minimising waste

##### Prosperous economy

Great place for people, business  
and investment  
An inclusive, equitable economy  
with broad-based prosperity  
for all  
A productive, adaptive and  
resilient economic base  
Modern and robust city  
infrastructure and community  
facilities

#### Strategic Priorities

Enabling active  
and connected  
communities  
to own their future

Meeting the challenge  
of climate change  
through every means  
available

Ensuring a high quality  
drinking water supply  
that is safe and  
sustainable

Accelerating the  
momentum  
the city needs

Ensuring rates are  
affordable and  
sustainable

#### 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 Public Forum / Te Huinga Whānui**

A period of up to 30 minutes is available for people to speak for up to five minutes on any issue that is not the subject of a separate hearings process.

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

Deputations may be heard on a matter or matters covered by a report on this agenda and approved by the Chairperson.

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

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





## 5. Council Minutes - 11 February 2021

Reference / Te Tohutoro: 21/260184

Report of / Te Pou

Jo Daly, Council Secretary, jo.daly@ccc.govt.nz

Matua:

General Manager /

Dawn Baxendale, Chief Executive, dawn.baxendale@ccc.govt.nz

Pouwhakarae:

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

The Council held a meeting on 11 February 2021 and is circulating the Minutes recorded to the Council for its information.

### 2. Recommendation to Council

That the Council receives the Minutes from the Council meeting held 11 February 2021.

### Attachments / Ngā Tāpirihanga

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### Signatories / Ngā Kaiwaitohu

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

**Date:** Thursday 11 February 2021  
**Time:** 9.35am  
**Venue:** Council Chambers, Civic Offices,  
53 Hereford Street, Christchurch

### 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 - by audio visual link
	Councillor James Gough - by audio visual link
	Councillor Yani Johanson
	Councillor Aaron Keown
	Councillor Sam MacDonald
	Councillor Phil Mauger
	Councillor Jake McLellan
	Councillor Tim Scandrett
	Councillor Sara Templeton

**11 February 2021**

### Principal Advisor

Dawn Baxendale  
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**Karakia Timatanga:** Given by Councillor Daniels.

The agenda was dealt with in the following order.

**1. Apologies / Ngā Whakapāha**

**Council Resolved CNCL/2021/00012**

That the apologies received from Councillors Chu and Galloway for lateness be accepted.

Councillor Cotter/Councillor Scandrett

Carried

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

There were no declarations of interest recorded.

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

**3.1 Public Forum / Te Huinga Whānui**

**3.1.1 David Lynch**

David Lynch from Momentum Public Relations Ltd made a public forum presentation and provided supporting documents to the Council on statutory processes of consultation.

**Attachments**

- A Council 11 February 2021 - Public Forum David Lynch Momentum Public Relations - Supporting documents

Councillor Galloway joined the meeting at 9.44am prior to item 3.1.2.

**3.1.2 Scott Franicevic**

Scott Franicevic made a public forum presentation to the Council on engagement, transparency and how process creates frustration.

**3.1.3 School Strike 4 Climate Christchurch**

Ciara Foley and Alfie Smeele, on behalf of School Strike 4 Climate Christchurch made a public forum presentation to the Council on consultation processes.

**3.1.4 Geoffrey King**

Geoffrey King made a public forum presentation to the Council on the Organics Processing Plant.

**3.2 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 - 28 January 2021

##### Council Resolved CNCL/2021/00013

That the Council confirm the Minutes from the Council meeting held 28 January 2021.

AND

That the Council confirm the Minutes from the Council meeting held 4 February 2021.

Councillor Templeton/Councillor Chen

Carried

#### 6. Council Minutes - 4 February 2021

##### Council Decision

Refer to Item 5.

Councillor Chu joined the meeting at 10am during consideration of item 7.

Kelly Barber, Chairperson of the Waitai/Coastal-Burwood Community Board joined the meeting for item 7.

#### 7. Waitai/Coastal-Burwood Community Board Report to Council

##### Council Resolved CNCL/2021/00014

That the Council:

1. Receive the Waitai/Coastal-Burwood Community Board report for December 2020 and January 2021.

Councillor Daniels/Councillor Mauger

Carried

Councillor Daniels left the meeting at 10.07am and returned at 10.11am during consideration of item 8.

David Cartwright, Chairperson and Bridget Williams, Deputy Chairperson of the Waimāero/Fendalton-Waimairi-Harewood Community Board joined the meeting for item 8.

#### 8. Waimāero/Fendalton-Waimairi-Harewood Community Board Report to Council

##### Council Resolved CNCL/2021/00015

That the Council:

1. Receive the Waimāero /Fendalton-Waimairi-Harewood Community Board report for December 2020.

Councillor MacDonald/Councillor Keown

Carried

Councillor Cotter left the meeting at 10.26am during consideration of item 9.

Mike Mora, Chairperson and Helen Broughton, Deputy Chairperson of the Waipuna/Halswell-Hornby-Riccarton Community Board joined the meeting for item 9.

**9. Waipuna/Halswell-Hornby-Riccarton Community Board Report to Council**  
**Council Resolved CNCL/2021/00016**

That the Council:

1. Receive the Community Board report for December 2020.

Councillor Chen/Councillor Chu

**Carried**

Councillor Cotter returned to the meeting at 10.35am during consideration of item 10.

Alexandra Davids, Chairperson and Michelle Lomax, Deputy Chairperson of the Waikura/Linwood-Central-Heathcote Community Board joined the meeting for item 10.

**10. Waikura/Linwood-Central-Heathcote Community Board Report to Council**  
**Council Resolved CNCL/2021/00017**

That the Council:

1. Receive the Community Board report for December 2020 to January 2021.

Councillor McLellan/Councillor Templeton

**Carried**

Councillor MacDonald left the meeting at 10.30am and returned at 10.35am during consideration of item 11.

Emma Norrish, Chairperson and Simon Britten, Deputy Chairperson of the Waipapa/Papanui-Innes Community Board joined the meeting for item 11.

**11. Waipapa/Papanui-Innes Community Board Report to Council**  
**Council Resolved CNCL/2021/00018**

That the Council:

1. Receive the Waipapa/Papanui-Innes Community Board report for December 2020 and January 2021.

Councillor Davidson/Councillor Cotter

**Carried**



Lee Sampson, Deputy Chairperson of the Waihoru/Spreydon-Cashmere Community Board joined the meeting for item 12.

## 12. Waihoru/Spreydon-Cashmere Community Board Report to Council

### Council Resolved CNCL/2021/00019

That the Council:

1. Receive the Waihoru/Spreydon-Cashmere Community Board report for November and December 2020.

Councillor Scandrett/Councillor Coker

Carried

Tyrone Fields, Deputy Chairperson of the Te Pātaka o Rākaihautu/Banks Peninsula Community Board joined the meeting for item 13.

## 13. Te Pātaka o Rākaihautū/Banks Peninsula Community Board Report to Council

### Council Consideration:

In response to matters raised by the Community Board, the Council requested that a Combined Community Board Briefing be held on fire risk management, with Fire and Emergency New Zealand (FENZ) and Council staff.

### Council Resolved CNCL/2021/00020

That the Council:

1. Receive the Community Board report for November and December 2020.

Deputy Mayor/Councillor Templeton

Carried

## Report from Banks Peninsula Community Board - 7 December 2020

## 14. 62 Archdalls Road, Duvauchelle - Structures on Roads Proposal

The Council decided to leave the report to lie on the table to enable staff to provide information in response to questions raised on this matter.

### Council Resolved CNCL/2021/00021

1. That the Council leave the report to lie on the table until the meeting of 11 March 2021 to enable staff to provide additional information.

Mayor/Deputy Mayor

Carried

**Secretarial note:** Since the Council meeting it has been established this matter will require further consideration by the Te Pātaka o Rākaihautū/Banks Peninsula Community Board. The Board's consideration and recommendation will be reported to a future Council meeting.

## 15. Chairperson's Report: Representation on Coastal Hazards Working Group Council Resolved CNCL/2021/00022

### Chairperson's Recommendation accepted without change.

That the Council:

1. Endorse the approach for membership and representation on the Coastal Hazards Working Group, as set out in this report, specifically, that membership of the Working Group is not increased at this time.

Note: The Working Group intends to invite the chair or delegate of a Community Board to participate in the Coastal Hazards Working Group for the duration of consultation in their community.

Councillor Davidson/Councillor Templeton

Carried

## 17. Resolution to Exclude the Public

### Council Resolved CNCL/2021/00023

That at 11.10am the resolution to exclude the public set out on pages 82 and 83 of the agenda be adopted.

Mayor/Councillor MacDonald

Carried

Councillor Johanson requested that his vote against the resolution be recorded.

### The public were re-admitted to the meeting at 11.23am.

The meeting adjourned at 11.24am and reconvened at 1.01pm.

Deputy Mayor Turner and Councillor Gough joined the meeting at 1.02pm.

## 16. Notice of Motion - Wheels to Wings Cycleway

The Council commenced discussion and questions on the notice of motion.

That the Council:

1. Request that the portion of the consultation on the Wheels to Wings cycleway from Greers Road west be immediately suspended and that the Fendalton-Waimairi-Harewood Community Board along with the CCC staff begin a fresh process with the Harewood community to get a design that the community participate in and take ownership of.

The meeting adjourned at 1.59pm and reconvened at 2.35pm.

## Procedural Motion

The meeting was advised by the mover of the notice of motion, Councillor Keown and the seconder, Councillor MacDonald of an alteration to the notice of motion.

Under Standing Order 22.4, only the mover, with the agreement of a majority of those present at the meeting, may alter a proposed notice of motion.

The agreement of a majority of those present at the meeting was sought.

### Council Resolved CNCL/2021/00024

That the Council, under Standing Order 22.4 agree that the Notice of Motion be altered by the mover of the motion.

The voting on this matter was undertaken by division.

*The division was declared **carried** by 13 votes to 4 votes the voting being as follows:*

**For:** Mayor Dalziel, Deputy Mayor Turner, Councillor Chen, Councillor Chu, Councillor Coker, Councillor Galloway, Councillor Gough, Councillor Johanson, Councillor Keown, Councillor MacDonald, Councillor Mauger, Councillor McLellan and Councillor Scandrett.

**Against:** Councillor Cotter, Councillor Daniels, Councillor Davidson and Councillor Templeton.

Councillor Keown/Councillor MacDonald

**Carried**

## 16. Notice of Motion - Wheels to Wings Cycleway - continued

The Council debated the amended Notice of Motion.

### Council Resolved CNCL/2021/00025

That the Council:

1. Direct staff to conclude consultation on the project as per the 8 March date with an additional information session to be held in Bishopdale.
2. Direct staff to meet with key stakeholders along Harewood Road to mitigate any potential design issues based off the initial feedback.
3. Direct staff to produce a range of design options for the Community Boards to consider in public workshops prior to the commencement of the hearings process.

Councillor Keown/Councillor MacDonald

**Carried**

**Karakia Whakamutunga:** Given by Councillor Daniels.

Meeting concluded at 3.23pm.

CONFIRMED THIS 11<sup>th</sup> DAY OF MARCH 2021

MAYOR LIANNE DALZIEL  
CHAIRPERSON



## 6. Council Minutes - 25 February 2021

Reference / Te Tohutoro: 21/228994

Report of / Te Pou

Jo Daly, Council Secretary, jo.daly@ccc.govt.nz

Matua:

General Manager /

Dawn Baxendale, Chief Executive, dawn.baxendale@ccc.govt.nz

Pouwhakarae:

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

For the Council to confirm the minutes from the Council meeting held 25 February 2021.

### 2. Recommendation to Council

That the Council confirm the Minutes from the Council meeting held 25 February 2021.

### Attachments / Ngā Tāpirihanga

No.	Title	Page
A <a href="#">↓</a>	Minutes Council - 25 February 2021	18

### Signatories / Ngā Kaiwaitohu

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

**Date:** Thursday 25 February 2021  
**Time:** 2.01pm  
**Venue:** Council Chambers, Civic Offices,  
53 Hereford Street, Christchurch

### Present

Chairperson	Mayor Lianne Dalziel
Deputy Chairperson	Deputy Mayor Andrew Turner
Members	Councillor Jimmy Chen
	Councillor Catherine Chu
	Councillor Melanie Coker
	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

25 February 2021

### Principal Advisor

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**Karakia Timatanga:** Given by James Daniels.

The agenda was dealt with in the following order.

**1. Apologies / Ngā Whakapāha**

**Council Resolved CNCL/2021/00026**

That the apologies received from Councillor Cotter for absence and Councillor Gough for lateness be accepted.

Councillor MacDonald/Councillor Coker

Carried

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

There were no declarations of interest recorded.

**3. Resolution to Exclude the Public**

**Council Resolved CNCL/2021/00027**

That at 2.03pm the resolution to exclude the public set out on pages 5 to 6 of the agenda be adopted.

Mayor/Deputy Mayor

Carried

Councillor Johanson requested that his vote against the resolution be recorded.

**The public were re-admitted to the meeting at 2.29pm.**

**Karakia Whakamutunga:** Given by James Daniels.

**Meeting concluded at 2.30pm.**

**CONFIRMED THIS 11<sup>TH</sup> DAY OF MARCH 2021**

**MAYOR LIANNE DALZIEL  
CHAIRPERSON**





## 7. Waimaero/Fendalton-Waimairi-Harewood Community Board Report to Council

Reference / Te Tohutoro: 21/124611

Report of / Te Pou  
Matua: David Cartwright, Chairperson, david.cartwright@ccc.govt.nz

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

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

The purpose of this report is to provide the Council with an overview of Part A matters requiring a Council decision and of initiatives and issues considered by the Community Board.

### 2. Community Board Recommendations

That the Council:

1. Receive the Waimāero/Fendalton-Waimairi-Harewood Community Board report for March 2021.

### 3. Community Board Decisions Under Delegation

The Waimāero/Fendalton-Waimairi-Harewood Community Board held meetings on 1 February 2021 and 15 February 2021. Decisions made under delegation were:

- Waimāero/Fendalton-Waimairi-Harewood 2020-21 Discretionary Response Fund Applications: The Board approved grants totalling \$18,000 to the Cotswold Preschool and nursery towards the installation of an Outdoor Mud Pit and Kitchen area, and to the Council's Parks Unit Capital Programme budget towards the installation of Big Belly bins at four parks within the Fendalton, Waimairi and Harewood areas.
- Waimāero/Fendalton-Waimairi-Harewood 2020-21 Youth Development Fund Applications: The Board approved grants totalling \$200 to two recipients towards participating in the Touch New Zealand national Tournament and towards attending the Hands-On at Otago programme at the University of Otago.
- Waimāero/Fendalton-Waimairi-Harewood Community Board Submissions Committee: The Board resolved that its submissions be convened on Monday 15 February 2021 to consider a number of consultation opportunities.
- The Waimāero/Fendalton-Waimairi-Harewood Submissions Committee: the Board delegated to its Chairperson and the Community Governance Manager for the Waimāero/Fendalton-Waimairi-Harewood Community Board area the ability to schedule meeting dates for the Board's Submissions Committee.

### 4. Part A Recommendations to Council

There are no Part A reports being presented to the Council at this meeting.

## 5. Significant Council Projects in the Board Area

### 5.1 Wheels to Wings Major Cycle Route

Feedback is currently being sought on the plans for the Wheels to Wings – Papanui ki Waiwhetū Major Cycleway.

In addition to the information on the Have Your Say section of the Council's website, two Information Sessions have been held to talk through the project with residents and local businesses and to answer any questions they had. The third Information Session that was postponed due to restrictions under the COVID-19 Alert Level 2, will be rescheduled for a later date.

The consultation closing date has also been extended a further two weeks and now closes on 8 March 2021.

### 5.2 Draft Roto Kohatu Management Plan

The Council is looking to prioritise and manage a range of recreational activity and public use through a Roto Kohatu Management Plan, while making sure this fits with cultural and ecological values.

It is seeking feedback on what people think should be considered when developing the draft plan.

The closing date for feedback is Monday 15 March 2021.

## 6. Significant Community Issues, Events and Projects in the Board Area

### 6.1 Culture Galore

At the time of writing, the Culture Galore event was scheduled for 20 February 2020 at Ray Blank Park.

### 6.2 Community Pride Garden Awards

Judging for the Fendalton-Waimairi-Harewood Community Pride Garden Awards was undertaken late January and early February 2021.

An Award ceremony will be held at a later date for the presentation of certificates and trophies.

## 7. Progress Report Against the Community Board Plan

- 7.1 The progress report against the Waimāero/Fendalton-Waimairi-Harewood Community Board – Community Board Plan, was presented to the Board at its 15 February 2021 meeting (refer **Attachment A**).

## Attachments / Ngā Tāpirihanga

No.	Title	Page
A <a href="#">↓</a>	2020-22 Fendalton-Waimairi-Harewood Board Plan Monitoring - February 2021	24

## Signatories / Ngā Kaiwaitohu

<b>Authors</b>	Bronwyn Frost - Support Officer Margaret Henderson - Community Board Advisor Amanda Black - Support Officer Lisa Gregory - Community Recreation Advisor Natalie Dally - Community Development Advisor Maryanne Lomax - Manager Community Governance, Fendalton-Waimairi-Harewood
<b>Approved By</b>	Maryanne Lomax - Manager Community Governance, Fendalton-Waimairi-Harewood Matthew McLintock - Manager Community Governance Team John Filsell - Head of Community Support, Governance and Partnerships

## Waimāero/Fendalton-Waimairi-Harewood Community Board Plan 2020-22 – Monitoring

Priority: Reinstating the Ilam Stream and fixing the water flow issues.		
What the Board will do	Measures of Success	Progress to date/actions taken
<ul style="list-style-type: none"> <li>The Board will work with the Network Of The Ilam Stream (NOTIS) group to advocate for measures to be implemented to address the stream flow issues.</li> <li>The Board will encourage Council staff and Environment Canterbury staff to engage with NOTIS and consider proposals presented in the Discussion Paper prepared by NOTIS.</li> </ul>	<ul style="list-style-type: none"> <li>Council and Ecan staff working together with NOTIS to look at solutions</li> <li>Funding is included in the Council's Long Term Plan to implement measures to improve water flow</li> </ul>	<ul style="list-style-type: none"> <li>14 September 2020 - A Briefing was held with Board members, Council staff and representatives from the Network of the Ilam Stream (NOTIS) to discuss the discussion paper that was presented to the Board by NOTIS in 2019. Council staff are to investigate possible solutions and come back to the Board.</li> <li>4 November 2020 - Memo back to the Board from staff with details and costings of a potential option to install a new bore and pump at Crosbie Park.</li> <li>17 November 2020 - Community Board Chair presented the above option to the Council at a briefing on Board Plan priorities for consideration in the Long Term Plan. The Board will request that the funding be allocated for the new bore and pump as part of their submission to the Long Term Plan.</li> </ul>

Priority: Continue to advocate on behalf of residents regarding parking issues, particularly around the business areas in Russley and Roydvale.		
What the Board will do	Measures of Success	Progress to date/actions taken
<ul style="list-style-type: none"> <li>The Board will continue to work with Council traffic engineers to look at solutions which improve on-street parking for local residents.</li> <li>The Board will request an increase in the presence of the Parking Enforcement Team in these areas.</li> <li>The Board will work with local businesses in these areas to encourage and assist their staff to find alternative parking options which do not impact so heavily on local residents.</li> </ul>	<ul style="list-style-type: none"> <li>Improved access to on-street parking for local residents</li> <li>Increased visits from the Parking Enforcement Team</li> <li>Local businesses have an appreciation of the parking issues for residents</li> </ul>	<ul style="list-style-type: none"> <li>Ongoing - staff continue to raise issues with the Council's Parking Enforcement Team as they arise.</li> </ul>

Priority: Request the installation of Big Belly bins at high usage parks in the Board area, e.g. Abberley Park, Bishopdale Park and Avonhead Park and investigate recycling options for parks.		
What the Board will do	Measures of Success	Progress to date/actions taken
<ul style="list-style-type: none"> <li>The Board will advocate to the Council for the Big Belly bins to be placed in various parks across the Board area. Priority parks will be those with high user numbers and where users have expressed concerns to the Board regarding rubbish issues.</li> <li>Ask staff to investigate the feasibility of having rubbish recycling bins in local parks.</li> </ul>	<ul style="list-style-type: none"> <li>Bins installed</li> <li>Less reports of over-flowing rubbish in the parks</li> <li>Recycling options investigated</li> </ul>	<ul style="list-style-type: none"> <li>15 September 2020 - The Board Chair attended a briefing with the Council to highlight the Board's priorities in their Board Plan, in consideration for inclusion in the Long Term Plan. The Big Belly bins priority was tabled at the meeting and the Chair indicated that the Board would be willing to contribute financially to enable the installation of the bins in the parks identified in our Board area.</li> <li>Following the briefing, the Parks Unit indicated they would be willing to look at a 50/50 funding option for the four bins the Board are requesting. A report seeking the Board to allocate funding from their 2020-21 Discretionary Response will be presented at the Board meeting on 15 February 2021.</li> <li>At this stage, recycling bins in parks are not available as EcoCentral currently does not accept public recycling without prior sorting. The additional costs of prior sorting does not make this a financially viable option. Staff are continuing to look into this issue.</li> </ul>

**Priority: Development of community safety initiatives across the Board area, particularly in the Avonhead/Russley and Bishopdale areas.**

What the Board will do	Measures of Success	Progress to date/actions taken
<ul style="list-style-type: none"> <li>The Board will work with Canterbury Neighbourhood Support to promote local neighbourhood support groups and increase the number of these groups.</li> <li>The Board will work with the Christchurch North Community Patrol to increase the number of patrols in the Avonhead/Russley area and encourage local residents to consider becoming a Community Patrol volunteer.</li> <li>The Board will work with the Police to educate the community on measures that can be undertaken by residents to keep themselves and their property safe and information on how to report thefts.</li> </ul>	<ul style="list-style-type: none"> <li>Residents feeling safer in their community</li> <li>Increase in the number of local Neighbourhood Support groups</li> <li>A more visible presence of community patrols and an increase in volunteers</li> <li>A decrease in the number of burglaries</li> </ul>	<ul style="list-style-type: none"> <li>Initial discussions have been held with staff and the Police to look at potential initiatives. A meeting will be organised in February 2021 with Council staff, Police, Community Patrols and Canterbury Neighbourhood Support to progress this Board priority.</li> </ul>

**Priority: Upgrade of the toilets, changing room facilities and sports storage at Nunweek Park.**

What the Board will do	Measures of Success	Progress to date/actions taken
<ul style="list-style-type: none"> <li>The Board will undertake engagement with the users of the park, particularly the sports clubs based at Nunweek Park, to ascertain their requirements and any opportunities for collaboration or partnership in the possible upgrading of the facility.</li> <li>A feasibility study on the upgrade of this facility will be undertaken.</li> <li>Based on the outcomes of the community engagement and feasibility study, the Board will advocate for funding to be allocated towards this project in the Council's Long Term Plan as appropriate.</li> </ul>	<ul style="list-style-type: none"> <li>Users of the park will have the opportunity to have their say on any future development of the building</li> <li>A feasibility study will be carried out</li> <li>If deemed feasible, funding will be secured for the upgrade in the Long Term Plan.</li> </ul>	<ul style="list-style-type: none"> <li>No progress to date.</li> </ul>

**Priority: Demolition of the old caretaker's house at Burnside Park (340 Avonhead Road).**

What the Board will do	Measures of Success	Progress to date/actions taken
<ul style="list-style-type: none"> <li>The Board will work with staff from the Council's Parks Unit to progress the demolition of this building and the reinstatement of the site back to park land.</li> </ul>	<ul style="list-style-type: none"> <li>House demolished and site tidied up.</li> </ul>	<ul style="list-style-type: none"> <li>January 2021 - The Parks Unit has prioritised this project and have sought tenders to undertake the demolition. Soil testing for asbestos is currently underway and it is hoped the removal of the house will take place over the next few months.</li> </ul>



Priority: Replacement or upgrade of the public toilets at Bishopdale Mall.		
What the Board will do	Measures of Success	Progress to date/actions taken
<ul style="list-style-type: none"> <li>The Board's preference would be for new stand-alone toilets to be built on the land where the old Plunket rooms were recently demolished. The Board will advocate on behalf of the local community, through its submission to the Council's Long Term Plan, for funding to be secured for this project.</li> <li>The second option would be the upgrade of the current toilet facilities. The Board would work with Council staff, the Bishopdale Centre Association and other interested parties including Enliven Bishopdale and the Bishopdale Menzshed to look at ways of achieving this upgrade with minimum costs.</li> </ul>	<ul style="list-style-type: none"> <li>New or improved toilet facilities will be available in the Bishopdale Mall</li> </ul>	<ul style="list-style-type: none"> <li>September 2020 - Staff have indicated that there is no money currently budgeted to replace the public toilets at Bishopdale Mall.</li> <li>The local Enliven Bishopdale Group, who have recently been involved in the development of the Bishopdale Village Green, have indicated they would be interested at looking at undertaking a revamp of the current toilets as their next project.</li> <li>The local business association is also interested in being involved and may be in a position to contribute a small amount of funding towards this project. Local staff will come back to the Board to request a contribution from the Board's Discretionary Response Fund to progress this project if required.</li> </ul>

Priority: Construction of a shared footpath on Gardiners Road from Wilkinsons Road to Sawyers Arms Road.		
What the Board will do	Measures of Success	Progress to date/actions taken
<ul style="list-style-type: none"> <li>The Board will advocate on behalf of the local community, through its submission to the Council's Long Term Plan, for funding to be secured to construct a shared footpath.</li> </ul>	<ul style="list-style-type: none"> <li>Funding will be secured in the Long Term Plan</li> <li>A shared footpath will be constructed</li> </ul>	<ul style="list-style-type: none"> <li>15 September 2020 - The Board Chair attended a briefing with the Council to highlight the Board's priorities in their Board Plan, in consideration for inclusion in the Long Term Plan. This priority was presented at that briefing.</li> <li>Following the briefing, staff informed the Board that no budget is currently allocated for this work to be undertaken, and requested the Board to identify any projects currently in the budget that they would be prepared to 'swap out' or defer to allow this work to be done. The Board identified a potential option which staff are now considering.</li> <li>The Board will be including this project in their submission to the Long Term Plan.</li> </ul>

Priority: Upgrade of playing fields at Tulett Park and investigation into the possible usage of adjacent land to the park.		
What the Board will do	Measures of Success	Progress to date/actions taken
<ul style="list-style-type: none"> <li>The Board will work with Council staff and the users of the park to look at possible solutions for the drainage issues in the park. The Board will also request staff to investigate the opportunity to extend the playing area of the park by developing the Council-owned adjacent land (off Walter Case Drive) into additional sports fields.</li> </ul>	<ul style="list-style-type: none"> <li>Improved drainage and condition of playing fields on Tulett Park</li> <li>Increased access to playing fields through the utilisation of adjacent land</li> </ul>	<ul style="list-style-type: none"> <li>15 September 2020 - The Board Chair attended a briefing with the Council to highlight the Board's priorities in their Board Plan, in consideration for inclusion in the Long Term Plan. This priority was presented at that briefing.</li> <li>Staff from the Parks Unit are working with the local sports club users to monitor the condition of the playing fields.</li> <li>Staff have indicated that the creation of new fields on the adjacent land is not considered a priority as there is already sufficient access to playing fields across the city.</li> <li>The Board have indicated they would at least like to see the adjacent land be added to the mowing schedule of the current playing fields so the ground could be used for a training field for juniors. The Board will request this in their submission to the Long Term Plan.</li> </ul>

## 8. Waipuna/Halswell-Hornby-Riccarton Community Board Report to Council

Reference / Te Tohutoro: 21/105344

Report of / Te Pou  
Matua:

Mike Mora, Community Board Chairperson, [mike.mora@ccc.govt.nz](mailto:mike.mora@ccc.govt.nz)

General Manager /  
Pouwhakarae:

Mary Richardson, General Manager Citizens & Community,  
[mary.richardson@ccc.govt.nz](mailto:mary.richardson@ccc.govt.nz)

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

The purpose of this report is to provide the Council with an overview of Part A matters requiring a Council decision and of initiatives and issues considered by the Community Board.

### 2. Community Board Recommendations

That the Council:

1. [Receive the Community Board report for March 2021.](#)

### 3. Community Board Decisions Under Delegation

The Waipuna/Halswell-Hornby-Riccarton Community Board held meetings on 2 and 16 February 2021. Decisions made under delegation were:

- Approving the following new road names for 275 Sparks Road:
  - a. Road 1 - Sequel Road
  - b. Road 2 - Navarra Road
  - c. Road 3 - Larissa Road
  - d. Road 4 - Gisele Crescent
  - e. Road 5 - Dalness Crescent
- Approving a grant of \$5,000 from its 2020-21 Discretionary Response Fund to Hornby Presbyterian Community Trust towards the Community Survey of the Wider Hornby Area project.
- Delegating the ability to schedule meeting dates for the Board's Submissions Committee to meet to the Board Chairperson, the Submissions Committee Chairperson and the Community Governance Manager.

### 4. Part A Recommendations to Council

There are no reports presenting Part A recommendations from the Board included in this agenda for Council consideration.

### 5. Significant Council Projects in the Board Area

#### 5.1 Christchurch Regeneration Acceleration Facility (CRAF) programme

Staff met with the Board to discuss the Christchurch Regeneration Acceleration Facility (CRAF) programme a few months ago and explained how the available funding is to be used to address condition, safety and accessibility issues. Staff have been considering how to gather local knowledge on condition, safety and accessibility concerns and have developed five



interactive maps that allow residents to place a pin on a map and leave a comment to show locations of concern.

The maps will be live for four weeks commencing Mid-February. There is also communications around the maps to reach as many people in the community as possible.

A number of drop in sessions held in association with the maps including one for the Riccarton area on Tuesday 23 February – drop in 4.30pm to 6.30pm at the Riccarton Service Centre.

## 6. Significant Community Issues, Events and Projects in the Board Area

### 6.1 Clyde Road- white parking ticks.

At its meeting on 29 September 2020 the Board received a presentation from representatives of the University of Canterbury Students Association requesting the installation of parking ticks on the university side of Clyde Road to address ongoing parking issues. The Board agreed to request staff advice on the installation of parking ticks.

Following evaluation traffic staff commented that it is not normal practice for intermediate parking ticks to be provided, unless parking spaces are subject to a parking fee, such as in the Central Business District and noted also there is a view that defined bays can lead to inefficiencies within the overall unmarked space, as some vehicles are either longer or shorter than standard and ticks could lead to unused space. Due to the highly intensive parking demands adjacent to the University and the need for efficient use of parking spaces on-street staff advised the Board that new parking tick markings to delineate specific bays will be installed on the portion of Clyde Road as shown below:



### 6.2 Community Pride Garden Awards 2021

The Christchurch Beautifying Association completed judging for the Community Pride Garden Awards between 16 January and 7 February 2021. An awards function to acknowledge Halswell-Hornby-Riccarton Community Pride Garden Award recipients is to be scheduled for late March or April 2021.

6.3 Riccarton Sports Hub Holiday Festival

The Riccarton Sports Hub Holiday Festival took place on Tuesday 26th and Wednesday 27th January at the Upper Riccarton Domain. A two day festival partnership between FC Twenty 11, Upper Riccarton Domain Tennis, Riccarton Cricket and Ultimate Frisbee Canterbury.



6.4 Local networking event

The Community Board hosted a local networking event on 4 February 2021, at Rārākau: Riccarton Centre. The event was an opportunity for local groups and organisations to connect with each other, and for the Community Board to acknowledge the important role they have in the community.

Following the positive response from attendees, another event could be considered for later in the year.

6.5 Culture Galore

Culture Galore, the annual event jointly sponsored Halswell Hornby Riccarton and Fendalton Waimairi Harewood Community Boards that celebrates a variety of cultures was held this year on Saturday 20th February at Ray Blank Park. The event was very well attended with attendees enjoying performances and food from more than 35 cultures.



## 7. Progress Report Against the Community Board Plan

7.1 Hornby Centre

Work is due to commence on the new Hornby Centre. A site blessing ceremony was held on 26 February in advance of the construction work getting underway. The ceremony was well attended.

## 8. Community Board Matters of Interest

8.1 Richmond Avenue, Knight Stream subdivision

The intersection of Richmond Avenue with Halswell Junction Road was included in the Outline Development Plan for the Longhurst/Knights Stream area during the original Plan Change in 2011 that changed the zoning of the area from Rural to Residential. The hearings for the Plan took place during 2016/17 before an Independent Hearings Panel. The area has been subsequently developed in line with the plan.

In 2019 a 40 kilometre per hour speed limit was introduced to the two subdivisions, in response to requests made by local residents and community representatives. Further to consultation and Council approvals the new speed limit signs were installed on all the approaches to the subdivision and became fully operational in October 2019.

The construction of the intersection of the John Paterson Drive and Richmond Avenue in line with the Outline Development Plan in mid-2020 has led to expressions of concern by some residents relating to the potential for motor vehicles exiting the Southern motorway to continue along Richmond Avenue at excessive speed. The design of the new intersection included a speed table which is intended to slow vehicles down on approach. This feature was constructed to a design specification that allows it to be traversed by buses.

In response to residents' concerns a community meeting regarding driver behaviour was held at Knightstream School on 9 September 2020 where it was agreed that increased signage and road markings would be installed to reinforce existing speed limits ahead of the opening of the new Richmond John Patterson intersection, Police would be requested to increase visibility to support the additional signage, residents would investigate local action e.g. leaflet drop etc. and a follow-up meeting would be held approximately two months after the opening of the new Richmond John Patterson intersection to review the situation.

Additional 40 kilometre per hour speed limit signs and road markings were added in 2020, to remind drivers, especially visitors, of the area wide speed limit including 'Gateway' signage and markings to the approach to the subdivision at the point where the 40 limit begins prior to the intersection opening. There have, however, been further expressions of concern about vehicles driver at speed along Richmond Avenue since the intersection opened.

Traffic surveys have been programmed to collect traffic volumes and speed data to monitor driver speeds on Richmond Avenue to ascertain the general adherence to the speed limit and the results will be shared with the local community.

## Attachments / Ngā Tāpirihanga

There are no attachments to this report.

## Signatories / Ngā Kaiwaitohu

<b>Author</b>	Faye Collins - Community Board Advisor
<b>Approved By</b>	Matthew Pratt - Manager Community Governance, Halswell-Hornby-Riccarton Matthew McLintock - Manager Community Governance Team John Filsell - Head of Community Support, Governance and Partnerships



## 9. Waikura/Linwood-Central-Heathcote Community Board Report to Council

Reference / Te Tohutoro: 21/190812

Report of / Te Pou  
Matua: Alexandra Davids, Chairperson  
alexandra.davids@ccc.govt.nz

General Manager /  
Pouwhakarae: Mary Richardson, Citizen and Community  
mary.richardson@ccc.govt.nz

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

The purpose of this report is to provide the Council with an overview of Part A matters requiring a Council decision and of initiatives and issues considered by the Community Board.

### 2. Community Board Recommendations

That the Council:

1. Receives the Waikura/Linwood-Central-Heathcote Community Board report for February 2021.

### 3. Community Board Decisions Under Delegation

The Waikura/Linwood-Central-Heathcote Community Board held a meeting on 1 February 2021. Decisions made under delegation were:

- Michelle Lomax elected as the Community Board Deputy Chairperson.
- Confirmation of the Board's 2021 Meetings schedule.
- Approval of kerb buildouts on Linwood Avenue to assist pedestrians crossing Linwood Avenue to Te Pou Toetoe: Linwood Pool.
- Received an information report on Ōtākaro Avon River Corridor Programme.
- Approved Discretionary Response Fund contribution grants to:
  - Sumner Skate Ramp project.
  - Community Market storage space.
  - Ōpāwaho (Lower Heathcote) River Working Party Project Costs.
- Approved Youth Development Fund contribution grants for youth to attend:
  - New Zealand Juggling and Circus Festival in Nelson.
- Confirmed the Board's comments on the Christ Church Cathedral Reinstatement Resource Consent Application.
- Requested an article in the Board newsletter outlining how to report potential fire hazards to the appropriate authorities.
- The Board requested staff advice on:
  - Reducing hireage costs for the Outdoor Swimmers Club and extending the Waltham Pool opening hours.



- The use of large landscaping boulders and structures being places on steep streets on property boundaries.
- The decision-making processes on matters pertaining to the Residential Red Zone and Ōtākaro Avon River Corridor Programme.
- How the community views are included in the aspects of the detailed design of projects within the Residential Red Zone and Ōtākaro Avon River Corridor Programme for bridges, road closures and cycle ways.
- The Council's skate park renewal programme.
- The Ferry Road Masterplan focusing on the Charleston/Phillipstown actions.

#### 4. Part A Recommendations to Council

The following reports presenting Part A recommendations from the Board are included in this agenda for Council consideration:

- 4.1 Te Ara Ihutai Christchurch Coastal Pathway – Monck Bay section.

#### 5. Significant Council Projects in the Board Area

##### Te Pou Toetoe: Linwood Pool

- 5.1 The Board will soon consider a report on the naming of the two community rooms within Te Pou Toetoe: Linwood Pool complex.

A site visit for Board members is being planned for late March/early April 2021.

#### 6. Significant Community Issues, Events and Projects in the Board Area

##### Public Forum

- 6.1 The Board had the following Public Forum presentation at its 1 February 2021 meeting:

- 6.1.1 Representatives of the Outdoor Swimmers' Club outlining the project they are holding at the Waltham Summer Pool, asking the Board's support in reducing their costs to run the club's activities at the pool and for extending the pool's opening hours.

The Board has requested staff advice on the above matters.

##### Briefings

- 6.2 The Board received briefings on 10 February about the following projects/issues:

- Linwood Library Service Review.
- Governance Team Work plan.

#### 7. Progress Report Against the Community Board Plan

- 7.1 The Board considered the Community Board Plan Monitoring Report (July 2020-January 2021) at the Board's 1 February meeting.

#### 8. Community Board Matters of Interest

- 8.1 The Board wishes to raise the matter of temporary traffic management across the wider Woolston area given the impact created by the number of separate work sites in Woolston.

## Attachments / Ngā Tāpirihanga

There are no attachments to this report.

## Signatories / Ngā Kaiwaitohu

<b>Author</b>	Liz Beaven - Community Board Advisor
<b>Approved By</b>	Arohanui Grace - Manager Community Governance, Linwood-Central-Heathcote John Filsell - Head of Community Support, Governance and Partnerships





## 10. Waipapa/Papanui-Innes Community Board Report to Council

Reference / Te Tohutoro: 21/104691

Report of / Te Pou Matua:	Emma Norrish – Chairperson Waipapa/Papanui-Innes Community Board Emma.Norrish@ccc.govt.nz
General Manager / Pouwhakarae:	Mary Richardson – General Manager Citizens and Community Mary.Richardson@ccc.govt.nz

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

The purpose of this report is to provide the Council with an overview of Part A matters requiring a Council decision and of initiatives and issues considered by the Community Board.

### 2. Community Board Recommendations

That the Council:

1. Receive the Waipapa/Papanui-Innes Community Board report for January and February 2021.

### 3. Community Board Decisions Under Delegation

The Waipapa/Papanui-Innes Community Board met on 29 January 2021 respectively. Decisions made under delegation were:

#### 29 January 2021

- Approval for staff to engage with the community about the proposed renaming of Styx River Reserve No. 2 to Te Waoku Kahikatea and part of the Kaputone Esplanade Reserve to Te Waoku Kapuka and report back to the Waipapa/Papanui-Innes Community Board on the outcome of the consultation.

The Board also requested that staff begin the process of returning the name of the Kaputone Stream to the original Māori name of Kā Pūtahi (to correct a historical misspelling).

- Approval to convene the Board's Submissions Committee on 17 February 2021 to consider four current public consultations.
- Delegation to the Community Governance Manager to approve grants of up to \$350 through the Board's Youth Development Fund application process.

The Board also agreed to standardise the fund criteria so that it is aligned with other Community Boards and noted that staff have standardised the application form to enhance the customer experience.

- Allocation of funding from the Board's 2020-21 Discretionary Response Fund as follows:
  - \$550 to St Albans Residents' Association towards the production and publication costs of the St Albans Library History Booklet.

## 4. Part A Recommendations to Council

There were no Part A recommendations to the Council.

## 5. Significant Community Events, Issues and Projects in the Board Area

### 5.1 Summer with your Neighbours

The Larne Place get together in mid-December was very successful and voted “a lovely afternoon and evening” by the residents. The organiser sent in the accompanying photo.



### 5.2 Temporary Wayfinding Sign – 10 Shirley Road Community Reserve

At the Board meeting on 18 December 2020 the Board approved the installation of a temporary wayfinding sign at 10 Shirley Road. The Richmond Community Garden have a temporary lease to install a wayfinding trail in the residential red zone, the idea being to connect people with places and projects that are happening in the Richmond suburb including the Otakaro Avon River trail, the Richmond Community Garden, Avebury House and Adventure Avenue. The wayfinding sign on 10 Shirley Road is the beginning of the trail.

The Green Lab (previously Greening the Rubble) has now installed the sign in the reserve on behalf of the community. The wayfinding trail is a community driven project, encouraging residents to connect with their neighbourhood and be physically active.



### 5.3 Papanui Youth Development Trust Christmas Function

It was a great evening on Friday 18 December 2020 as the Papanui Youth Development Trust celebrated a very busy and productive year!

We acknowledge awesome work by Hamish, Jeremy, Tom and the team especially the innovative ways they coped with the COVID-19 lock down.

Thank you for the certificates and homemade pizzas.



#### 5.4 Belfast Community Network Christmas Breakfast

This was a great start to Christmas Day for all those who attended.

#### 5.5 Northcote Afternoon Tea Christmas Function

This was a lovely way for the community to spend a couple of hours catching up and supporting those without family to share the festivities.

#### 5.6 St Albans Skate Jam



St Alban's Skate Jam was held on Saturday 16 January, between 12.00pm and 3.00pm. Although the weather was cloudy with a cool wind blowing there was a good turnout of participants.

This year the participants consisted of a larger number of younger participants who were new to skate boarding. The free equipment loan was once again popular, with plenty of children borrowing boards, helmets, and knee and elbow pads so they could participate throughout the event. The four coaches from Skate Skool were kept extremely busy teaching the basics as well some more advanced skills.



To include all the participants in the skate competition, a novice section was held for the first time on the shared path and temporary ramps.

Feedback from both the participants and caregivers was very positive. Parents and caregivers were most appreciative of the opportunity for the young ones to learn, develop their skills and compete in their first skating competition.

#### 5.7 Belfast Skate Jam

Staff attended a very successful Belfast Skate Jam held at Sheldon Park on Friday 12 February from 4-7pm.

Organised by Belfast Community Network and the Papanui-Innes Recreation Advisor, and featuring the Cheap Skates team, the event attracted over 100 skaters of varying abilities who thoroughly enjoyed the day.

The event attracted over 200 people including families who supported the skaters, enjoyed and took advantage of the free sausage sizzle, and made use of the Belfast pool and a Bouncy castle while relaxing in the park.

The Cheap Skates team provided instruction and coaching for beginner skaters and competitions were held for under 13's and over 13's. Families and friends stayed until the end of the event, supporting the skaters and encouraging them in their competition runs.

This successful event fosters a community recreation approach targeting grass roots participation and skill development. The event delivers quality recreation experiences for the children and youth of the Waipapa/Papanui Innes Ward.



#### 5.8 High Density Housing Development Westminster and Malvern Streets, St Albans

At its meeting on 18 December 2020 the Board received a letter from St Albans residents regarding the high density housing developments taking place in Westminster and Malvern Streets. The Board was advised that community boards are precluded from involvement in the Resource Management Act processes by legislation and therefore have no influence on the outcomes of Hearing Panels. The Chairperson also advised the Board that the Resource Management Act processes are currently under review.

The Board decided to raise the matter in the Board's report to Council in January 2021, write a letter to the Commissioners enclosing the correspondence and forward the correspondence to the Regulatory Performance Committee.

The local residents followed up by presenting a petition to the Board at its meeting on 29 January 2021, requesting that the Council implement a number of checks and balances for the resource management consent process and look at education for the community regarding their rights under the Resource Management Act.

The Board received the petition and referred it to the Regulatory Performance Committee in support of the correspondence previously forwarded in December.

#### 5.9 St Albans Community Centre

Completion of the Centre is slightly delayed due to finishing materials not arriving in the country. Therefore the official opening has been postponed until April.

### 6. Progress Report Against the Community Board Plan

- 6.1 Updates against outcomes of the Waipapa/Papanui-Innes Community Board Plan will be presented to the Council in an upcoming meeting.

### 7. Community Board Matters of Interest

#### 7.1 RMA Processes

The Board has recently received a number of concerns from local residents regarding the high density changes to the District Plan. The residents are concerned that developers are building without consideration of the surrounding residential properties and the ambience of the suburb.

### Attachments / Ngā Tāpirihanga

There are no attachments to this report.

### Signatories / Ngā Kaiwaitohu

<b>Authors</b>	Aidan Kimberley - Community Board Advisor Lyssa Aves - Governance Support Officer
<b>Approved By</b>	Elizabeth Hovell - Manager Community Governance, Papanui-Innes Matthew McLintock - Manager Community Governance Team John Filsell - Head of Community Support, Governance and Partnerships



## 11. Waihoru/Spreydon-Cashmere Community Board Report to Council

Reference / Te Tohutoro: 21/157885

Report of / Te Pou  
Matua:

Karolin Potter, Chairperson, karolin.potter@ccc.govt.nz

General Manager /  
Pouwhakarae:

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

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

The purpose of this report is to provide the Council with an overview of Part A matters requiring a Council decision and of initiatives and issues considered by the Community Board.

### 2. Community Board Recommendations

That the Council:

1. Receive the Waihoru/Spreydon-Cashmere Community Board report for February 2021.

### 3. Community Board Decisions Under Delegation

The Waihoru/Spreydon-Cashmere Community Board held a meeting on 2 February 2021. Decisions made under delegation were, the Board:

- Approved a grant of \$5,000 from its 2020-21 Discretionary Response Fund towards a Needs Analysis/Feasibility for the Adult Playground project.
- Decided to provide a submission on the Council's proposed new mountain bike track in Montgomery Spur Reserve.
- Adopted its schedule for ordinary meetings for the period 1 March to 31 December 2021.

### 4. Part A Recommendations to Council

The following reports presenting Part A recommendations from the Board are included in this agenda for Council consideration:

#### 4.1 Cashmere / Worsley / Hoon Hay Road - Intersection Upgrade

The Board's consideration and recommendation of Cashmere / Worsley / Hoon Hay Road - Intersection Upgrade will be considered by the Council at its meeting on 11 March 2021.

### 5. Significant Council Projects in the Board Area

#### Innovating Streets for People Projects

- 5.1 The Board received a briefing from staff on the Innovating Streets for People projects in Beckenham and Selwyn.
- 5.2 Staff continue to work with Student Design Consultants to develop plans for the Selwyn Street project. Next students will tell staff which of the draft plans are the most important for them to get to school safely, as there is not budget to implement all the proposals.





- 5.3 Contractors recently worked with the Better Beckenham Community Team and Council staff on ideas to trial a new intersection layout. The space was coned off and road widths tested to ensure everyone was happy with the offset of the intersection that would create more space on one side. Staff also met a few local residents who wished to know more about traffic engineering and the project. It was a great way to visually display and physically interact with the space so that the community could help co-design the project.
- 5.4 This approach is a first for New Zealand. It showcases the innovative and creative ways of working with communities on the Innovating Streets projects.
- 5.5 The Board will consider a report on the Selwyn and Beckenham projects at a future meeting.



### Coronation Hall

- 5.1 In 2019, the Board approved the future use of Coronation Hall as the home base for the Suburbs Rugby Football Club, and the hall is currently being repaired. The Board recently had a site visit to hear about Suburbs plans for the space.

### Basketball Courts

- 5.2 Following several requests from residents for more basketball courts in the Board area, the Board received a briefing from staff about potential locations for a new court. The Board requested that staff invite local young people and other interested parties to a future meeting to provide their views on the possibility of a new basketball court at Somerfield Park and/or Centennial Park.



## 6. Significant Community Issues, Events and Projects in the Board Area

**Public Forum Presentations** – The Board received public forum presentations on the following topics:

- 6.1 **Hoon Hay Community Association Trust** – The Hoon Hay Community Association Trust provided an update on recent and upcoming activities, including development of its Strategic Plan.
- 6.2 **Farmers Market at Old Stone House** – The Cracroft Community Centre and Geoff Venning spoke about Mr Venning's proposal to hold a farmers market at Holmcroft Reserve and the Old Stone House. The Board requested that staff support the presenters to explore options to hold a farmers market at this location.
- 6.3 **Traffic Safety in Board Area** – A resident spoke about traffic safety concerns in the Board area. The Board requested that staff provide details of the Cashmere/Hoon Hay/Worsleys Roads Intersection Upgrade project to the presenter.

## 7. Progress Report Against the Community Board Plan

- 7.1 At its 18 August meeting, the Board adopted its Community Board Plan 2020-22.
- 7.2 The Chairperson and Deputy Chairperson presented the Board Plan to Councillors at Long Term Plan briefings on 15 September and 17 November 2020.

- 7.3 The presentations included an overview of why the outcomes sought in the Board Plan are important to the community and identification of where significant outcomes are not reflected in proposed levels of service.
- 7.4 A six-monthly monitoring report will be provided at the Board's 17 March 2021 meeting.

## 8. Community Board Matters of Interest

### 8.1 Draft Tree Policy

At its 2 February 2021 meeting, the Board agreed that the Chairperson raise the following in the Board's monthly presentation to the Council:

In light of the report from the Commission for Climate Change, the Board requests that the Council addresses the issues raised by that report in the Draft Tree Policy, particularly Paragraph 6.5 in the Introduction, in terms of the requirements for carbon retention and shade (the latter patently lacking in all but two or three of Christchurch's parks and reserves); that there be a strong commitment to the planting of native trees in the urban suburban environments; and further that in the body of the policy, under Item 1.4 – Tree Planting, the words 'sites of significance and non-urban and the Port Hills' be removed so that the paragraph reads: "In all areas of Banks Peninsula and Christchurch City we will endeavour to strengthen and enhance existing indigenous biodiversity and ecological resilience by selecting native species provenanced to the local area or region for new tree planting except where other species are necessary for specified reasons."

The Board is aware that the Draft Tree Policy has been through a submission and hearing process, which it submitted on, and that the report of the Hearings Panel will be considered by the Council at this meeting. Following the Board meeting on 2 February, staff have advised that the points raised will be addressed as part of the Urban Forest Plan which is under development.

## Attachments / Ngā Tāpirihanga

There are no attachments to this report.

## Signatories / Ngā Kaiwaitohu

<b>Author</b>	Amy Hart - Community Board Advisor
<b>Approved By</b>	Jo Wells - Manager Community Governance, Spreydon-Cashmere Matthew McLintock - Manager Community Governance Team John Filsell - Head of Community Support, Governance and Partnerships

## 12. Te Pātaka o Rākaihautū/Banks Peninsula Community Board Report to Council

Reference / Te Tohutoro: 21/32651

Report of / Te Pou                      Tori Peden - Chairperson

Matua:                                      tori.peden@ccc.govt.nz

General Manager /                      Mary Richardson, General Manager Citizens & Community,

Pouwhakarae:                          mary.richardson@ccc.govt.nz

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

The purpose of this report is to provide the Council with an overview of Part A matters requiring a Council decision and of initiatives and issues considered by the Community Board.

### 2. Community Board Recommendations

That the Council:

1. Receive the Community Board report for February 2021.

### 3. Community Board Decisions Under Delegation

The Te Pātaka o Rākaihautū / Banks Peninsula Community Board held a meeting on 1 February 2021. Decisions made under delegation were:

- **Parking Restrictions** – the Board approved parking restrictions on Waipapa Avenue, in the area of Stoddart Point and the Diamond Harbour Wharf.
- **Funding** – the Board approved the following grants from its Discretionary Response Fund:
  - A grant of \$2000 from its 2020-21 to Diamond Harbour Events Incorporated towards Live at the Point.
  - A grant of \$2,815 from its 2020-21 Discretionary Response Fund to Comte de Paris Descendants Group Inc. towards a photographer, music, fuel, refreshments, anniversary cake, printing and post event cleaning products.

### 4. Part A Recommendations to Council

No reports presenting Part A recommendations from the Board are included in this agenda for Council consideration.

### 5. Significant Council Projects in the Board Area

Nothing to report.

### 6. Significant Community Issues, Events and Projects in the Board Area

#### Public Forum and Deputations

6.1 The Board received Public Forum presentations and Deputations on the following issues:

- Customer Services Akaroa
- Akaroa Cemeteries Project

- Fire Risk Management

### Reserve Management Committees

6.2 The Board received minutes from the following Reserve Management Committee meetings:

- Cass Bay Reserve Management Committee – 14 October 2020
- Allandale Reserve Management Committee – 25 November 2020
- Awa-iti Reserve Management Committee – 2 December 2020
- Okains Bay Reserve Management Committee – 8 December 2020

### Working Party Meetings

6.3 Board Working Party meetings were held, as follows:

- Head to Head Walkway Working Party – 9 November 2020

### Correspondence

6.4 The Board received the following correspondence:

- Akaroa Service Centre – Victoria Andrews and the Akaroa Residents & Ratepayers Assn

## 7. Progress Report Against the Community Board Plan

7.1 The Board adopted its Community Board Plan at the 20 July 2020 meeting. Regular reporting will be provided to the Board and a review will be undertaken and reported to the Board on 1 March 2021.

## 8. Community Board Matters of Interest

- 8.1 **Street Recycling Bins** – the Board requested information from staff on how much of the recycling from the public bins in Akaroa was actually recycled, and how much was processed as waste because of contamination.
- 8.2 **Leaking Fire Hydrant** – The Board requested that staff investigate a leaking fire hydrant adjacent to 4-6 Newton Place in Akaroa after it was reported that Akaroa residents had alerted Council to the leaking fire hydrant but it still has not been repaired even though the town has now moved to Level 3 water restrictions.
- 8.3 **Birdlings Flat Water Issues** – it was reported that Birdlings Flat residents had recently run out of water and there had been no prior warning or restrictions put in place. Residents had questioned whether there was any system in place to alert Council staff to problems with the water supply, for instance an electronic warning system. The Board requested information from staff on:
- Whether there is a system in place to alert Council to issues with the water supply at Birdlings Flat.
  - Clarification for the community about what the daily water allocation is for Birdlings Flat properties.

## Attachments / Ngā Tāpirihanga

There are no attachments for this report.



### Signatories / Ngā Kaiwaitohu

<b>Author</b>	Liz Carter - Community Board Advisor
<b>Approved By</b>	Penelope Goldstone - Manager Community Governance, Banks Peninsula Matthew McLintock - Manager Community Governance Team John Filsell - Head of Community Support, Governance and Partnerships



## 13. Waitai/Coastal-Burwood Community Board Report to Council

Reference / Te Tohutoro: 21/156604

Report of / Te Pou  
Matua: Kelly Barber, Chairperson,  
kelly.barber@ccc.govt.nz

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

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

The purpose of this report is to provide the Council with an overview of Part A matters requiring a Council decision and of initiatives and issues considered by the Community Board.

### 2. Community Board Recommendations

That the Council:

1. Receive the Waitai/Coastal-Burwood Community Board report for February 2021.

### 3. Community Board Decisions Under Delegation

The Waitai/Coastal-Burwood Community Board held a meeting on 1 February 2021. Decisions made under delegation were:

- Allocation of funding from the Waitai/Coastal-Burwood Community Board's 2020-2021 Discretionary Response Fund to:
  - Aranui Community Trust (ACTIS)
  - Dallington Residents' Association

### 4. Part A Recommendations to Council

There are no reports presenting Part A recommendations from the Board included in this agenda for the Council's consideration.

### 5. Significant Community Issues, Events and Projects in the Board Area

#### 5.1 New walking group programme at Taiora/QEII Sport and Recreation Centre

The RSE Unit have started a new weekly walking group for 30 to 45 minutes from Graham Condon, Jellie Park, Pioneer and Tairoa QEII. A free programme offering a weekly walk and once a month a special session after the walk for people to try activities or information seminars at the centre. The Taiora QEII programme will commence on Tuesday, 2 February 2021 at 9.30am, meet outside the main building entrance. For more info go to:

<https://ccc.govt.nz/rec-and-sport/rec-and-sport-centres/health-wellbeing/walking-groups/>

#### 5.2 I ♥ Brighton 2021

Thousands of people enjoyed the social, market, sports, sounds and sun at Brighton's biggest local festival of the year on Monday 8 February 2021 from 11am to 3pm.

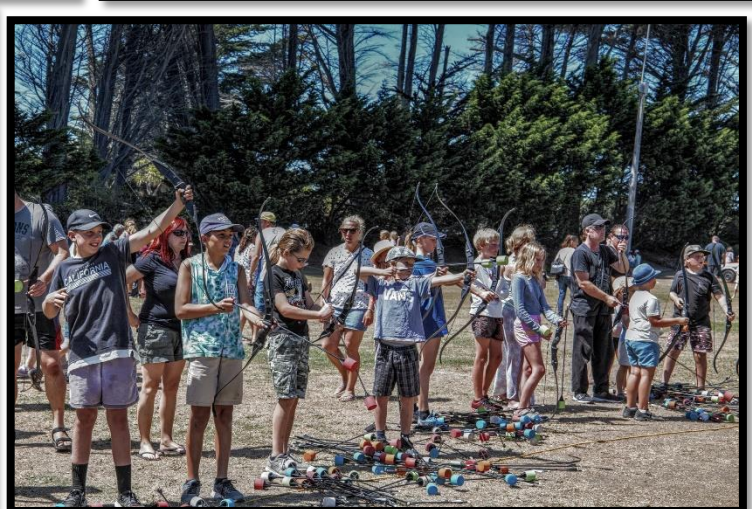
Events are always a huge team effort with over 50 volunteers supporting from Youth Alive Trust plus many more from all the different groups and clubs who offered have a go activities on the day.



This was the 11<sup>th</sup> I Love Brighton event, the inaugural event was held in May 2011. The planning group who organise the event include Youth Alive Trust, New Brighton Project, Renew Brighton, Eastern Community Sport and Recreation, New Brighton Business Association and the Council. Highlights video:

<https://www.facebook.com/171447999659575/videos/2688004778156278>

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### 5.3 Parklands @ Play 2021

The Parklands community celebrated its 6<sup>th</sup> community event on Sunday 14 February 2021 in Parklands reserve, there was a huge variety of activities for the community to try including fencing, karate, dance, rugby, archery, tag, football, basketball, radio controlled cars, gymnastics, netball and table tennis. There was a specific preschool zone with activities from the Parklands Library, Pegasus Toy Library and plenty of crafts and nature play. Families were challenged to complete the amazing race while at the event ticking off activities and challenges to go in the draw for free passes to He Puna Taimoana. The stage acts featured plenty of local talent kicking off with Sideline Swing, then featuring some gifted youth acts – Same Day Delivery and Pepper Hall. The event is co-ordinated by the Pukeko Centre in partnership with local groups and clubs and is funded by the Coastal-Burwood Community Board.



## 6. Progress Report Against the Community Board Plan

- 6.1 Updates against outcomes of the Waitai/Coastal-Burwood Community Board Plan will be presented to the Board every six months with the first update being presented to the Board at its March 2021 meeting.

## 7. Community Board Matters of Interest

### 7.1 Orion 66kV Cable Project

The Board was provided with an update from Orion as it is upgrading its network to support growth in the Northwood, Belfast area. As part of the upgrade, Orion is building a new substation in Belfast and installing a new 66KV cable from its Marshland Substation underground along Marshland, Belfast and Prestons roads to the new substation.

### 7.2 Shovel Ready Funding

The Board was provided with an update on two groups who have shovel ready funding for their projects, namely Guardians of Rawhiti for the Rawhiti Domain Natural Play Proposal and Eastern Community Sport and Recreation to develop the top sports fields at Rawhiti Domain into the Number 1 rugby field, upgrading the sports field lighting on Thomson Park, installing an all-weather softball diamond with fencing on the lower Rawhiti Domain sports fields, finalising the lease footprint for the cricket pavilion and upgrading the tennis courts and installing lighting at the South Brighton Tennis Club.

Indicative Landscape Plan of the Rawhiti Domain Natural Play Proposal:





## Attachments / Ngā Tāpirihanga

There are no attachments to this report.

## Signatories / Ngā Kaiwaitohu

<b>Authors</b>	Sarah Harrison - Support Officer Christopher Turner-Bullock - Manager Community Governance, Coastal-Burwood Cindy Sheppard - Community Board Advisor Katie MacDonald - Community Support Officer Ann Tomlinson - Community Development Advisor Jacqui Miller - Community Recreation Advisor Anna Langley - Community Development Advisor
<b>Approved By</b>	Christopher Turner-Bullock - Manager Community Governance, Coastal-Burwood Matthew McLintock - Manager Community Governance Team John Filsell - Head of Community Support, Governance and Partnerships



**Report from Spreydon-Cashmere Community Board – 2 February 2021**

## 14. Cashmere / Worsley / Hoon Hay Road - Intersection Upgrade

Reference / Te Tohutoro: 21/135875

Report of / Te Pou Matua: Pana Togiasso, Project Manager, pana.togiasso@ccc.govt.nz

General Manager / Carolyn Gallagher, General Manager City Services,

Pouwhakarae: Carolyn.Gallagher@ccc.govt.nz

### 1. Officer Recommendations / Ngā Tūtohu

#### Board Comment

It was noted that staff will review pedestrian safety at the Cashmere/ Worsley/ Hoon Hay Roads intersection six months after the intersection upgrade project is complete\*.

*\*The above amendments were made at the Board's 17 February 2021 meeting during Clause 3 – Confirmation of Previous Minutes.*

That the Waihoru/Spreydon-Cashmere Community Board recommend that Council:

1. Approves the change in respect of the tree planting species and removal of marked pedestrian zebra crossings for the Cashmere / Worsley / Hoon Hay Road - Intersection Upgrade project, in accordance with the final planting plan (**Attachment A**) and final road marking plan (**Attachment B**).
2. Pursuant to Clause 19.6 of the Christchurch City Council Standing Order, revokes paragraphs 15 and 16 of Resolution **CNCL/2017/00340** as below;
  15. Approves that a pedestrian crossing be duly established and marked in accordance with section 8.2 of the Land Transport Rule: Traffic Control Devices 2004, on the Cashmere Road west approach left turn slip lane at its intersection with Hoon Hay Road, as detailed on Attachment A. (Note 2 Applies)
  16. Approves that a pedestrian crossing be duly established and marked in accordance with section 8.2 of the Land Transport Rule: Traffic Control Devices 2004, on the Cashmere Road west approach left turn slip lane at its intersection with Hoon Hay Road, as detailed on Attachment A. (Note 2 Applies).

### 2. Spreydon-Cashmere Community Board Recommendation to Council

#### Part A

That the Council:

1. Approves the change in respect of the tree planting species and removal of marked pedestrian zebra crossings for the Cashmere / Worsley / Hoon Hay Road - Intersection Upgrade project, in accordance with the final planting plan (**Attachment A** of the report in the agenda of this meeting) and final road marking plan (**Attachment B** of the report in the agenda of this meeting).

2. Pursuant to Clause 19.6 of the Christchurch City Council Standing Order, revokes paragraphs 15 and 16 of Resolution **CNCL/2017/00340** as below;
  15. Approves that a pedestrian crossing be duly established and marked in accordance with section 8.2 of the Land Transport Rule: Traffic Control Devices 2004, on the Cashmere Road west approach left turn slip lane at its intersection with Hoon Hay Road, as detailed on Attachment A. (Note 2 Applies)
  16. Approves that a pedestrian crossing be duly established and marked in accordance with section 8.2 of the Land Transport Rule: Traffic Control Devices 2004, on the Cashmere Road west approach left turn slip lane at its intersection with Hoon Hay Road, as detailed on Attachment A. (Note 2 Applies).
3. Requests that ducted road crossings be installed at the Cashmere / Hoon Hay / Worsleys Roads intersection in order to future proof the intersection to allow the potential introduction of signalling the left turn slip lanes.

### Attachments / Ngā Tāpirihanga

No.	Report Title	Page
1	Cashmere / Worsley / Hoon Hay Road - Intersection Upgrade	59

No.	Title	Page
A <a href="#">↓</a>	Final Planting Plan	64
B <a href="#">↓</a>	Final Road Marking Plan	66

## Cashmere / Worsley / Hoon Hay Road - Intersection Upgrade

Reference / Te Tohutoro: 20/1242366

Report of / Te Pou  
Matua:

Pana Togiasso, Project Manager, pana.togiasso@ccc.govt.nz

General Manager /  
Pouwhakarae:

David Adamson, General Manager City Services

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

- 1.1 The purpose of this report is to seek support for the recommendation to Council to remove zebra crossing road markings from the design and to approve a change in tree species from Cherry Blossoms Yoshino Cherry (*Prunus yedoensis*) to native Black Beech trees (*Fuscospora solandri*).
- 1.2 This change is a result of the road safety audit and as per the community board meeting 7<sup>th</sup> November 2017 the “[board discussed also the species of trees be planted as part of the proposals and expressed a preference for native specials to be used](#)”.

### 2. Precursor

- 2.1 The project was approved to proceed to detailed design and construction by the Spreydon-Cashmere Community Board in November 2017 and by the Council in December 2017. The report to Council (with the Spreydon-Cashmere Community Board recommendation) and the Council decision are available online via the link as follows: <https://ccc.govt.nz/the-council/consultations-and-submissions/haveyoursay/show/52>.
- 2.2 Detailed design for the project has now been completed, including completion of a pre-construction road safety audit by an independent safety audit team. There are two required changes from the consultation plan (and that ultimately require approval by the Spreydon Cashmere Community Board and Council):
  - 2.2.1 The species of the replacement trees is proposed to change from cherry blossoms to black beech. This change was prompted by the community, who requested native planting as reflected in paragraph 55 of the Spreydon-Cashmere Community Board resolution SCCB/2017/00164. The final planting plan is attached in **Appendix A**.
  - 2.2.2 In response to safety issues raised in road safety audit, the marked pedestrian zebra crossings over the slip lanes is recommended to be removed. This changes to address issues with advance visibility, and because associated regulatory line markings (limit lines and advance warning diamonds) could not be accommodated due to the geometry of the intersection. The final road marking plan is attached in **Appendix B**.
- 2.3 The first of the two resolutions that require attention in this report is the tree planting at the intersection as per paragraph 55 of the Spreydon Cashmere Community Board resolution SCCB/2017/00164 from its meeting of 7 November 2017 as below;

#### **SCCB/2017/00164**

*That the Spreydon-Cashmere Community Board:*

55. *Requests that any trees planted as part of the intersection improvements, including replacements for those removed, be suitable native species.*



- 2.4 The second of the two resolutions that require attention in this report is the matter of the planting plan, and the pedestrian crossings, are paragraphs 15, 16 and 18 of Council resolution CNCL/2017/00340 from its meeting of 7 December 2017 as below;

**CNCL/2017/00340**

*That the Council:*

15. *Approves that a pedestrian crossing be duly established and marked in accordance with section 8.2 of the Land Transport Rule: Traffic Control Devices 2004, on the Cashmere Road west approach left turn slip lane at its intersection with Hoon Hay Road, as detailed on Attachment A. (Note 2 Applies)*
  16. *Approves that a pedestrian crossing be duly established and marked in accordance with section 8.2 of the Land Transport Rule: Traffic Control Devices 2004, on the Cashmere Road west approach left turn slip lane at its intersection with Hoon Hay Road, as detailed on Attachment A. (Note 2 Applies).*
  18. *Approves the lane marking changes, kerb alignment changes and road surface changes, at the Cashmere Road / Hoon Hay Road / Worsleys Road intersection, as detailed in Attachment A. (Note 2 Applies). Waka Kotahi / NZ Transport Agency subsidy for this project has been approved.*
- 2.5 This project is now being progressed to tender and construction.
- 2.6 The successful contract is anticipated to be awarded by mid to late February 2021, and construction is expected to be completed in the first half of 2021.

### 3. Officer Recommendations / Ngā Tūtohu

That the Waihoru/Spreydon-Cashmere Community Board recommend that Council:

1. Approves the change in respect of the tree planting species and removal of marked pedestrian zebra crossings for the Cashmere / Worsley / Hoon Hay Road - Intersection Upgrade project, in accordance with the final planting plan (**Attachment A**) and final road marking plan (**Attachment B**).
2. Pursuant to Clause 19.6 of the Christchurch City Council Standing Order, revokes paragraphs 15 and 16 of Resolution **CNCL/2017/00340** as below;
  15. *Approves that a pedestrian crossing be duly established and marked in accordance with section 8.2 of the Land Transport Rule: Traffic Control Devices 2004, on the Cashmere Road west approach left turn slip lane at its intersection with Hoon Hay Road, as detailed on Attachment A. (Note 2 Applies)*
  16. *Approves that a pedestrian crossing be duly established and marked in accordance with section 8.2 of the Land Transport Rule: Traffic Control Devices 2004, on the Cashmere Road west approach left turn slip lane at its intersection with Hoon Hay Road, as detailed on Attachment A. (Note 2 Applies).*

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

- 4.1 The staff recommendations in this report are to respond to community requests for native tree species to be accommodated in the new intersection layout, and also to address safety issues raised in the detailed design road safety audit related to the previously approved marked pedestrian zebra crossings.

- 4.2 The identified safety issue with having marked pedestrian zebra crossings on the raised platforms in the left turn slip lanes (on the east and west Cashmere Road approaches), is that the geometry of the intersection results in restricted advance visibility of the crossing locations. Required regulatory markings (limit line and advance warning diamonds) also cannot be accommodated clear of the adjacent traffic lanes. This means that pedestrians may step out onto the crossing without checking appropriately for oncoming traffic, while approaching drivers may not see the pedestrian and/or be aware of the presence of the pedestrian crossing in the first instance.

## 5. Alternative Options Considered / Ētahi atu Kōwhiringa

- 5.1 Do nothing – retain and implement the previously approved design, with non-native tree species and marked zebra crossings on the left turn slip lane raised platforms.
- 5.1.1 Advantages – some members of the community may prefer the Cherry Blossoms Yoshino Cherry (*Prunus yedoensis*) tree species
- 5.1.2 Disadvantages – does not respond to community requests for the inclusion of native tree species in the design, and would result in unsafe pedestrian crossings that would also be non-compliant with regulations and design standards without the required road markings (limit lines and advance warning diamonds).

## 6. Detail / Te Whakamahuki

- 6.1 In order to respond to community requests for the inclusion of native tree species in the design, and also to address safety issues identified in the independent road safety audit regarding the marked pedestrian zebra crossings on the left turn slip lane platforms, staff are seeking the support of the Cashmere-Spreydon Community Board to recommend that Council approve a change in scope for the project.
- 6.2 The staff recommendation to include native tree species in the design responds to community requests on this matter, therefore no further engagement / consultation is undertaken.
- 6.3 The staff recommendation to remove the marked pedestrian zebra crossings from the left turn slip lane raised platforms is to address a safety issue identified in the independent road safety audit. The remainder of the previously approved intersection design will stay the same including, of most importance, the retention of the raised platforms in the left turn slip lanes on the east and west Cashmere Road approaches. For this reason, staff considered that no further engagement / consultation was required on this matter.
- 6.4 The decision affects the following wards/Community Board areas:
- 6.4.1 Cashmere-Spreydon Community Board

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

### Strategic Alignment / Te Rautaki Tīaroaro

- 7.1 This report supports the [Council's Long Term Plan \(2018 - 2028\)](#):
- 7.1.1 Activity: Traffic Safety and Efficiency
- Level of Service: 10.0.6.1 Reduce the number of crashes on the road network. - <=119 (reduce by 5 or more per year)

### Policy Consistency / Te Whai Kaupapa here

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

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

- 7.3 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**

- 7.4 It will contribute to the cumulative citywide cycle improvements and compliment the Major Cycle Routes (MCR) program. Aiming to provide improved options to motorised vehicle travel.

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

- 7.5 Although the recommendations in this report include the removal of marked pedestrian zebra crossings, which would have given pedestrians priority over on-road traffic turning left from Cashmere Road to Hoon Hay Road and Worsleys Road, restricted visibility and inability to accommodate associated road markings means that operation of the pedestrian crossing would be unsafe.
- 7.6 Retention of the raised platforms will still provide convenient and accessible crossing locations over the left turn slip lanes, albeit with the requirement that pedestrians do not have priority and therefore have to check more carefully for approaching traffic. It is considered that the physical attributes of the platforms themselves will moderate traffic speeds more so than the presence of a priority pedestrian crossing anyway.

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

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

- 8.1 Cost to Implement – The requested changes does not have any additional cost to the project
- 8.2 Maintenance/Ongoing costs – There will be a minor reduction in operational costs due to not having to maintain the pedestrian crossing markings
- 8.3 Funding Source – Capital Programme; CPMS ID#1346, Intersection Improvement: Cashmere / Hoon Hay/ Worsleys, Financial Year 2021

## **9. Legal Implications / Ngā Hīraunga ā-Ture**

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

- 9.1 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**

- 9.2 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.
- 9.3 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*

## 10. Risk Management Implications / Ngā Hiraunga Tūraru

- 10.1 The risk of associated with non-approval of this report is that the pedestrian crossing will have to be marked and due to the lack of visibility of the crossing to approaching vehicles it may result in a pedestrian/vehicle crash.

## Attachments / Ngā Tāpirihanga

No.	Title	Page
A	Final Planting Plan	
B	Final Road Marking Plan	

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

Document Name	Location / File Link

## 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:

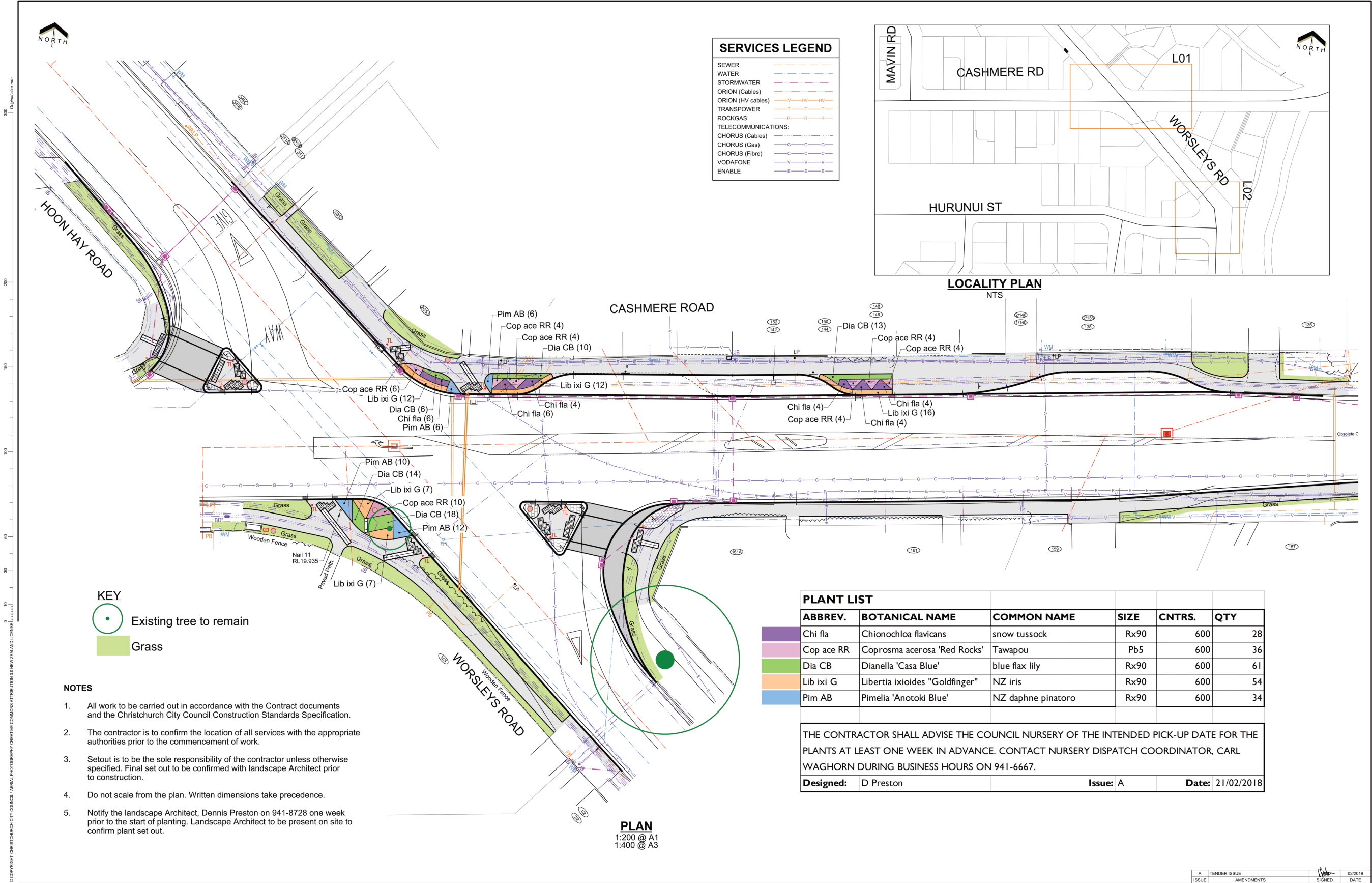
- (i) sufficient information about all reasonably practicable options identified and assessed in terms of their advantages and disadvantages; and
- (ii) adequate consideration of the views and preferences of affected and interested persons bearing in mind any proposed or previous community engagement.

(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

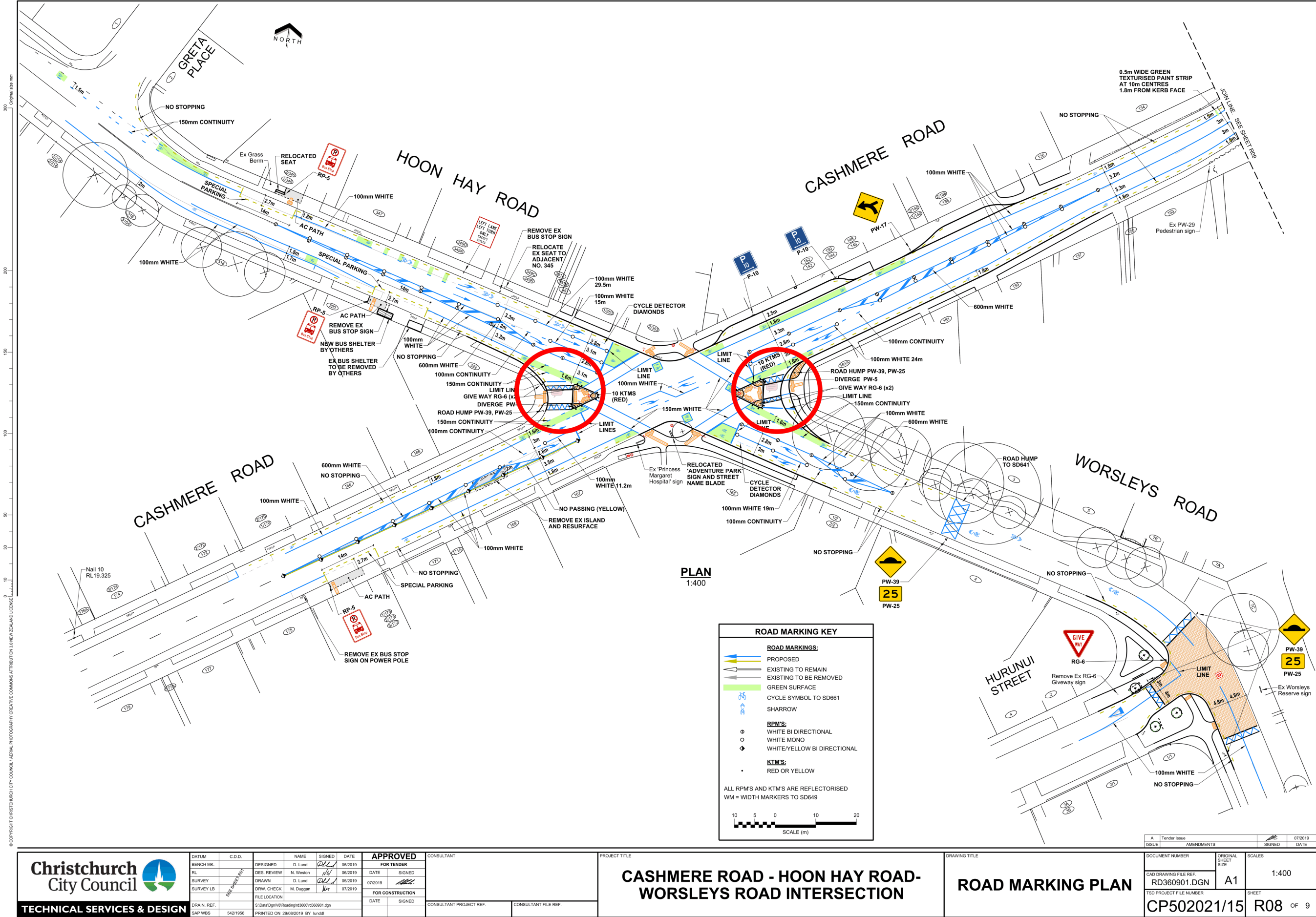
<b>Author</b>	Pana Tогiaso - Project Manager
<b>Approved By</b>	Lynette Ellis - Manager Planning and Delivery Transport Richard Osborne - Head of Transport David Adamson - General Manager City Services











**Report from Linwood-Central-Heathcote Community Board – 1 February 2021**

## 15. Te Ara Ihutai Christchurch Coastal Pathway - Moncks Bay section

Reference / Te Tohutoro:	21/196605
Report of / Te Pou Matua:	Dave King, Project Manager – Project Management Transport, Dave.King@ccc.govt.nz
General Manager / Pouwhakarae:	Carolyn Gallagher, General Manager City Services, Carolyn.Gallagher@ccc.govt.nz

### 1. Linwood-Central-Heathcote Community Board Consideration / Te Whaiwhakaarotanga

1. The Board, in its deliberations, took into account the deputation from Roger Townsend (Item 5.2 of the Board meeting minutes refer).
2. The Board acknowledged the work of the Coastal Pathway Group's Treasurer, Tim Lindley, in formulating a funding application to the national government's "shovel-ready" projects.

### 2. Officer Recommendations / Ngā Tūtohu

That the Waikura/Linwood-Central-Heathcote Community Board:

1. Receives the information within and attached to the report, and considers the submissions made as part of the public consultation process;
2. Approves that staff proceed with detailed design and construction, of the works as shown (excluding speed limit change) in the scheme plan (Attachment A & B);
3. That the Waikura/Linwood-Central-Heathcote Community Board recommends to the Council:
  - a. To approve the adoption of the speed limit changes as shown in Attachment A & B; and
  - b. That the detailed traffic resolutions required for implementation of the project are referred to the Chair and Deputy Chair of the Urban Development and Transport Committee for approval at the end of the detailed design phase, prior to the beginning of construction.

### 3. Linwood-Central-Heathcote Community Board Decisions Under Delegation / Ngā Mana kua Tukuna

#### Part C

That the Waikura/Linwood-Central-Heathcote Community Board:

1. Receives the information within and attached to the report, and considers the submissions made as part of the public consultation process;



2. Approves that staff proceed with detailed design and construction, of the works as shown (excluding speed limit change) in the scheme plan Attachment A & B attached to the meeting agenda report;
3. Requests staff to investigate visibility for residents leaving 252 Main Road and neighbouring properties, and address the issues through detailed design and advise the Community Board.

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

##### Part A

That the Council approve:

1. The adoption of the speed limit changes as shown in Attachments A & B to the report; and
2. That the detailed traffic resolutions required for implementation of the project are referred to the Chair and Deputy Chair of the Urban Development and Transport Committee for approval at the end of the detailed design phase, prior to the beginning of construction.

#### Attachments / Ngā Tāpirihanga

No.	Report Title	Page
1	Te Ara Ihutai Christchurch Coastal Pathway - Moncks Bay section	69

No.	Title	Page
A <a href="#">↓</a>	Coastal Pathway Moncks Bay - scheme plan for board report - A	76
B <a href="#">↓</a>	Coastal Pathway Moncks Bay - scheme plan for board report - B	77

## Te Ara Ihutai Christchurch Coastal Pathway - Moncks Bay section

Reference / Te Tohutoro: 20/1556010

Report of / Te Pou Dave King – Transport Project Manager

Matua: dave.king@ccc.govt.nz

General Manager / David Adamson – GM City Services

Pouwhakarae: david.adamson@ccc.govt.nz

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

- 1.1 The purpose of this report is advise elected members on the feedback from consultation on the Coastal Pathway project, and inform the Board of proposed changes to the recommended design as a result of that feedback. The report seeks approval to proceed to detailed design and construction, and asks the Community Board to make recommendations to Council regarding matters outside the Board's delegations.
- 1.2 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 by the level of community interest city-wide apparent in this project, and social benefits. The level of impact on the people directly affected is expected to be medium-high during construction. However, the Moncks Bay area affected by the works is small in relation to the size of the Christchurch District.
- 1.3 The decisions in this report allow the project to meet our funding partner's 'shovel ready' milestones.
- 1.4 The decisions in this report will allow progress towards completing the last significant section of the Coastal Pathway, an iconic and scenic pathway from Ferrymead to Sumner, as well as supporting Council's Strategic Priority Increasing active, public and shared transport opportunities.

### 2. Officer Recommendations / Ngā Tūtohu

That the Waikura/Linwood-Central-Heathcote Community Board:

1. Receives the information within and attached to the report, and considers the submissions made as part of the public consultation process;
2. Approves that staff proceed with detailed design and construction, of the works as shown (excluding speed limit change) in the scheme plan (Attachment A & B);
3. That the Waikura/Linwood-Central-Heathcote Community Board recommends to the Council:
  - a. To approve the adoption of the speed limit changes as shown in Attachment A & B; and
  - b. That the detailed traffic resolutions required for implementation of the project are referred to the Chair and Deputy Chair of the Urban Development and Transport Committee for approval at the end of the detailed design phase, prior to the beginning of construction.

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

- 3.1 Consultation for the Moncks Bay section of the Coastal Pathway took place 11 November – 7 December, and has now incorporated the needs of the community. This consultation

addressed aspects of the pathway that were not dealt with in the 2014 consultation (consultation on the whole pathway).

- 3.2 Delegation to approve this project and changes following feedback (excluding speed limit decisions) sit with the Community Board.
- 3.3 A decision to implement the speed limit changes sits with Council.
- 3.4 Conditions of the 'shovel ready' funding mean that this project requires fast tracking to ensure construction starting within 12 months.

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

- 4.1 A funding agreement has been put in place which commits us to the 'shovel ready' timeline, as well as delivering benefits to the local economy. Without the shovel ready funding, Council has no budget or mandate to deliver the pathway earlier than FY27.
- 4.2 The alternative to receiving this funding and fast tracking the delivery, is to delay the works until FY27.

#### 5. Detail / Te Whakamahuki

- 5.1 A joint application between the Coastal Pathway Group and City Council was successful in its application for funding from the Government's 'shovel ready' programme. This allowed the delivery of this section of pathway to be brought forward from FY27, where it was programmed in Council's Long Term Plan. Conditions of the 'shovel ready' funding include physical works getting underway within 12 months.
- 5.2 The off-road pathway itself has been consulted on and approved for delivery by the Council on the 27 March 2014 CNCL 27032014 item 8(1). Design development and an impact on the adjacent road corridor has generated a need for further consultation and community engagement.
- 5.3 A single scheme design was put forward for community consultation, with the main roading impacts including parking changes, speed limits and intersection changes.
- 5.4 Consultation was open between Friday 13 November and Monday 7 December 2020 and we received 121 submissions. We hand delivered 306 consultation documents to surrounding properties, and sent them to 59 absentee owners and 104 key stakeholders. A story regarding the project and the beginning of consultation was on Newsline on 16 November 2020.
- 5.5 The majority of submissions were received from local residents and we also received submissions from the following organisations:
  - New Zealand Automobile Association
  - Redcliffs Association
  - SPOKES
  - Christchurch Yacht Club
  - Blind Low Vision New Zealand
- 5.6 There was a strong level of support for the project in both written submissions, and through conversations at the drop-in session held at the Christchurch Yacht Club.
- 5.7 The following themes and comments were received:

Speed limit change

Comment	Number of submissions
Support the speed limit change	62
Extend the 40kph through to the Sumner 30kph speed limit	15
The change will increase safety for everyone	9
Extend the 40kph to Redcliffs Village	9
Extend the 40kph to Redcliffs School	9
Do not support the speed limit change	33
Will cause driver frustration	8
The new pathway will make it safer therefore no need for a speed reduction	8
The reduction will impact on residents travelling to and from home	6
Weekend traffic already travels below 40kph	5

#### Parking changes

Comment	Number of submissions
Support the changes proposed	51
Do not support angle parking on Cliff Street – boats and trailers park here and the angle parking will not work	22
Do not support angle parking on Bay View Road	12
Do not support the removal of parking on Main Road	6
Pump Station carpark – overall design/consideration of access to garages/boat trailer parking/include bike parking here/no toilets here/lock at night	9

#### Bus stop relocations

Comment	Number of submissions
Support the changes	57
Do not support the changes	3
Move bus stop by Wakatu Ave closer to Barnett Park	2
Too many bus stops	2

#### New pedestrian islands

Comment	Number of submissions
Support the new islands, will make it a lot safer	56
Need another one by Bay View Rd and Cliff St	9
Need zebra crossings	6
Need to make sure they are safe/visible by either raised or painted zebra crossing lines and on straight parts of the road	6
Need to make sure they are big enough to accommodate a number of people and equipment (paddle boards etc)	3

#### Intersection upgrades

Comment	Number of submissions
Support proposed upgrades	36
Too narrowed at the intersections	10

No patterned surface at Cliff Street as this will cause noise and vibration for residents	9
Planting at intersections should be low (no trees)	4
Drainage/flooding issues at intersections needs to be addressed	4
Oppose bike stand at Cliff Street – should be on the other side of the road	4

Other comments

Comment	Number of submissions
Very excited about the project	17
Toilets needed in Moncks Bay	13
Protect Moncks Bay beach	9
Further detail about planting, seating etc needs to be shared with the community (keep existing seats)	9
Signage needed at the Tram stop directing people heading west back onto the footpath (and not along the waterfront) and people heading east as there is a sharp bend	5
Remove power poles as there are visibility issues/safety	4
Preserve existing sea wall	4
Ensure pathway surface and design is safe and caters to pedestrians and cyclists	3
More trees needed (with historic significance)	3

5.8 All feedback was considered and the following changes have been made:

- Minor changes to no stopping lines at the request of home owners.
- Minor changes to the location of crossing islands,
- Minor change to the bus stop relocation beside Wakatu Avenue (affected residents have given their approval to the new location).
- Removal of the proposed angle parking for Cliff Street and Bayview Road.
- Modification to the layout in the pump station carpark, to allow car and trailer parking for users of the boatsheds.
- During consultation there has been a range of feedback from public, police, staff and the AA on extending the speed limits changes beyond Moncks Bay. Further investigation will take place, but for this stage of the project, the proposed reduction to 40kph is restricted to the Moncks Bay area. To provide a consistent and intuitive speed environment in the area, the speed limit will also be applied to the side streets coming off Main Road (Wakatu, Bayview and Cliff st). Residents of these streets have been subsequently informed, as it was not expressly stated in the consultation material.
- There was feedback both for and against locating toilets at the pump station carpark – further investigation to take place, but they are not proposed at this stage of the project.

5.9 A safety audit has been carried out based on the scheme design – no serious or significant issues have been identified with the proposed works. Staff are working with the auditor to close out the remaining issues.

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

- Heathcote Ward.

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

### Strategic Alignment / Te Rautaki Tīaroaro

- 6.1 This project supports Council's Strategic Priority Increasing active, public and shared transport opportunities and use by providing a safe option for cyclists particularly those who would not normally feel comfortable biking among the main stream of traffic.
- 6.2 This report supports the [Council's Long Term Plan \(2018 - 2028\)](#):
- 6.2.1 Activity: Active Travel
- Level of Service: 10.5.2 Improve the perception that Christchurch is a cycling friendly city. - >=55%
- 6.2.2 Level of Service: 10.5.3 More people are choosing to travel by bike. - 5,100 average daily cyclists (>=3% increase)

### 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 estuary is identified as a site of Ngai Tahu Cultural Significance (Schedule of Nga Wai: 9.5.6.4 – ID 78) in the Christchurch District Plan (CDP).

- 6.5 Initial engagement with rūnanga via Mahaanui Kurataiao Ltd (MKT) commenced July 2020 with early consideration of the Coastal Pathway discussed at the Te Ngāi Tūāhuriri Rūnanga Kaitiaki Portfolio hui held on the 6 August 2020 based on an overview of the likely works.
- 6.6 At the hui it was recommended that this also be discussed with the Ihutai Trust. This occurred - though no initial feedback is available; a follow up discussion has been requested.
- 6.7 The rūnanga would also be interested in providing narratives with regard to design work on this project.
- 6.8 Due to works occurring along the edge of, and in places into the estuary, the decision does involve a decision in relation to ancestral land or a body of water or other elements of intrinsic value, therefore this decision does specifically impact Mana Whenua, their culture and traditions. This impact will be managed by engagement throughout the process (updates on changes and key milestones), and seeking feedback on how to incorporate cultural narrative in the design.

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

- 6.9 The promotion of active transport will assist in reducing dependency on the private motor vehicle by providing a viable alternative, safe transport option. This option reduces vehicle emissions by encouraging more residents to cycle or walk for local trips and longer trips.

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

- 6.10 Accessibility for all users has been prioritised in the design for the route through the inclusion of tactile pavers, new crossings with islands, and a wide and smooth primary pathway.
- 6.11 A transition over time towards a multi-modal transport system that gives people greater choice, supported by land use patterns will make transport more accessible and affordable.

## 7. Resource Implications / Ngā Hīraunga Rauemi

### Capex/Opex / Ngā Utu Whakahaere

- 7.1 Cost to implement – nil to Council – cost of project is \$15.8m (externally funded).

- 7.2 Maintenance/Ongoing costs - estimated at approximately \$11,000 p.a. This has been planned for as part of the Draft 2021/31 Long Term Plan process.
- 7.3 Funding Source – project expenditure budget has been set up for CPMS ID 61843 Coastal Pathway & Moncks Bay, with the expenditure being recovered from the Crown on a quarterly basis.

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

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

- 8.1 The statutory powers to implement the proposals contained in this report is under the Local Government Acts 1974 and 2002, the Land Transport Act 1998 and Council's Traffic & Parking Bylaw 2017. The Resource Management Act 1991 is also relevant to likely consents required from Environment Canterbury.

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

- 8.2 The funding agreement is relevant context for this decision but does not raise any particular issues or implications, other than the timeframes that need to be met.
- 8.3 This report has been reviewed and approved by the Legal Services Unit

## 9. Risk Management Implications / Ngā Hīraunga Tūraru

- 9.1 The most significant risk to the project is its delivery within a condensed timeframe, however all efforts are being made to fast track the delivery, and meet the funding requirements.
- 9.2 Most of the works take place within the transport zone and do not require consent. However: Consents from Environment Canterbury will be required for the intrusion into the coastal marine area. This risk is being mitigated through pre-application meetings, and planning input into the design to minimise potential effects.

## Attachments / Ngā Tāpirihanga

No.	Title	Page
A	Coastal Pathway Moncks Bay - scheme plan for board report - A	
B	Coastal Pathway Moncks Bay - scheme plan for board report - B	

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

Document Name	Location / File Link

## 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:

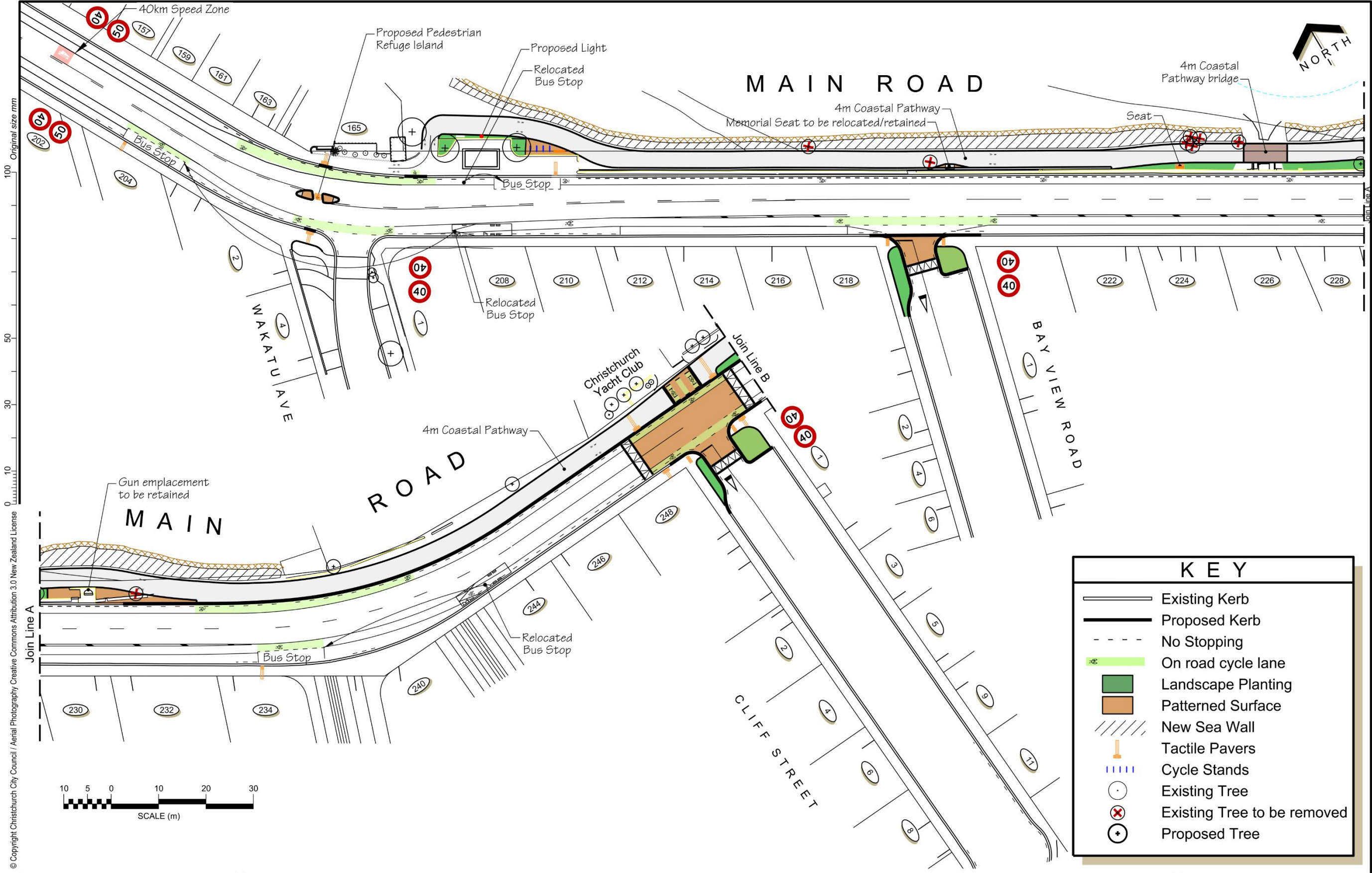
- (i) sufficient information about all reasonably practicable options identified and assessed in terms of their advantages and disadvantages; and
- (ii) adequate consideration of the views and preferences of affected and interested persons bearing in mind any proposed or previous community engagement.

(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.

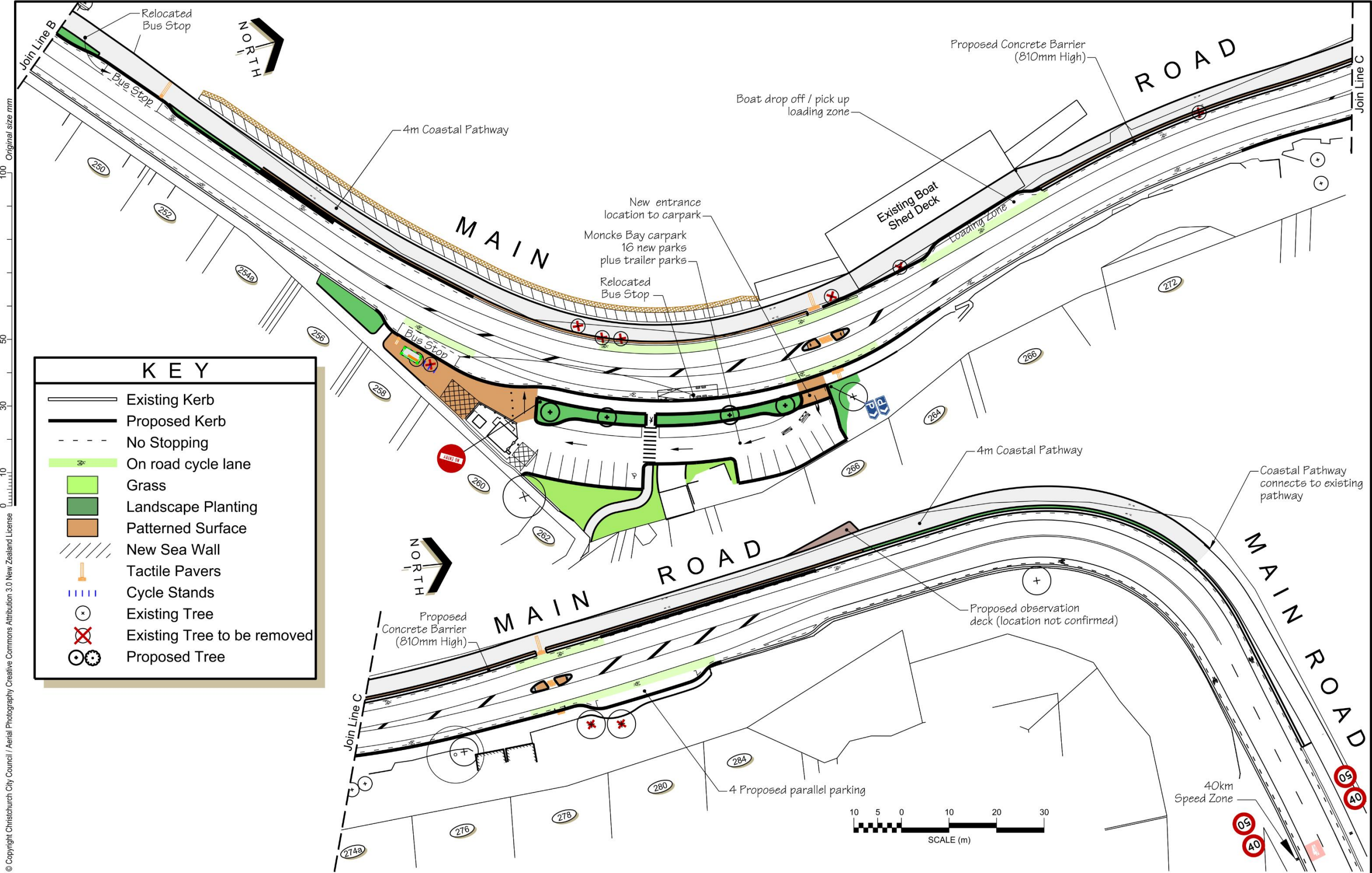
### Signatories / Ngā Kaiwaitohu

<b>Author</b>	Dave King - Project Manager
<b>Approved By</b>	Peter Langbein - Finance Business Partner Steffan Thomas - Manager Operations (Transport) David Adamson - General Manager City Services











## 16. Multicultural Committee Minutes - 3 February 2021

Reference / Te Tohutoro: 21/135633

Report of / Te Pou  
Matua:

Liz Ryley, Committee & Hearings Advisor, [liz.ryley@ccc.govt.nz](mailto:liz.ryley@ccc.govt.nz)

General Manager /  
Pouwhakarae:

Mary Richardson, GM Citizens & Community,  
[mary.richardson@ccc.govt.nz](mailto:mary.richardson@ccc.govt.nz)

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

The Multicultural Committee held a meeting on 3 February 2021 and is circulating the Minutes recorded to the Council for its information.

### 2. Recommendation to Council

That the Council receives the Minutes from the Multicultural Committee meeting held 3 February 2021.

### Attachments / Ngā Tāpirihanga

No.	Title	Page
<a href="#">A</a> <a href="#">1</a>	Minutes Multicultural Committee - 3 February 2021	80

### Signatories / Ngā Kaiwaitohu

Author	Liz Ryley - Committee and Hearings Advisor
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## Multicultural Committee OPEN MINUTES

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**Date:** Wednesday 3 February 2021  
**Time:** 9.38am  
**Venue:** Committee Room 1, Level 2, Civic Offices,  
53 Hereford Street, Christchurch

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**Present**

Chairperson	Councillor Jimmy Chen
Deputy Chairperson	Councillor James Daniels
Members	Councillor Anne Galloway
	Councillor Yani Johanson

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29 January 2021

**Principal Advisor**

Gary Watson  
Manager Community Partnerships  
and Planning  
Tel: 941 8285

Liz Ryley  
Committee and Hearings Advisor  
941 8153  
liz.ryley@ccc.govt.nz  
[www.ccc.govt.nz](http://www.ccc.govt.nz)

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

Councillor Galloway opened the meeting with a karakia.

The agenda was dealt with in the following order.

## 1. Apologies / Ngā Whakapāha

### Part C

#### Committee Resolved MCSC/2021/00001

That the apology received from Councillor Chu be accepted.

Councillor Galloway/Councillor Johanson

Carried

## 2. Declarations of Interest / Ngā Whakapuaki Aronga

### Part B

There were no declarations of interest recorded.

## 3. Confirmation of Previous Minutes / Te Whakaāe o te hui o mua

### Part C

#### Committee Resolved MCSC/2021/00002

That the minutes of the Multicultural Committee meeting held on Wednesday, 2 December 2020 be confirmed.

Councillor Johanson/Councillor Daniels

Carried

## 4. Public Forum / Te Huinga Tūmatanui

### Part B

Surinder Tandon and Farahnaz Khosravi of the Multicultural Council attended to give a public forum. Points raised related to:

- Acknowledgement of the Certificate of Appreciation received from the Christchurch City Council for the Multicultural Council's support of Citizenship Ceremonies.
- Culture Galore event happening on Saturday 20 February noon to 4pm at Ray Blank Park, Ilam.
- The Royal Commission of Inquiry's Report into the terrorist attack on 15 March 2019. Surinder advised the Multicultural Council would be keen to work with the relevant Government departments, and the City Council, regarding implementation of the report recommendations.

From discussion, staff were requested to consider displaying the Multicultural Strategy Implementation Plan and other related documents at the Culture Galore event.

## 5. Deputations by Appointment / Ngā Huinga Whakaritenga

### Part B

There were no deputations by appointment.

## 6. Updates from Mandated Groups / Ngā Kōrero nā Ngā Rōpū-tuku-mana

### Part B

#### 6.1 Indian Social & Cultural Club Update

Monty Parti, President of the Indian Social & Cultural Club, Christchurch, was unavailable to attend the meeting to provide an update on Diwali 2020.

#### 6.2 Ministry of Business, Innovation and Employment – Relationship Manager - Update

Tony McNeill, Relationship Manager of MBIE was unavailable to attend the meeting at this time to provide an update on the refugee quota system and COVID-19 issues.

#### 6.3 Multicultural Advisory Group Update

Henry Jaiswal, Deputy Chair of the Multicultural Advisory Group (MAG), addressed the meeting behalf of the Group Chair, Katrina Azer. He reported that the MAG had met in December 2020 to view the Christchurch Netball Centre at Hagley Park proposed for a multicultural centre.

Suggested priorities noted by the Committee for the MAG to focus on in 2021 were:

- An understanding required of community spaces and what is required. (Noted that this work is progressing currently).
- Addressing the Royal Commission regarding inclusion and recreational opportunities.
- Engagement with young multi-ethnic people and good structures in place for them to be heard.

The meeting was advised that the Office of Ethnic Communities (OEC) have advisors who work closely with youth. Contact will be made by staff to the OEC, as well as with Sport Canterbury, about these issues.

### Committee Resolved MCSC/2021/00003

### Part C

That the Multicultural Committee:

1. Thank Henry Jaiswal for the MAG presentation.
2. Request staff to investigate contacts and ways for engagement with multi ethnic young people and sharing of sports and recreational opportunities for them.
3. Request staff to invite a representative from ChristchurchNZ to attend a MAG meeting to discuss training opportunities for ethnic groups and young people. Extend an invitation to the Multicultural Committee members to attend that MAG meeting to participate in discussion.
4. Arrange to share the link to the Christchurch City Council's webpage Create an Event - <https://ccc.govt.nz/news-and-events/create-an-event>

Councillor Chen/Councillor Johanson

**Carried**

An adjournment was taken from 10.38am – 10.45am.

## **7. Royal Commission of Inquiry into the Terrorist Attack on Christchurch Masjidain on 15 March 2019**

### **Committee Comment**

1. The meeting noted the letter received from Mayor Lianne Dalziel about the Royal Commission's report.
2. Gary Watson outlined the process that will occur for the Councillors and MAG members to meet with Ministers of the Royal Commission/Department of Prime Minister and Cabinet, on Monday 8 March 2021. Gary will provide the Councillors and MAG members with detail prior to that meeting.
3. Discussion was held about detail required in the report around the role of local councils delivering to the community, a requirement for data collection, e.g. ethnicity data from local elections, and about resources of support groups who provide education to primary school children.

### **Committee Resolved MCSC/2021/00004**

#### **Part C**

That the Multicultural Committee:

1. Receive the correspondence from the Office of the Mayor, Christchurch City Council about the Royal Commission of Inquiry into the Terrorist Attack on Christchurch Masjidain on 15 March 2019.
2. Request staff try to arrange for a briefing by the Royal Commission/Department of Prime Minister and Cabinet for Councillors and members of the Multicultural Advisory Group.
3. Formally consider the report and engage with the Multicultural Advisory Group and other relevant organisations to consider next steps.
4. Report back to the Council on the outcome of the engagement.

Councillor Johanson/Councillor Daniels

**Carried**

**Councillor Johanson closed the meeting with a karakia.**

**Meeting concluded at 11am.**

**CONFIRMED THIS 30TH DAY OF APRIL 2021**

**COUNCILLOR JIMMY CHEN  
CHAIRPERSON**





## 17. Regulatory Performance Committee Minutes - 5 February 2021

Reference / Te Tohutoro: 21/154238

Report of / Te Pou  
Matua:

Liz Ryley, Committee & Hearings Advisor, [liz.ryley@ccc.govt.nz](mailto:liz.ryley@ccc.govt.nz)

General Manager /  
Pouwhakarae:

Leonie Rae, GM Consenting & Compliance,  
[mary.richardson@ccc.govt.nz](mailto:mary.richardson@ccc.govt.nz)

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

The Regulatory Performance Committee held a meeting on 5 February 2021 and is circulating the Minutes recorded to the Council for its information.

### 2. Recommendation to Council

That the Council receives the Minutes from the Regulatory Performance Committee meeting held 5 February 2021.

### Attachments / Ngā Tāpirihanga

No.	Title	Page
<a href="#">A</a>	Minutes Regulatory Performance Committee - 5 February 2021	86

### Signatories / Ngā Kaiwaitohu

Author	Liz Ryley - Committee and Hearings Advisor
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## Regulatory Performance Committee OPEN MINUTES

**Date:** Friday 5 February 2021  
**Time:** 9am  
**Venue:** Committee Room 1, Level 2, Civic Offices,  
53 Hereford Street, Christchurch

**Present**

Chairperson	Councillor Tim Scandrett
Deputy Chairperson	Councillor Aaron Keown
Members	Councillor Melanie Coker
	Councillor Anne Galloway

4 February 2021

**Principal Advisor**

Aaron Haymes  
Head of Strategic Partnerships  
Tel: 941 8075

Liz Ryley  
Committee and Hearings Advisor  
941 8153  
liz.ryley@ccc.govt.nz  
[www.ccc.govt.nz](http://www.ccc.govt.nz)

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

The agenda was dealt with in the following order.

**1. Apologies / Ngā Whakapāha**

**Part C**

**Committee Resolved RPCM/2021/00001**

That the apology received from Councillor Chu be accepted.

Councillor Galloway/Councillor Keown

Carried

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

**Part B**

There were no declarations of interest recorded.

**3. Confirmation of Previous Minutes / Te Whakaāe o te hui o mua**

**Part C**

**Committee Resolved RPCM/2021/00002**

That the minutes of the Regulatory Performance Committee meeting held on Wednesday, 2 December 2020 be confirmed.

Councillor Scandrett/Councillor Keown

Carried

**4. Public Forum / Te Huinga Whānui**

**Part B**

There were no public forum presentations.

**5. Deputations by Appointment / Ngā Huinga Whakaritenga**

**Part B**

There were no deputations by appointment.

**6. Petitions / Correspondence**

**Committee Comment**

1. The Committee requested staff to provide information on a specific matter of disability parking referred to in the correspondence received from the Papanui-Innes Community Board.

**Committee Resolved RPCM/2021/00003**

**Part B**

That the Regulatory Performance Committee:

1. Receive the correspondence and petition from the Papanui-Innes Community Report on the RMA Process Review seeking clarification from the Committee and a response to the Community Board.

Councillor Scandrett/Councillor Coker

Carried

**7. Consenting and Compliance Highlights Report - November and December 2020**

**Committee Resolved RPCM/2021/00004**

**Part B**

That the Regulatory Performance Committee:

1. Receive the information in the Consenting and Compliance Highlights Report – November and December 2020.

Councillor Scandrett/Councillor Coker

Carried

**Meeting concluded at 9.42am.**

**CONFIRMED THIS 9TH DAY OF APRIL 2021**

**COUNCILLOR TIM SCANDRETT  
CHAIRPERSON**

## 18. Hearings Panel Report to the Council on the Draft Tree Policy 2020

Reference / Te Tohutoro: 20/1604198

Report of / Te Pou  
Matua: Councillor Yani Johanson, Hearings Panel Chairperson,  
yani.johanson@ccc.govt.nz

General Manager /  
Pouwhakarae: Mary Richardson, General Manager Citizens and Community  
Mary.Richardson@ccc.govt.nz

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

- 1.1 The purpose of this report is to present to the Council the Hearings Panel recommendations following the consultation and hearings process on the Draft Tree Policy 2020.
- 1.2 The Hearings Panel has no decision-making powers but, in accordance with its delegation, has considered the written and oral submissions received on the proposal and is now making recommendations to the Council. The Council can then accept or reject those recommendations as it sees fit bearing in mind that the Local Government Act 2002 s.82(1)(e) requires that “the views presented to the local authority should be received by the local authority with an open mind and should be given by the local authority, in making a decision, due consideration.”
- 1.3 The Council, as the final decision-maker, should put itself in as good a position as the Draft Tree Policy 2020 Hearings Panel having heard all the parties. It can do so by considering this report which includes a summary of the written and verbal submissions that were presented at the hearing, any additional information received and the Draft Tree Policy 2020 Hearings Panel’s considerations and deliberations. The Council Officer report to the Draft Tree Policy 2020 Hearings Panel is attached (Attachment A) and a link to the agenda including all submissions is also available as follows:

[https://christchurch.infocouncil.biz/Open/2020/12/BLHP\\_20201207\\_AGN\\_4977\\_AT.PDF](https://christchurch.infocouncil.biz/Open/2020/12/BLHP_20201207_AGN_4977_AT.PDF)

### 2. Hearings Panel Recommendations / Ngā Tūtohu o Te Tira Taute

That the Council:

1. Adopts the Tree Policy with the amendments outlined in Attachment A.
2. Request staff to update the Council public facing website with the Tree Policy and include links to Construction Standard Specifications, Infrastructure Design Standards and the District Plan.
3. Request staff to report back annually on current tree asset status, including removal and replanting.
4. Request city arborists to investigate opportunities to work with the Smart Cities team to enhance tree asset systems and reporting.
5. Request staff to provide a memorandum on the decision to allow shallow trenching for fibre services and what assessment, if any, was undertaken in regards to the impact on the city’s current and future tree assets.
6. Request staff to investigate and present valuation methods for consideration that better reflect the environmental benefits provided by trees.

7. Request staff to provide a memorandum on any existing guidelines or protocols for commemorative trees and community planting projects with advice on any suggested improvements if required.
8. Request staff investigate prioritising changes to the District Plan to provide greater protection of existing trees as part of the implementation of the National Policy Statement on Urban Development and brief Councillors before July 2021.
9. Apply to the Tree Cities of the World programme in conjunction with the adoption of the Tree Policy.
10. Delegates authority to staff to make any grammatical and spelling amendments to the draft Tree Policy;
11. Revokes the following policies which have been superseded by the consolidated Tree Policy:
  - a. Christchurch City Council Tree Planting in Streets Policy;
  - b. Christchurch City Council Trees and Health Policy;
  - c. Christchurch City Council Sponsorship of Trees and Other Plantings on Reserves Policy;
  - d. Banks Peninsula District Council Tree and Vegetation Policy Resolutions 98/178 and 97/404;
  - e. Banks Peninsula District Council Tree Trimmings (Private Plantings) Policy Resolution 94/636;
  - f. Banks Peninsula District Council Tree Planting on Reserves – Indigenous Trees and Shrubs Policy Resolution 99/236;
  - g. Banks Peninsula District Council Wildling Trees – Removal from Road Reserve Resolution 98/178.

### 3. Background / Context / Te Horopaki

- 3.1 The draft Tree Policy consolidates a number of outdated policies from the Christchurch City and Banks Peninsula District Councils to make a policy that is fit for purpose and aligns with current best practice. The policy has been developed to provide a framework for the management of trees located on Council owned and/or administered land including in streets and parks. The purpose of the policy is to:
  - Provide a framework on how individual trees will be managed on a day to day basis;
  - Create a consistent approach to tree management;
  - Provide a clear process for decision making for tree related issues;
  - Aid the Council in meeting its duty of care when it comes to managing trees and the risk they pose to people and property;
  - Facilitate the Council's ability to meet other plans, strategies and objectives; and
  - Improve the policy to make it simpler, clearer, and easier to understand.
- 3.2 Activities covered by the draft Tree Policy include:
  - Tree Planting, including commemorative and sponsored trees;
  - Tree Maintenance, including pruning and risk management;
  - Tree Protection during construction; and

- Tree removal, for example where the tree is no longer structurally sound.

#### 4. Consultation Process and Submissions / Te Tukanga Kōrerorero / Ngā Tāpaetanga

- 4.1 On 27 August 2020 ([item 16](#)) the Sustainability and Community Resilience Committee authorised staff to consult the public on the draft Tree Policy. The draft Tree Policy was open for feedback on the [Council website](#) from 14 September until 12 October 2020.
- 4.2 A [Newsline article](#) was published on 14 September 2020 to provide information on the draft policy and encourage submissions.
- 4.3 The Council received 70 submissions on the draft Tree Policy.
- 4.4 Staff analysed the submissions in a report to the Hearings Panel (refer to Attachment A in the [agenda](#)). As a result of the submissions analysis, staff recommended a number of amendments to the wording of the draft policy.
- 4.5 The submissions were generally in support of the policy. The submissions reflect the public's understanding of the importance of trees for the Garden City and the aesthetic, environmental, economic and social benefits they provide. A number of submissions also noted the leadership role of the Council in managing trees to ensure the benefits of these assets are maintained for future generations; and to contribute to achieving the Council's goals regarding the climate.
- 4.6 Fifty-four submissions relate to matters outside the scope of the policy, such as the inclusion of trees on private land, planting of indigenous species and canopy cover targets. These are all matters which will be addressed as part of the Urban Forest Plan. The submissions related to the Urban Forest Plan will also be considered as part of the development of the Plan.
- 4.7 Some of the main themes and concerns raised by submissions, overall, were as follows:

##### *Native or Exotic trees:*

- 4.8 Twenty-eight of the submissions related to a preference for a particular type of tree e.g. indigenous species, exotic species, fruit and nut trees. The reasons for this were varied, including providing habitats for native birds, biodiversity, fire resistance, foraging, health-related issues, and the vision of the early European settlers. Including a preference for a particular type of tree in the Tree Policy would fundamentally alter the Council's urban forest. Therefore submissions relating to tree type preferences will be addressed as part of the Urban Forest Plan.

##### *Valuation of trees:*

- 4.9 The Draft Tree Policy makes reference to the Council implementing a tree valuation system. The policy has also made reference to costs associated with tree replacement and damage. While the majority of submissions were supportive of the Council acknowledging the value of trees through the policy, six submitters recommended that the policy specify the valuation method so there is more certainty. The definition of "value of a tree" in the draft policy is "*a monetary value determined by a council recognised system such as the Standard Tree Evaluation Method 1996 (STEM)*".
- 4.10 STEM is the system currently used by the Council. However there are other tree valuation methods for valuing trees which include are more comprehensive and better reflect the environmental and social benefits they provide. As these other systems become available, staff will consider if a new system better meets the needs of the Council. If a decision is made to switch, this will be made publicly available so that there is a clear understanding of how a tree is valued and what the value is likely to be. If STEM is explicitly included in the policy as



the Council's valuation method, any change in valuing methods will require a policy amendment.

*Private property, subdivisions and intensification:*

- 4.11 Six submitters requested that the policy include private property and subdivisions in the scope. Staff do not recommend extending the scope of the Tree Policy as its purpose is to provide guidance for the management of Council assets (i.e. Council trees). Subdivision land is subject to the Infrastructure Design Standards and District Plan and consenting processes. The Urban Forest Plan will cover the urban forest across the whole district, including on private land.
- 4.12 Five submitters raised concerns about the increase in medium and high density development resulting in a reduction in green space and the urban forest. Those submissions noted the lack of space on developed land to have gardens, and narrower streets which do not have space for street trees. The Urban Forest Plan will consider how to integrate trees into our high density areas.

*Damage and nuisance*

- 4.13 Nine submitters raised concerns about damage and nuisance issues, including damage to footpaths and drains, leaf drop, blocking views, and vandalism.
- 4.14 Where trees cause damage to other Council assets, such as footpaths or underground infrastructure, it is an additional cost to the Council in terms of maintenance and renewals. Additional draft policy statements have been added to the policy (policy statement 3.4, 4.6 and 4.9) to help facilitate repairs of surrounding infrastructure. Other damage and nuisance issues are addressed on a case by case basis and the Council has a range of approaches to deal with these matters. However, the better approach to prevent these matters arising in the future is to make robust decisions about site suitability and species selection as per policy statement 1.3 and 1.5.
- 4.15 The Council takes any vandalism, damage or unauthorised removal of its trees very seriously. The Council will investigate instances where it finds trees have been vandalised, damaged or removed and has a range of enforcement powers, and may refer matters to the Police, if it finds that Council trees have been vandalised, damaged or removed without the necessary authority.

## 5. The Hearing / Te Hui

- 5.1 The Hearings Panel consisted of Councillor Yani Johanson and Councillor Melanie Coker (it was noted that Councillor James Gough made an apology and was unable to participate due to ill health).
- 5.2 The Hearings Panel convened on Monday 7 December 2020 when Council Officers presented to the Hearings Panel, and the Hearings Panel heard oral submissions from submitters. The Hearings Panel reconvened on Monday 14 December 2020 to consider and deliberate on all submissions received on the proposal.
- 5.3 Prior to hearing oral submissions Council Officers presented a brief overview of the proposed amendments and provided a presentation to the Hearings Panel (refer to Attachment A in the [minutes attachment](#)).
- 5.4 The Hearings Panel heard from 14 submitters (refer to [Minutes](#) for list of presenters) and received further information from submitters during the hearing (refer to Attachment B in the [minutes attachment](#)). Some of the key issues that were raised during the oral submissions were:

- 5.4.1 Replacement of trees removed, especially in residential suburbs. Residents of Talltree Avenue have been waiting for a number of years for the trees removed from their street to be replaced. Now shallow trenching of utilities is an issue to replace trees (see Attachment B for oral submission points).
- 5.4.2 The quality of trees being planted needs to be improved (see Attachment C for oral submission points).
- 5.4.3 The damage done to trees by staff and contractors.
- 5.4.4 A list of pest trees required for staff and contractors.
- 5.4.5 Climate change, matters regarding this and trees need to be dealt with now.
- 5.4.6 A consistent approach regarding trees.
- 5.4.7 Better information required on the Council website regarding trees and who to contact.
- 5.4.8 The criteria and approach to removal of trees.
- 5.4.9 The planting of trees and what trees are planted where. More native trees should be considered when planting.
- 5.4.10 Trees should have better protection by the Council.
- 5.4.11 Some submitters felt there should have been better engagement on the Draft Tree Policy and were unaware of the consultation.
- 5.4.12 Appropriate planting of trees. Better consideration needs to be given as to how big the tree will grow and if the tree is suitable to be planted in that area and will thrive.
- 5.4.13 Trees are a habitat for birds and other wildlife. More thought should be given to this.
- 5.4.14 Better maintenance of trees.
- 5.4.15 Eco planting should be part of the Tree Policy.
- 5.4.16 Utility services and trees. Further consideration needs to be given on how to work better together.
- 5.4.17 The planting of trees in new subdivisions requires more thought and better control.
- 5.4.18 Financial implications and valuation methods of trees.
- 5.5 During the process Hearings Panel Members raised a series of questions in relation to the Council Officers' report and presentation and oral submissions. The questions were given to the Council Officers for response. The questions and responses were made available to the Hearings Panel on 11 October 2020 for its consideration and deliberation (refer to the [Minutes Attachment](#) Hearings Panel Questions and Council Officer Responses).

## 6. Consideration and Deliberation of Submissions / Ngā Whaiwhakaaro o Ngā Kōrero me Ngā Taukume

- 6.1 The Hearings Panel considered and deliberated on all submissions received (written and oral) on the proposal as well as information received from Council Officers during the hearing. Some of the issues that were addressed by the Hearings Panel are as follows:
  - 6.1.1 The Hearings Panel asked Council Officers for further information about the engagement and consultation processes for the draft Tree Policy. Council Officers provided detail on how the consultation was promoted, including the online channels used. Individuals and groups with a particular interest in the Policy's subject matter were also targeted via stakeholder email. While there is a focus on 'digital first', in line

with Council's waste management and minimisation plan and prudent use of resources, staff would normally provide a reference copy for all Council libraries and service centres. Unfortunately this process was not followed for the draft Tree Policy and staff acknowledged and apologised for this. Noting the significance of this policy and of trees to the people of Christchurch, and also the Hearing Panel's concern with the lack of hard copies, staff discussed other possible ways of engaging with residents in the future, including posters at libraries and service centres and limited print runs of flyers. The Hearings Panel received and accepted a late submission from someone who normally relied on hard copy notification of consultations, and was not aware of the consultation until after the submission period had closed.

- 6.1.2 The Hearings Panel queried how tree planting and the impact on utilities is addressed, and whether this needs further consideration. Council Officers advised maintenance of trees in public spaces is included in clause 2 in the Draft Tree Policy. Clauses 2.4 and 2.8 in the Draft Tree Policy have been amended to reflect this.
- 6.1.3 The Hearings Panel wanted a clear definition for pest species. Council Officers advised the Council has an informal list of pest plants which includes a collation of species listed in Environment Canterbury's (ECan) statutory document, the Regional Pest Management Plan and the list is constantly reviewed. A definition of a 'pest tree' has also been included in the Draft Tree Policy and clauses 4.10 and 4.11 of the Draft Tree Policy refer to the removal of pest species. Council and ECan staff are currently taking part in an inter-agency liaison group that are providing input into the Regional Pest Management Plan.
- 6.1.4 The Hearings Panel discussed the challenges of planting in berms due to underground services. Council Officers discussed that when services are installed in grass berms, trees are not able to be planted within the same location which has restricted the Council's ability to plant trees in many areas. Clause 1.2 of the Draft Tree Policy now deals with shallow trenching of utilities so that underground services may be installed outside of grass berms to allow tree root growth.
- 6.1.5 The Hearings Panel discussed the planting of native versus exotic trees. Council Officers advised that having a targeted approach to this is better than having a blanket approach for the whole city. Tree species will be addressed as part of the Urban Forest Plan. The Hearings Panel noted that as part of the development of the Urban Forest Plan engaging and planning will occur at a community level. It is here where discussion over what is most appropriately planted is best to happen as the panel received advice that both exotic and native trees have ecological and environmental benefits that can support the objectives of climate change and bio diversity.
- 6.1.6 With regard to the retention of unhealthy, dead and/or structurally unsound trees, the Hearings Panel requested Council Officers amend clause 4.2 so that it is not restrictive if the tree does not pose an unacceptable risk to the public or property. Council Officers also recommend changing clause 4.9 in the Draft Tree Policy to provide clarity that the Council will be the one approving tree removals.
- 6.1.7 The Hearings Panel requested clarity regarding the framework of legislation and policies, and how the draft Tree Policy aligns with other documents. Council Officers advised that there is a hierarchical framework of legislation and policy that governs or guides Council planning and operation. Acts of Parliament sit at the top of this hierarchy, followed by Regional of District Plan, Council Policy, and internal standards at the lower tier of this. A table (not part of the policy) has been added to the Draft Tree Policy which lists the documents that are interlinked to the Draft Tree Policy, including

the District Plan, Industrial Design Specifications and Christchurch Construction Standards Specifications.

- 6.1.8 The definition of aesthetics was discussed by the Hearings Panel and Council Officers along with inconsistency with the use of 'amenity' and 'aesthetics'. The word 'aesthetic' is to be removed from clause 1.3 in the Draft Tree Policy and addressed throughout the policy to ensure there is consistency.
- 6.1.9 Regarding tree replacement Council Officers advised the Hearings Panel that for every tree removed a minimum of two new trees will be planted with the projected canopy cover replacing that which is lost within 20 years (additional planning may be required) as per clause 1.9 of the Draft Tree Policy. Units across the Council are already endeavouring to meet this replacement criteria.
- 6.1.10 The Hearings Panel discussed the submission made by Orion and their concern that it needs to meet obligations under the relevant regulations for maintaining trees and utility infrastructure around trees. The Draft Tree Policy refers to other regulations, code of compliance and guidelines with the document. Council Officers have ensured that the Draft Tree Policy does not conflict with other regulatory requirements.
- 6.1.11 The Hearings Panel discussed tree quality and standards. Council Officers advised there is now staff resource that deals with tree quality standards and follow the Construction Standard Specifications (CSS), and they are now seeing an improvement in the quality of trees. The Panel felt it was important that Council is aware of what those CSS are, and how they are determined and monitored with a view to getting continuous improvement on what is planted.
- 6.1.12 Vandalism of trees was discussed by the Hearings Panel. Council Officers advised both small and large trees are targeted, however smaller trees are more resilient and easier to replace. A new policy statement (4.25) has been added to the Draft Tree Policy to emphasise the importance of protecting trees from vandalism.
- 6.1.13 The loss of trees through development and subdivisions was raised by many of the submitters and by the Hearings Panel. This relates to trees located on land not owned or administered by the Council and therefore is not part of the Tree Policy. This issue is best addressed through the District Plan and will also be covered in the Urban Forest Plan. The Hearings Panel in response to these concerns about the current District Plan and the new National Policy Statement on Urban Development felt that there was an urgent need to strengthen existing tree protection. It noted with concern that the cumulative impact of post earthquake development was not measured in regards to the loss of trees and therefore is recommending getting tree canopy data as a priority. Staff have said this would be completed as part of the implementation of the Urban Forest Plan which is currently in development. The Hearings Panel is also seeking an urgent briefing by Council staff to Councillors as part of the NPS on how tree protection can be enhanced as soon as possible through District Planning processes.
- 6.1.14 The Hearings Panel noted with concern the difficulty local residents have had regarding trees being removed and the request for replacement trees. The Draft Tree Policy clearly states that for every tree removed a minimum of two will be replaced and prioritises the replacement being in the same location. There are circumstances that limit the Council's ability to replace trees in the same location, e.g. underground services, but these are considered on a case-by-case basis. Staff have also noted the request to undertake a site visit to Talltree Avenue and will schedule a site visit in early 2021. The Hearings Panel was concerned at how the decision to enable shallow

trenching of fibre services was made and what assessment was done regarding the impact of existing and future tree plantings.

- 6.1.15 The Hearings Panel discussed how to improve the standard of tree care in line with best practice standards (such as the United Kingdom and Australian standards). Clause 2.4 in the Draft Tree Policy includes a reference to minimum industry practices for tree maintenance including the Minimum Industry Standard. The New Zealand Arboricultural Association has endorsed the Minimum Industry Standard which will be used for setting the standards of works within future tree contracts.
- 6.1.16 The Hearings Panel noted planting on, and adjacent to, Sites of Ecological Significance (“SES”) and the importance of the correct type of planting in these areas. Council Officers advised this has been addressed in clause 1.4 of the Draft Tree Policy which also includes the requirement for plants to be eco-sourced.
- 6.1.17 The Hearings Panel enquired how the policy could be strengthened to include more emphasis on climate change and ecological sustainability. Council Officers advised that the Urban Forest Plan will more appropriately cover this however the Draft Tree Policy includes references to the importance to trees in combating the climate and ecological emergency. The Draft Tree Policy also has a range of policy statements such as the two for one tree replacement and requirements for eco sourcing, which will contribute to mitigating climate change and ecological sustainability. The Hearings Panel have asked Council staff to consider new systems to value trees to better reflect their environmental value.
- 6.1.18 The Hearings Panel requested advice on the District Plan review process. Council Offices directed the Hearings Panel to the District Plan Review website, where the methodology for tree protection can be found in the Section 32 report on trees <http://chchplan.ihp.govt.nz/hearing/chapter-9-natural-cultural-heritage-topic-9-4-additional-consideration-significant-trees/>. Evidence presented at the District Plan Review’s hearing on Trees can be found at: <http://chchplan.ihp.govt.nz/hearing/chapter-9-natural-cultural-heritage-topic-9-4-additional-consideration-significant-trees/>. The Independent Hearings Panel’s decision on Trees can be found at <http://chchplan.ihp.govt.nz/wp-content/uploads/2015/03/Decision-44-Chapter-9-Natural-and-Cultural-Heritage-Part-Topic-9.4-Significant-Trees-30-09-2016.pdf>.
- 6.1.19 The Hearings Panel enquired as to the cost of updating the canopy cover report and Council Officers advised a new report would be approximately \$70,000.00. Council Officers advised this is a topic for the Urban Forest Plan and can be investigated in more detail during its development. Council Officers also discussed a software product called iTree which has the ability to calculate the benefits provided by trees including the amount of carbon sequestered, the interception of stormwater and the filtration of pollutants from the air. Work is already underway in NZ to have the system developed for our conditions however additional funding (approximately \$120k) is required to make the software changes. Once the software changes have been made it would be free for anybody to use and would allow Councils (and the public) to quickly calculate the environmental value provided by its urban forest (both collectively and individually). iTree would also be an important and cost effective tool when it came to monitor canopy cover between the more detailed lidar canopy cover report.
- 6.1.20 Submissions that were outside of the Draft Tree Policy but related to the Urban Forest Plan have been collated and will be dealt with during the development of this Plan.

- 6.2 The Hearings Panel notes that one of the key themes raised from submitters was that Council must do more to protect and value its trees as the current system is inadequate and failing to address the significant impact of development and rebuilding post earthquake. While many of the points raised are considered to be outside of the Tree Policy, it was clear that the principles of celebrating, promoting, protecting and enhancing trees in Christchurch on both public and private land was seen as critical to a more sustainable and environmentally sound future and were keen for the Council to recognise this and act with urgency. Following consideration and deliberation of submissions, the Hearings Panel unanimously agreed to recommend to the Council that it adopt the Draft Tree Policy with amendments agreed to by the Hearings Panel, together with the further recommendations in this report.
- 6.3 At the close of the hearing the Chairperson, Councillor Johanson, on behalf of the Hearings Panel, thanked all Council Officers and submitters.

## 7. Reference Documents

Document	Location
Hearings Panel Agenda (including all submissions)	<a href="https://christchurch.infocouncil.biz/Open/2020/12/BLHP_20201207_AGN_4977_AT.PDF">https://christchurch.infocouncil.biz/Open/2020/12/BLHP_20201207_AGN_4977_AT.PDF</a>
Hearings Panel Minutes	<a href="https://christchurch.infocouncil.biz/Open/2020/12/BLHP_20201207_MIN_4977_AT.PDF">https://christchurch.infocouncil.biz/Open/2020/12/BLHP_20201207_MIN_4977_AT.PDF</a>
Hearings Panel Minutes Attachments (including Hearings Panel Questions and Answers)	<a href="https://christchurch.infocouncil.biz/Open/2020/12/BLHP_20201207_MAT_4977.PDF">https://christchurch.infocouncil.biz/Open/2020/12/BLHP_20201207_MAT_4977.PDF</a>
Have Your Say Webpage	<a href="https://ccc.govt.nz/the-council/consultations-and-submissions/haveyoursay/show/320">https://ccc.govt.nz/the-council/consultations-and-submissions/haveyoursay/show/320</a>

## Signatories / Ngā Kaiwaitohu

Author Jacqui Wilkinson - Hearings Advisor

Approved By Councillor Johanson - Chair of Hearings Panel



## Attachments / Ngā Tāpirihanga

No.	Title	Page
A <a href="#">↓</a>	Draft Tree Policy	99
B <a href="#">↓</a>	Verbal Submission from Louise Callaghan	114
C <a href="#">↓</a>	Verbal Submission from Dieter Steinegg	115

## Item 18

# Christchurch City Council

## Draft Tree Policy

**Our policy for managing and maintaining trees  
in public open spaces.**

Tell us what you think by Monday 12 October 2020.

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## Introduction

Trees play an integral part in reinforcing our identity as the Garden City, a reputation which many Christchurch residents pride themselves on. As well as their aesthetic values, trees also provide a range of other essential environmental, economic, **cultural** and social community benefits. With the current challenges being faced through climate change, the vital role which trees play in sequestering carbon, cooling through shade and managing stormwater has never been more important. We understand the need to take a leadership role in the management of trees to ensure that the many benefits provided by such a vital resource are maintained for future generations. Through proactive management of trees on public land these benefits can be maximised and retained for the future.

**Commented [CT1]:** Acknowledgement of the cultural importance of trees

We are currently developing an Urban Forest Plan which will address the strategic planning of our urban forest. Our Tree Policy will align with the Urban Forest Plan and should be read in conjunction with it once this is in place.

## Purpose

This policy provides guidance for the planting, protection, maintenance and removal of trees on land we own and look after. It aims to help manage trees to meet community aspirations, service requests and provide clarity for decision making while maintaining consistency in the approaches taken by us and our contractors.

## Policy scope

This policy includes all trees on land we own and look after, including parks, reserves, roads and other public spaces.

### The following activities are included in this policy:

- Planting
- Maintenance
- Protection during construction or earthworks
- Removal

### This policy does not include trees located in the following areas:

- On private land
- On state highway land
- Public land not owned or looked after by us

### Other areas which are not included in this policy:

- Native revegetation or regeneration
- Plantation forestry
- Riccarton Bush

## Policy statement

The principle objective of this policy is to provide consistency and clarity in decision making when maintaining, planting, removing and working around trees.

## 1.0 Tree planting

Tree planting is an integral part of managing and developing trees on public land to achieve a long term sustainable canopy over the city. ~~Trees play an important role in meeting local challenges being faced by climate change such as providing shelter, providing shade to reduce the heat island effect and aiding in the management of storm water. Trees also play a critical role in improving mental health, removing harmful particles from the air and improving the local amenity.~~ However, trees can also damage local infrastructure, increase shade to other properties and block drains through debris. ~~Through actively providing for suitable spaces for trees to be planted we will proactively identify and implement opportunities to increase canopy cover across the city along with the many benefits trees provide.~~ Improving the quality of the tree canopy and reducing the issues caused by trees will be achieved through planting "the right tree in the right place".

### Policy:

#### 1.1

We will actively seek ~~and create~~ new tree planting opportunities in suitable locations to maximise canopy cover and deliver ongoing environmental, economic and social benefits.

#### 1.2

All projects we lead will prioritise the incorporation of new tree planting into their design. This may include but is not limited to installing new underground services outside of grass berms to allow sufficient rooting environment for new trees. ~~All projects on Council land will actively incorporate new planting locations and prioritise the retention of existing suitable planting locations. This may include but is not limited to installing new underground services outside of grass berms to allow sufficient rooting environment for new trees.~~

#### 1.3

We will endeavour to plant the most appropriate tree species based on site suitability, ~~aesthetic, rooting habits,~~ functional and biological attributes, performance, longevity and the potential to contribute to landscape character ~~and the Council's other plans and strategic objectives.~~

#### 1.4

~~Within in-sites and/or adjacent to sites of ecological significance (SES) listed in the Christchurch District Plan, and other sites that meet the significance criteria for listing as SES such as including non-urban areas as areas of Banks Peninsula, and the Port Hills, we will endeavour to strengthen and enhance existing indigenous biodiversity and ecological resilience by selecting planting only eco-sourced native species provenanced to the local area or region for new tree planting except species except where other species are necessary for specified reasons. An ecologist should be consulted prior to any planting and maintenance being undertaken.~~

#### 1.5

~~For trees planted in the road reserve, the species selected must have sufficient space to grow into mature and healthy specimens without causing significant damage to existing infrastructure (provided no reasonably practical engineering solutions are available). Trees will be planted under power lines only where the species selected is able to grow to maturity without requiring line clearance pruning that results in poor tree form or structure.~~

Trees will be planted only in the road reserve where the species selected has sufficient space to grow into mature and healthy specimens without causing significant damage to existing infrastructure. Trees will be planted under power lines only where the species selected is able to grow to maturity without requiring line clearance pruning that results in poor tree form or structure.

#### 1.6

~~The owners of property located directly next to new or replacement tree planting and immediate adjacent neighbours may have input into the final positioning of the tree, but not as to whether a tree is to be planted outside their property.~~

#### 1.7

All trees will have a minimum establishment maintenance period of 24 months.

#### 1.7

~~The owners of property located directly next to new or replacement tree planting may have input into the final positioning of the tree, but not as to whether a tree is to be planted outside their property.~~

**Commented [CT2]:** Text added to highlight both the benefits and dis benefits provided by trees

**Commented [CT3]:** added create to align with wording throughout the rest of the policy

**Commented [CT4]:** New wording added to 1.2. The new wording provides more clarity and also removes the problem of trees potentially being planted at the wrong time of year. Additional wording has also been added in response to the hearing panel to include all projects on council land and not just those led by council.

**Commented [CT5]:** rooting habits has been added to help address future damage to infrastructure

**Commented [CT6]:** new wording added. This will allow the tree policy to facilitate other plans goals and strategies through tree planting.

**Commented [CT7]:** new wording to better align with the district plan and to include eco-sourced planting as per feedback

**Commented [CT8]:** Addition as per feedback from the hearing panel

**Commented [WJ9]:** Additional wording added following discussion with Hearings Panel

**Commented [CT10]:** Wording changed to provide more clarity

**Commented [WJ11]:** Added as per feedback from the Hearings Panel

**Commented [WJ12]:** Added as per feedback from the Hearings Panel

1.8

The cost of planting and establishing street and park trees within new subdivisions will be covered by the developer for at least 24 months.

Tree replacement

We acknowledge that trees have a finite lifespan and may require removal for a number of different reasons. We are committed to ensuring that a tree renewal programme is maintained to ensure the canopy cover is not only replaced but is also increased for future generations.

Policy:

1.9

For every tree removed a minimum of two new trees will be planted, with

the projected canopy cover replacing that which is lost as a result of the removal will be replaced within 20 years (additional planting may be required through the planting of additional trees).

1.10 - The location for the new tree will be based on the following:

Removals within the Road corridor removals

(1) In road corridor, the location of any replacement trees will be based on the following:

(1) In the same road corridor in as close proximity to the where the tree was removed;

or

(2) If no further planting in the road corridor is required or possible then in the closest road corridor, that requires either new or additional planting; or

then in the closest road corridor that requires either new or additional planting; or

(3) Within the Urban Forest.

1.11

Removals outside of the road corridor, the location of any replacement trees will be based on the following: such as reserves:

(1) In the same reserve where the tree was removed; or

(2) If no further planting in reserve is required, then in the closest road corridor or reserve that requires either new or additional planting; or

(3) Within the Urban Forest.

Community planting

We support the community care and ongoing stewardship of public open spaces. Community planting is one way residents can become directly involved with the care of their local reserve. Community-initiated tree planting requires prior approval from the asset owner of the land (i.e. the specific Council unit) and the local community board. Information to be provided for approval should include the proposed site, planting locations, species, the perspective of surrounding neighbours and ongoing maintenance arrangements will be needed prior to approval being given.

Policy:

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Commented [CT13]: wording changed as per feedback provided by Waimaero/Fendalton-Waimairi-Harewood community board

Commented [CT14]: "or possible" added to reflect that planting may not always be possible due to the presence of services etc

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Commented [CT15]: format has been adjusted to better align with the rest of the document.

**1.10**

We encourage community involvement and will endeavour to support and enhance community planting and engagement opportunities.

*Note: This policy should be read in association with the Community Garden and Edible Tree Policies.*

**Commemorative trees**

Commemorative tree planting is generally done to honour a particular person or for remembering an event. The type of tree and chosen location need to be appropriate for the person or event that it is commemorating. Commemorative planting should also contribute to the amenity of the location by ensuring the tree is healthy and complements the surrounding environment **and should be approved by the relevant community board.**

**Policy:**

**1.11**

We will consider requests for commemorative tree planting in public open space.

**1.12**

The species of trees used for commemorative tree planting may vary depending on the suitability of the site and any planting designs, plans, strategies and policies.

**1.13**

A minimum replacement period will be determined with the applicant prior to the tree planting. The tree will be replaced if it dies within this time period. Once the minimum replacement period has expired we will no longer be obligated to replace the tree.

**1.14**

While we will make every effort to retain a commemorative tree, we reserve the right to remove the tree for development purposes, or any other Council project. If this is done prior to the minimum replacement period we will plant a new commemorative tree in the closest available position and where possible with input from the applicant.

**Commented [CT16]:** Approval by relevant community board included as per the feedback from Waipuna/Halswell-Horby-Riccarton community board



## 2.0 Maintenance of trees in public spaces

### Tree maintenance

Trees provide a large range of benefits to both the city and their immediate surroundings such as cooling and filtering the air. We will maintain our tree assets to maximise their benefits while minimising conflicts and disruptions.

#### Policy:

##### 2.1

We will maintain tree canopy clearances of our trees over footpaths, cycle ways, carriageways, vehicle crossings and onstreet car parks where it is practical to do so. Where this is likely to cause long or short term detriment to the tree we will prune the tree only to the extent required for the interest of public safety.

##### 2.2

We will prune trees to provide necessary clearances to infrastructure such as power lines and other overhead services. Where the tree is considered significant or of high value and pruning is likely to cause long or short term detriment to the tree's health and structure, we will engage with the network owner to explore alternative options to pruning such as the bundling of wires.

##### 2.3

Where appropriate we will prune trees to improve public safety. This may include but is not limited to pruning to improve sightlines, or pruning for crime prevention purposes.

##### 2.4

All pruning shall be undertaken by, or under the supervision of, a works arborist employed or contracted by us or a network utility operator **and in accordance to minimum industry standards.**

##### 2.5

We will not undertake full height reduction pruning to alleviate tree issues such as shading or debris, or the establishment, retention or enhancement of views.

##### 2.6

We may consider other forms of pruning, branch removal or targeted canopy reductions, to alleviate boundary encroachment, for views, reduce shading or debris at the request of a resident, provided, in the opinion of a Council arborist, it does not negatively affect the health or structural integrity of the tree or the **environmentalecological**, aesthetic, landscape or amenity benefits provided by the tree.

##### 2.7

Where tree pruning has been approved by a Council arborist and the benefits of the pruning are considered to be solely beneficial to the property owner(s), we **reserve the right to may** request the resident(s) meet(s) the financial costs of pruning. We will provide the expected costs for the works for approval prior to any works being undertaken.

**Commented [CT17]:** added as following feedback from the hearing panel

**Commented [CT18]:** word change to provide more clarity as per comments from public submission

**Commented [CT19]:** wording changed to 'may' to clarify that this will be discretionary and not mandatory as per the feedback from Waipuna/Halswell-Hornby-Riccarton community board

### Tree risk

We acknowledge the risk posed to people and property through failure of the whole tree or individual branches. While the risk posed by trees is inherently low, we will use reasonable endeavours to ensure that tree risk is managed in a proportionate and practical way.

#### Policy:

##### 2.8

We will maintain our trees to promote structurally sound growth and reduce branch and whole tree failure where it is likely to increase the risk to people, property and **infrastructure** to an unacceptable risk.

##### 2.9

We will develop and adhere to a tree risk management procedure to manage the risk posed by trees in a proportionate and practical way. This will include the following:

- How to identify high risk trees
- Details of different types of assessments
- Frequency of assessments

**Commented [CT20]:** wording added following feedback from Orion and the hearings panel

How these trees will be managed

Process for escalating tree risk once identified

**2.10**

We will develop and maintain a publicly available database on our tree assets.

**2.11**

The management of the risk posed by trees shall be prioritised over the amenity or historical value provided by the tree. The management of risk should include tree pruning and/or adapting the area surrounding the tree. Removal should only be considered as a last resort.

### Ecological improvements

Trees provide a significant contribution to the ecological environment within the city by providing a habitat to a large number of living organisms. Without the services trees provide whether it be habitat or a food source many of these organisms would not be able to survive. We acknowledge the important role trees play in the natural environment and will strive to manage the trees in a way that will foster and enhance the environment for indigenous flora and fauna.

**Policy:**

**2.12**

We will actively encourage opportunities to provide habitat for indigenous flora and fauna.

**2.13**

We will promote the ecological benefits provided by trees through our tree maintenance programme.

**2.14**

We will protect and restore the ecological integrity and biodiversity value of the district by ensuring native tree species that naturally occur locally are eco-sourced from the relevant ecological district and/or region.

**2.15**

In sites which are identified as likely containing indigenous fauna an ecological assessment will precede any tree maintenance, earthworks and construction or tree removal being undertaken.

**Commented [CT21]:** New statement added to include eco-sourcing as per feedback provided by Forest and Bird

### 3.0 Working around trees

Trees within the urban environment are often subjected to adverse conditions particularly during construction activity. Many works around trees can be seen as essential works and therefore it is important to ensure that these works can proceed. However, the Council will aim to carry out these works without causing unnecessary harm to the manage works around trees to ensure they are not subjected to work practices that are detrimental to the health or structural integrity of the trees (or potential planting spaces). Where this may occur we require a Tree Protection Management Plan (TPMP) to be developed by the person(s) undertaking/managing the works. This must be approved by us prior to work commencing.

**Policy:**

**3.1**

A Tree Protection Management Plan (TPMP) is to be submitted to us for any activity or work proposed near one of our trees where the works are likely to impact on the tree or its root zone.

**3.2**

TPMPs are to be developed by the person(s) undertaking/managing the works and be in accordance with the Christchurch City Council Construction Standard Specifications (CSS). We must approve a TPMP prior to work commencing.

**3.3**

Development projects on land we own and/or look after will prioritise the retention of mature trees through all aspects of the project.

**3.4**

Where appropriate pruning of tree roots will be approved to facilitate the installation, repair, renewal or maintenance of assets adjacent to the tree.

**Commented [CT22]:** Wording adapted to reflect that works around trees are necessary and a balance needs to be maintained between the importance of that work vs the importance of the tree

*Note: Root pruning that is likely to cause long or short term detriment to the tree will only be undertaken in the interest of public safety (including addressing accessibility issues) and when there is no suitable engineering alternatives.*

**Commented [CT23]:** new point added to facilitate repairs and maintenance

### 3.5

We reserve the right to seek compensation and/or remediation for loss or damage to our trees and their immediate environment as a result of the works being carried out. Damage or loss will include but is not limited to:

Death or decline of tree(s) health

Physical damage to the tree(s)

Damage to the tree(s) roots and/or rooting environment including compaction or contamination of the soil

Loss of environmental and ecological benefits provided by the tree

We will determine the value through either the cost of replacement/repair of loss/damage or through an approved tree valuation method, whichever we deem to be most appropriate.

*Note: Compliance with the Christchurch District Plan and any other relevant regulations (e.g. the National Code of Practice for Utility Operators' Access to Transport Corridors) for works within the vicinity of trees will also be required. This may mean in some instances a resource consent will be required, for example works within 5m of the base of trees on our land.*

**Commented [CT24]:** the addition of 'other relevant regulations' has been added as well as the wording 'also' to make it clear that compliance with the Tree Policy is still required

### Tree value

In order for trees to be acknowledged for the value which they provide to the city we need to have a valuation system in place.

### Policy:

### 3.5

We will implement and adapt (if required) a recognised system for valuing our trees.

## 4.0 Removal of trees

Like all living things, trees grow, age and eventually die. Tree removal is a last resort option. However, where a tree is in a state of irreversible decline or is a public health and safety risk, sometimes tree removal is the only option. Selective tree removal and replacement programmes are vital in managing our trees to ensure that the numerous benefits trees provide are sustained for future generations.

### Policy:

**Commented [WV25]:** Update numbering in this clause.

### 4.1

Trees in a state of irreversible decline, dead and/or structurally unsound may be removed as part of routine maintenance and renewal programmes or sooner if urgent action is required for public safety or to avoid damage to property.

### 4.2

Trees that are unhealthy, dead and/or structurally unsound may be retained for ecological purposes if they do not pose an unacceptable risk to the public or property. This must be established through a Council-approved risk assessment methodology.

**Commented [WJ26]:** Wording removed as there are many reasons for tree retention as discussed during hearing

### 4.3

Tree removal will be considered where the tree is causing, or likely to cause, significant damage to buildings, services or property (both public or privately owned) and the damage cannot be reasonably rectified or mitigated except by removing the tree.

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### 4.4

Trees that are posing an unacceptable safety risk to the public and cannot be mitigated through pruning or other engineering solutions will be removed.

#### 4.5

Trees that are impeding consented legal access will be removed only when all other alternatives have been explored and are not viable.

#### 4.6

Approval by Council will consider tree removal in order to carry out repairs or replace underground infrastructure only when available alternatives have been explored and are considered not viable. When determining what is viable the cost of the alternatives will be taken into account along with the significance of the tree and the necessity of the works.

#### 4.7

Approval by Council for the removal of trees to facilitate projects on council land will take into account the value of the project to the community, including public health and/or the local environment and considerations taken for retaining existing trees compared with the loss of the benefits provided by the trees.

#### 4.8

Council may consider tree removal where the necessary pruning clearances for overhead electric lines (as required by the relevant 'hazards from trees' regulations) are not able to be achieved without causing long term detriment to the tree and no alternative to removal can be reached with the network utility operator.

#### 4.9

Council will only accept tree removal in emergency situations where the removal is considered absolutely necessary for immediate access to critical infrastructure. This will only be undertaken where no alternative options are available and where failure to access the critical infrastructure where there is risk to public health or will likely lead to significant property damage or harm to personnel.

#### 4.10

Healthy and structurally sound trees may be removed to manage or prevent the spread of pests and diseases, this includes the removal of pest trees where they are deemed a threat to indigenous flora and fauna.

#### 4.11

Wilding trees will be removed where they are considered to be a potential threat as a pest species or cause a nuisance in a particular location.

#### 4.12

A tree may be removed if the tree is located in the Christchurch Botanic Gardens and felling is required in order to protect or enhance botanical collections or reduce species duplication in accordance with the provisions of the Christchurch Botanic Gardens Management Plan.

#### 4.13

A tree may be removed if the removal is in accordance with the provisions of a reserve management plan for the reserve where the tree is situated or the provisions of a management plan for the open space where the tree is situated (such as a park).

#### 4.14

A tree may be removed where felling of the tree is required to comply with rules within the district plan for Christchurch International Airport's protection surfaces or the Defence Wigram protection surfaces.

#### 4.15

Tree removals must be undertaken by, or under the supervision of, a works arborist employed or contracted by us or a network utility operator.

#### 4.16

We will not remove trees for the following reasons unless approved under sections 4.16-4.18 of this policy:

- There is a safe and practical means for tree retention.
- To minimise obstruction of views or commercial signage.
- To reduce leaf or fruit litter and other debris.

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**Commented [CT27]:** wording changed to include projects on council land. This policy statement will also provide clarity when it comes to assessing project on council land.

**Commented [CT28]:** new statement added in response to Orion feedback

**Commented [WV29]:** Definition of emergency situations? And critical infrastructure?

**Commented [CT30]:** new statement added to facilitate emergency access to infrastructure

**Commented [CT31]:** Wording changed to provide clarity that Council will be the one approving removals as per comments from the hearing panel.

**Commented [CT32]:** The word potential was added as per the feedback from Waipuna/Halswell-Hornby-Riccarton community board

To reduce shading.

For contributing to allergenic or irritant responses unless approved under section 4.16.

*Note: This policy should be read in conjunction with the Christchurch District Plan, as resource consents may need to be obtained prior to any removal being undertaken e.g. for removal of trees of particular species or in certain areas.*

#### Public requests for tree removal

We often receive requests for trees to be removed from public spaces. Tree removal requests will be processed under the following criteria:

#### Policy:

##### 4.17

We will assess the request against the criteria listed above (4.1 to 4.5). Should the request meet any of the criteria the tree may be removed as part of routine maintenance or sooner<sup>2</sup>.

##### 4.18

If the tree does not meet the criteria of 4.13<sup>2</sup> above, we will work with the applicant to seek alternative resolutions to removal for example targeted pruning.

##### 4.19

If no alternative resolution is acceptable then the person requesting the removal of the tree will need to submit an application to us for the relevant community board or reserve management committee to consider. This must be accompanied by a tree report prepared by a technician arborist and include any other relevant information pertaining to the application. If a resource consent is required, this must also be obtained prior to any application being submitted to the community board. All reporting and consents must be provided by the applicant at the applicant's cost.

##### 4.20

Requests for removal of tree(s) will be considered for health reasons where there is confirmation from either the applicant's medical practitioner, a clinical immunologist or the medical officer of health confirming that the tree(s) is/are the sole cause of the applicant's condition and that removal of the tree(s) is the sole most practicable solution to significantly improving the applicant(s) condition.

##### 4.21

Requests for removal of tree(s) that are causing property damage will be considered where the damage is confirmed to be a direct result of the tree and where no alternative measures (including engineering solutions) can be used to mitigate the problem.

##### 4.22

Requests for removal of tree(s) due to other issues will only be approved under exceptional circumstances and will be required to meet all of the criteria below:

- The issue caused by the tree has a significant effect on the applicants day to day living; and
- The tree is the sole cause of the issue; and
- The issue is not able to be mitigated through general maintenance by the property owner e.g. clearing gutters of leaves; and
- No pruning intervention can be undertaken which will mitigate the issue caused by the tree; and
- No reasonable engineering solution can mitigate the issue caused by the tree

Note: When deciding whether to accept an application for tree removal under 4.18-4.21 the relevant board may take into consideration the following:

- Any significant attributes of the tree such as cultural, ecological, historical, social or contributing to the landscape amenity
- Age and size of the tree
- Length of time the applicant has resided by the tree and whether it was reasonable for them to have known about the concerns raised prior to them residing there
- The useful life expectancy of the tree

<sup>2</sup> The removal of a tree under policy statement 4.5 (tree's impeding legal access to road) will be undertaken as required to allow access to the road to be established. This is likely to be sooner than the routine maintenance cycle.

**Commented [CT33]:** wording has been altered from sole solution to provide the relevant community board with more flexibility to make a more practical decision.

**Commented [WV34]:** Changed to may otherwise you may as well make this a clause if you are telling them what to take into account.

- *Whether mitigation pruning to alleviate the issue should be considered sufficient*
- *Any other attributes provided by the tree that are considered important to the local community*

**Commented [CT35]:** Explanatory note added to provide clarity on what should be considered by the relevant community as per feedback from the community boards

#### Cost of removal of trees in public spaces

The removal of trees can result in a considerable cost. In some instances it may be considered appropriate for these costs to be recovered.

#### Policy:

##### 4.23

Where the removal of a tree is requested and the tree can be removed in accordance with policy 4.17<sup>3</sup> and is permitted by the district plan rules then we will undertake the removal as part of the routine maintenance and renewal programmes.

##### 4.24

Where the tree removal request does not meet the criteria of 4.17<sup>3</sup> but is approved by the relevant community board or reserve management committee, the board may resolve that the applicant pay part/all of the costs including the application fee (as per Council's Fees and Charges Schedule):

Any additional costs associated with reporting on the tree removal application

Any resource consent costs (if required)

Actual cost of tree removal and replacement

The value of the environmental, economic and social services provided to the city by the tree (as determined by our approved tree valuation method)

*Note: Projected costs will be supplied by the applicant for approval prior to any removal works being undertaken*

**Commented [CT36]:** Comment added to ensure the applicant are aware of the costs prior to any works being undertaken as per the feedback from Waipuna/Halswell-Hornby-Riccarton community board

#### Vandalism

##### 4.25

*We take very seriously any vandalism, damage to or unauthorised removal of Council trees, and we will investigate any instances where we find trees have been vandalised, damaged or removed. We will look to use the full range of our enforcement powers, and referring matters to the Police where appropriate, if we find that Council trees have been vandalised, damaged or removed without the necessary authority.*

**Commented [TC37]:** New policy statement added to cover vandalism of trees in response to public submissions

## Definitions

Term	Definition
<b>Actual costs for removal and replacement</b>	The cost incurred by the Council to remove the tree(s) and stump(s), purchasing and planting of a replacement tree(s) including 2 years establishment maintenance for the tree(s).
<b>Amenity</b>	<u>Means those natural or physical qualities and characteristics of an area that contribute to people's appreciation of its pleasantness, aesthetic coherence, and cultural and recreational attributes</u>
<b>Best industry practice</b>	For example but not limited to the British Standard 3998:2010 'British Standard Recommendations for Tree Work' and Australian Standard 4373 1996 Pruning of Amenity Trees <u>MIS308 Tree Pruning</u>
<b>Canopy cover</b>	The area taken up by the tree canopy.
<b>Commemorative trees</b>	Includes memorial and sponsored trees.
<b>Construction Standard Specifications (CCCCSS)</b>	Is a set of guidelines determining the standards required for the creation or enhancement of infrastructure assets either owned or to be owned by Council. Includes provisions for the protection and planting of trees.
<b>Council/we/our/us</b>	Means the Christchurch City Council or its authorised delegate.
<b>Critical infrastructure</b>	<u>As per Christchurch District Plan</u>
<b>Eco-sourcing</b>	<u>Refers to the use of locally sourced plant material for restoration plantings. Eco-sourced plants are those grown from seeds collected from naturally occurring remnant vegetation in the same region as those to be planted. This enables Council to meet its obligation to maintain and restore viable populations of indigenous species and subs-species across their natural range and maintain their genetic diversity.</u>
<b>Emergency</b>	<u>As per Christchurch District Plan</u>
<b>Establishment maintenance period</b>	<u>Establishment maintenance shall include but not be limited to watering, weed control, application of mulch (where required), and installation and removal of support systems. All maintenance should be compliant with the relevant sections of the 'Christchurch City Council Civil Engineering Construction Standard Specification' (CSS).</u>
<b>Full height reduction</b>	A method of pruning which results in the removal of the upper canopy to reduce the overall height of the tree (otherwise referred to as topping).
<b>Inappropriate species</b>	Tree species listed in Infrastructure Design Standards (IDS) Part 10: Reserves, Streetscape and Open Spaces (the IDS is online and any amendments are automatically included).

**Commented [CT38]:** MIS documents have recently been endorsed by New Zealand Arboricultural association

**Commented [CT39]:** New definition added as per feedback



<b>Infrastructure Design Standards (IDS) inappropriate species</b>	A set of guidelines determining the principles behind and the minimum standards required for the creation or enhancement of infrastructure assets either owned or to be owned by Council. Tree species listed in Infrastructure Design Standards (IDS) Part 10: Reserves, Streetscape and Open Spaces (the IDS is online and any amendments are automatically included).
<b>Irreversible decline</b>	The decline of a tree's health which is to such an extent that it is unlikely to recover.
<b>Mature</b>	A tree reaching its ultimate potential size, whose growth rate is slowing down, with limited potential for any significant increase in size.
<b>Native revegetation or regeneration</b>	An area of native New Zealand plants which have been planted to form a closed canopy. This may be directly planted or naturally occur from a nearby seed source.
<b>Plantation forestry</b>	Means the use of land and buildings for planting, maintenance and harvesting of timber tree species for commercial wood production.
<b>Pest tree</b>	A parent tree from which seed disperses to create a "wilding tree" which causes major change to composition, structure and functioning of adjacent indigenous habitat.
<b>Provide habitat for indigenous flora and fauna</b>	This could be achieved by allowing dead trees to remain or keeping trees with cavities. The retention of dead wood and stubs could also be seen as providing habitat for indigenous flora and fauna.
<b>Public open space</b>	Means any open space, including roads, parks and reserves, accessible to the public either freely or in accordance with a charge under the Reserves Act 1977.
<b>Qualified arborist</b>	A person who has been approved by Council as having a recognised arboricultural qualification (minimum of NZQA Level 4 Certificate in Arboriculture or similar), industry experience and is competent to carry out a specified task.
<b>Risk</b>	The combination of the probability of an event and its consequence (ISO 2009).
<b>Road Corridor</b>	<u>The area located between the road boundary that comes within the definition of 'road' as defined within in-sin section 315 of the Local Government Act 1974.</u>
<b>Significant damage</b>	<u>Damage to any place or part of a place that renders that place or that part of that place unusable for any purpose for which it was used or designed to be used before the damage occurred"</u>
<b>Sites of ecological significance</b>	Sites identified within the district plan (Appendix 9.1.6.1) as areas of ecological significance.
<b>Structurally unsound</b>	The trees structure has been compromised to a level which is it likely to fail during normal weather conditions.
<b>Targeted canopy reduction</b>	The targeted pruning of selected branches within the tree canopy to shorten their length.

**Commented [CT40]:** Additional wording added to provide further clarity as per the feedback from Waipuna/Halswell-Hornby-Riccarton community board

**Commented [CT41]:** new definition added

**Commented [TC42]:** definition added for significant damage as per feedback

<b>Technician arborist</b>	Means a person who: 1) by possession of a recognised arboricultural degree or diploma and on the job experience, is familiar with the tasks, equipment and hazards involved in arboricultural operations; and 2) has demonstrated proficiency in tree inspection and evaluating and treating hazardous trees; and 3) has demonstrated competency to Level 6 NZQA Diploma in Arboriculture standard (or be of an equivalent arboricultural standard).
<b>Tree</b>	<i>A single woody plant with the potential to reach at least 5 metres in height and have a stem diameter of, or exceeding, 150mm measured at 1.4 metres above ground.</i> <i>There are certain species, which could include fruit, nut and endemic species, which may not always fit within the definition of a tree. In these situations the decision as to whether or not to include the species, or individual tree, as a tree will be determined by a Council arborist.</i> <i>Assets that are currently recorded as trees but do not fit the definition of a Tree will continue to be managed as a Tree throughout their life cycle until they are replaced.</i>
<b>Tree Protection Management Plan</b>	Where it is not possible to complete the works without encroaching within the Tree Protection Zone, a proposed methodology in the form of a Tree Management Plan shall be produced by a technician arborist as per the specifications within the relevant sections of the CSS.
<b>Value of a tree</b>	A monetary value determined by a council recognised system such as the Standard Tree Evaluation Method 1996 (STEM).
<b>Wilding tree</b>	A self-sown tree growing wild or escaped from cultivation and growing wild and not planted for any specific purpose.
<b>Works arborist</b>	Means a person who: a) by possession of a recognised arboricultural degree, diploma or certificate and on the job experience, is familiar with the tasks, equipment and hazards involved in arboricultural operations; and b) has demonstrated competency to Level 4 NZQA Certificate in Horticulture Services (Arboriculture) standard (or be of an equivalent arboricultural standard).
<b>Urban forest</b>	Urban forest is a forest, or the collection of trees, that grow within a city, town or urban environment.
<b>Unacceptable risk</b>	A level of risk determined through a recognised council approved method (e.g. Quantified Tree Risk Assessment (QTRA) or Tree Risk Assessment Qualification (TRAQ)) which is elevated beyond what the Council considers acceptable.

**Commented [CT43]:** The recommended changes from the Orion Changes to the definition do not meet councils requirements for maintenance etc.

**Commented [CT44]:** Urban forest is an international term that is well defined. Alternative names can be explored as part of the Urban forest plan development.

References and related links

*The below table does not form part of the policy*

Document	Purpose	Development process
<a href="#">District Plan</a>	<p>The District Plan guides what activities are able to happen in which locations and makes it clear where activities are anticipated. It lists activities that are permitted and others that need a resource consent, as well as rules or standards that apply.</p> <p>Chapter 9.4 of the district plan covers the protection of significant and other trees.</p>	<p>Under the Resource Management Act, all Councils must review their district plans in full every 10 years, and give people the opportunity to make submissions on the proposals through hearings, before the plan is finalised. Here in Christchurch, we last reviewed our district plan between 2013 and 2017, through an amended and faster process to help the city's recovery from the earthquakes. The plan became operative 19 December 2017.</p>
<a href="#">Industrial Design Specifications (IDS)</a>	<p>The Infrastructure Design Standards set out the technical requirements for the design of land and asset developments.</p> <p>As such, there is a degree of interrelatedness between the CSS and the IDS and they should be read in conjunction with each other.</p> <p>The IDS covers the incorporation of trees into Reserves, Streetscape and open spaces (Part 10)</p>	<p>The IDS and CSS will be regularly reviewed to ensure it provides the best design solution for Christchurch City Council assets. There will be two levels of review:</p> <p>The annual review will address amendments driven by changes in policy, changes in approved material specifications or revision of reference documents.</p> <p>The comprehensive review of the entire content of the IDS and CSS will be carried out at five yearly intervals.</p> <p>These reviews will be carried out in accordance with the IDS and CSS Review Procedure held by the Council.</p> <p>The public can submit a request on both the IDS and CSS webpage.</p>
<a href="#">Christchurch Construction Standards Specifications (CSS)</a>	<p>These specifications set out the Christchurch City Council technical requirements for the construction of land and asset developments undertaken both on behalf of Christchurch City Council or that are intended to be taken over or maintained by Christchurch City Council. The specification include general requirements for working around trees (Part 1- General) and tree planting specifications (Part 7-Landscapes)</p>	

Commented [CT45]: table added following feedback from the hearings panel

From: Louise Callaghan [REDACTED]  
Date: Thu, 10 Dec 2020 4:37 pm  
Subject: Further to Monday's draft tree plan hearing  
To: <yani.johanson@ccc.govt.nz>

Hi Yani

I spoke at Monday's meeting about the long overdue need to re-plant trees on Talltree Avenue.

Here are the points I raised, as requested:

"We moved to Talltree Avenue 17 years ago. It was a beautifully tree lined avenue and an attraction for the purchase.

Over the years, more than half of our trees have been removed and not replaced.

I have seen re-planting of trees in neighbouring Glenharrow Avenue, and other streets including Greendale Street.

I have been contacting the Council annually, for the past 7 years, by telephone and e-mail.

I was initially told (and including by Tony Armstrong) that we had missed the planting season and would go on the list for the next season. This was repeated for several years.

A couple of years ago Fibre was installed down the street without any co-ordination to ensure that the long overdue tree planting could still occur.

Now this is being given as the reason why the trees can not be re-planted.

At a time when we are being told we should be planting more trees for the planet, and this Council has declared a "Climate Emergency", our beautiful avenue has been destroyed. It is bare and unattractive.

We, and our neighbours, love our trees, gardens and the birds they attract.

Please replace our trees and restore our avenue to its former beauty."

At the meeting I gave you some of the job numbers for the phone calls I have made and copies of e-mails I sent. I don't have the job numbers for the first couple of years as I naively believed the job would be done!

I will also forward you an e-mail from our neighbour, [REDACTED] with a photo taken in June when the berms were dug up again (to do with lighting). You can see the small amount of pipes underground.

I really look forward to you visiting Talltree Avenue. Please feel free to call me on [REDACTED] as I would love to be there when you do.

Many thanks for your help.

Louise Callaghan.

Christchurch 18.12.2020

Presentation to Hearings Panel at CCC re Tree Policy

Thank you for the opportunity to be here today, really appreciated. My name is Dieter Steinegg.

I work in the horticultural and arboricultural industry for some 48 years and have been monitoring, inspecting and dissecting thousands of trees and shrubs in Christchurch for over 40 years.

I had multiple discussions with various suppliers of trees over the years, some blissfully unaware of the poor stock they are often selling, others tell me that they are fully aware that what they are selling is rubbish, but because “everybody else is doing it, so do they”. (there are parallels to the junk food industry, -as long as you purchase it, they happily supply it.

To break this rather expensive rubbish cycle, and to give the rate payers of Christchurch some reassurance, I feel that the Tree Policy needs to state clearly that CCC will only produce and accept trees produced to a minimum of either the British and or Australian Tree Growing Standard. It appears that CCC's Construction Standard Specification is not adhered to the degree necessary.

The government declared climate change emergency last week. Planting trees in the urban environment is a long-term investment and one of the cheapest way to tackle the climate crisis.

**By the way, do you know how much carbon dioxide a simple laptop produces during its lifecycle of 10 years?** 400-500kg of CO<sub>2</sub>.

**Can you imagine how long it takes for a mature tree to absorb this amount of CO<sub>2</sub>?** 20 years. 1 mature tree absorbs 1 tonne in 40 years.

**Can you imagine how long it takes for a street tree to offset its own carbon foot print?**

It takes 40 years! Wouldn't it be of utmost importance to only plant trees of predictable quality, to assure that they do not die prematurely? (i.e. before they recover their own carbon foot print)?

You have prematurely declining trees all over town and right in front of your office, the entrance to the garden city your business card. They require to be replaced a 3<sup>rd</sup> time in only 10 years, **showing us that the CSS is not working**, and setting you back some 120 years of carbon debt that needs to be absorbed and payed for. **Show you an example shortly!**

**Do you know how many trees are required to offset the average person's carbon emission of 6 tons per year.** More than a thousand trees (1025)

To offset the carbon foot print of our 400,000 residents in Christchurch x 1000= would require some 4 million highly functioning trees.

Christchurch the Garden City can make an important contribution to increase the much needed global carbon sink by planting more trees of high quality and high capacity.

Raising the tree quality standard would have multiple benefits:

- 1 Positive impact on the environment and Garden City image
- 2 Reducing carbon foot print,
- 3 Cost saving, do it once do it right.
- 4 People learn new skills and take pride in their work
- 5 Happy customer, happy visitors. Happy future

The bottom line is we (desperately) need more trees of high quality! Every single tree makes a difference and you can help by investing into the soft-scape of the Garden city with funding and a clear quality standard as part of this policy.

**This will assure the people of Christchurch that the Garden City becomes a reality, not wishful thinking!**

Taking action now is more important than ever before, in human history!

Thank you for your attention!







## 19. Hearings Panel Report to the Council on the Request to Build Changing Rooms in North Hagley Park

Reference / Te Tohutoro: 21/193038

Report of / Te Pou Matua: Councillor Sam MacDonald, Hearings Panel Chairperson - sam.macdonald@ccc.govt.nz

General Manager / Pouwhakarae: Mary Richardson, Citizens & Community – mary.richardson@ccc.govt.nz

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

- 1.1 The purpose of this report is to present to the Council the Hearings Panel recommendation following the consultation and hearings process on the request to build changing rooms in North Hagley Park.
- 1.2 The Hearings Panel has no decision-making powers but, in accordance with its delegation, has considered the written and oral submissions received on the proposal and is now making recommendations to the Council. The Council can then accept or reject those recommendations as it sees fit bearing in mind that the Local Government Act 2002 s.82(1)(e) requires that “*the views presented to the local authority should be received by the local authority with an open mind and should be given by the local authority, in making a decision, due consideration.*”
- 1.3 The Council, as the final decision-maker, should put itself in as good a position as the Hearings Panel having heard all the parties. It can do so by considering this report which includes a summary of the written and verbal submissions that were presented at the hearings, any additional information received and the Hearings Panel’s considerations and deliberations.
- 1.4 In addition, the Council should consider the information that was made available in the Council officer’s report that included the attachments as listed below at 1.4.1 to 1.4.6. The report and its attachments are available at the link:  
[https://christchurch.infocouncil.biz/Open/2021/02/BLHP\\_20210218\\_AGN\\_5850\\_AT.PDF](https://christchurch.infocouncil.biz/Open/2021/02/BLHP_20210218_AGN_5850_AT.PDF)
  - 1.4.1 Table of submissions received, including Council officer comments
  - 1.4.2 Clause 6.1 of the ground lease to the North Hagley Community, Sports & Recreation Trust Board (the Trust)
  - 1.4.3 The proposed building plans and building location plan
  - 1.4.4 Emails the Council sent to all park neighbours, the Hagley Park Reference Group, and relevant sports stakeholders
  - 1.4.5 The Council’s Newsline story
  - 1.4.6 Facebook posts to the Council’s Facebook page from members of the community.

## 2. Hearings Panel Recommendations / Ngā Tūtohu o Te Tira Taute

That the Council:

1. Consents to a variation to the existing deed of lease held by the North Hagley Community, Sports & Recreation Trust Board to, in accordance with clause 6.1 of the lease, accommodate the proposed changing rooms building located in North Hagley Park, as indicated in the Hearings Panel report in which this consent was recommended.

## 3. Background / Context / Te Horopaki

- 3.1 The background has been well documented in the Council officer report and provides the following information.
- 3.2 The Trust, which includes membership by representatives of three clubs (Christchurch High School Old Boy's Rugby Football Club ("HSOB"), Christchurch Pétanque Club and United Croquet Club) using the Park for sport and recreation purposes, holds a ground lease for the area of North Hagley Park containing the proposed site for the proposed building.
- 3.3 It has for some time been identified, including by HSOB, that there is a need for a changing room, shower and toilet facility for sports teams using the nearby playing fields. Also, the Council's events team has not been able to plan use of this part of North Hagley Park for events due to the lack of such facilities.
- 3.4 To meet this need, the Trust has proposed to fund and erect a changing rooms building on the part of North Hagley Park that it has a ground lease over. It will own and maintain the building and use it for its own purposes. It will also make it available for use by community sports and recreation users of the sports field area, and for events, at the time such activities are happening on North Hagley Park. The proposed facility, containing changing rooms, showers and toilets, will meet gender and disabled persons' needs.
- 3.5 The proposed building and location will comply with recreation reserve, management plan and district plan requirements.
- 3.6 Even though the lease provides for a variation to allow the proposed building to be erected on the proposed site, the requirement is that both the variation and the building need to be consented to by both the Council and the Minister of Conservation. The power of the Minister to give consent is delegated to the Council's Chief Executive.
- 3.7 The proposed building and proposed location is illustrated at the link:  
[https://christchurch.infocouncil.biz/Open/2021/02/BLHP\\_20210218\\_AGN\\_5850\\_AT.PDF](https://christchurch.infocouncil.biz/Open/2021/02/BLHP_20210218_AGN_5850_AT.PDF)
- 3.8 The Trust has liaised with its member sport and recreation clubs and associations using the playing fields in North Hagley Park, and Trust representatives attended meetings of the Hagley Park Reference Group last year to present and discuss its proposed building plans, most recently as 15 October 2020. The outcome from this last meeting was that the Trust's proposed plans were well received. A query by the Reference Group as to disability access provision was responded to with advice from the Trust members attending the meeting that such accessibility has been integrated into the building design.

- 3.9 On 30 November 2020 the Waikura/Linwood-Central-Heathcote Community Board considered a staff report and recommended to the Council that it agree to staff undertaking public consultation on the proposal. This agreement was given by the Council at its meeting on 10 December 2020, Item 17 at:  
[https://christchurch.infocouncil.biz/Open/2020/12/CNCL\\_20201210\\_MIN\\_4052\\_AT.PDF](https://christchurch.infocouncil.biz/Open/2020/12/CNCL_20201210_MIN_4052_AT.PDF)

## 4. Consultation Process and Submissions / Te Tukanga Kōrerorero / Ngā Tāpaetanga

### Public Consultation

- 4.1 Public consultation on the Request to Build Changing Rooms in North Hagley Park commenced on 16 December 2020 and closed on 27 January 2021. The Have Your Say consultation document provided information about the proposed new changing rooms and proposed ground floor area of the single storey building. A copy of the Have Your Say page was made available to the Hearings Panel in advance of the hearings, at the link:  
<https://www.ccc.govt.nz/the-council/consultations-and-submissions/haveyoursay/show/371>
- 4.2 This consultation was run concurrently with a request for written comment from the public on the proposed redevelopment/replacement of an existing building in South Hagley Park, due to both projects having similar timeframes and identical stakeholders. The report on that project is also before the Council on 11 March 2021, “*Canterbury Cricket Trust – Request to Demolish and Rebuild the Hagley Sports Centre*”.

### Submissions

- 4.3 At the close of consultation there were 10 submissions received on the proposal which were included in the Council Officer Submissions analysis. This was made available to the Hearings Panel in advance of the hearings, at the link:  
[https://christchurch.infocouncil.biz/Open/2021/02/BLHP\\_20210218\\_AGN\\_5850\\_AT.PDF](https://christchurch.infocouncil.biz/Open/2021/02/BLHP_20210218_AGN_5850_AT.PDF)
- 4.4 Submissions were received from three groups and seven individuals. Eight submitters were in support of the lease and two, including Te Kura Hagley Park Tennis Club Inc, were neither in support nor opposed.
- 4.5 Of those submissions in support, three provided general positive statements, two were in support due to there being proposed public access (during games and events) to toilets in the building, two felt the building was in keeping with North Hagley Park or was an appropriate use of North Hagley Park space, and a submission from Canterbury Rugby Football Union discussed the wider benefits of the changing rooms to the sport of Rugby.
- 4.6 Of those not in support or opposed, one requested more information and one enquired whether the toilets would be for public use.

## 5. The Hearing / Te Hui

- 5.1 The Hearings Panel consisted of Councillor Sam MacDonald, Councillor Phil Mauger and Sunita Gautam, Linwood-Central-Heathcote Community Board Member. The Hearings Panel convened on Thursday, 18 February 2021 to consider and deliberate on all submissions received on the proposal.
- 5.2 Councillor Sam MacDonald was appointed to chair the hearing. Prior to the hearing, staff provided responses to some additional questions raised by Councillor MacDonald. The questions and responses were made available to the Hearings Panel (**Attachment A**). The questions were:

- 5.2.1 The consultation period – essentially over Christmas break. Are we worried we missed anyone out?
- 5.2.2 Can you give commentary regarding the concerns over public access?
- 5.2.3 Can you respond to the Tennis Club concerns per their submission? I am keen to get a verbal explanation (after their public presentation) regarding how we have gained comfort over the consultation with them. Ideally, if you can send me a bit of an outline of the consultation it would be useful prior to the meeting.
- 5.3 Before hearing oral submissions Council officers presented a brief overview of the proposal, explaining that the size of the building was below the maximum allowable under the District Plan of 300m<sup>2</sup> and within the constraints of the total percentage of impervious surface area. The Panel were also informed that because there were no immediate residents to the proposal the level of key consultation was low.
- 5.4 Prior to the hearing two submitters withdrew their requests to be heard. They were Hands Off Hagley and Te Kura Hagley Park Tennis Club. The Tennis Club had received information from Council officers about their concerns and in an email to Council on 17 February 2021 had advised that they had obtained sufficient information in relation to the proposal to satisfy their concerns. They noted they were generally supportive of the proposal.
- 5.5 The Hearings Panel received a verbal submission from Tony Smail of the Canterbury Rugby Football Union who highlighted the key points in their written submission, and were in support of the proposal.
- 5.6 The Hearings Panel chair invited representatives of the Trust to provide comments on the proposal. The chair of the Trust spoke about the support that was provided to Boys High and Girls High Schools. The Trust has confirmed it will be responsible for building and maintaining the facility, with HSOB managing the changing rooms.

## 6. Consideration and Deliberation of Submissions / Ngā Whaiwhakaaro o Ngā Kōrero me Ngā Taukume

- 6.1 The Hearings Panel considered and deliberated on all submissions received on the proposal as well as information received from Council Officers during the hearing.
- 6.2 The Hearings Panel expressed their support of the proposal noting the benefit this would provide to the sports and events users of North Hagley Park and that it would encourage more people to the city.
- 6.3 In response to a query regarding long-term maintenance planning, the Council officer advised that in the case of areas subject to a ground lease, all facilities owned and operated by the lessee were maintained and funded through their resources.
- 6.4 The Council officer confirmed the process moving forward that the Hearings Panel report would be presented to the Council, with the recommendation for consent from the Council for a variation to the lease to allow the proposed building to be erected on the proposed site. Upon Council resolution, staff will then request the Council's Chief Executive to exercise the power of the Minister of Conservation delegated to her to give the same consent, as noted in paragraph 3.6 of this report above. The Trust would be responsible for meeting all other regulatory requirements.
- 6.5 The Hearings Panel unanimously agreed to recommend to the Council to consent to a variation to the existing deed of lease held by the North Hagley Community, Sports & Recreation Trust Board to, in accordance with clause 6.1 of the lease, accommodate the proposed changing rooms building located in North Hagley Park.

## 7. Reference Documents

Document	Location
Hearings Panel Agenda	<a href="https://christchurch.infocouncil.biz/Open/2021/02/BLHP_20210218_AGN_5850_AT.PDF">https://christchurch.infocouncil.biz/Open/2021/02/BLHP_20210218_AGN_5850_AT.PDF</a>
Hearings Panel Minutes	<a href="https://christchurch.infocouncil.biz/Open/2021/02/BLHP_20210218_MIN_5850_AT.PDF">https://christchurch.infocouncil.biz/Open/2021/02/BLHP_20210218_MIN_5850_AT.PDF</a>
Have Your Say Webpage	<a href="https://www.ccc.govt.nz/the-council/consultations-and-submissions/haveyoursay/show/371">https://www.ccc.govt.nz/the-council/consultations-and-submissions/haveyoursay/show/371</a>
Council decision to publicly consult (Item 17)	<a href="https://christchurch.infocouncil.biz/Open/2020/12/CNCL_20201210_MIN_4052_AT.PDF">https://christchurch.infocouncil.biz/Open/2020/12/CNCL_20201210_MIN_4052_AT.PDF</a>

## Signatories / Ngā Kaiwaitohu

Author Liz Ryley – Committee & Hearings Advisor

Approved By Councillor Sam MacDonald - Chair of Hearings Panel

## Attachments / Ngā Tāpirihanga

No.	Title	Page
A <a href="#">↓</a>	North Hagley Park Changing Rooms - 18 February 2021 - Response to questions from the Hearings Panel	124

**Response to questions from the North Hagley Changing Rooms Hearings  
Panel on 16 February 2021**

A. The consultation period – essentially over Christmas break. Are we worried we missed anyone out?

*Officer response: The normal period of time for public consultation around a Reserves Act 1977 leasing matter is one month, although in this particular situation, which is not been processed under the Reserves Act, there is not the obligation to follow this process. However, the intention was to follow a similar process, and to add a further two weeks to the consultation period to cover for the Christmas/New Year period. Notification by email (Attachment E to the staff report) was made twice (16 December 2020 and 22 January 2021) to a list of known stakeholders and interested parties<sup>1</sup>, and the consultation was highlighted in Facebook posts (Attachment G) and a Newsline article (Attachment F), public notice and Have Your Say page on the Council's website. The North Hagley Community, Sports & Recreation Trust Board (the Trust), as the applicant to develop, and the future potential funder and owner of, the proposed building within its ground lease area, had earlier been advised by Council staff to ensure it consulted itself with its fellow Trust members (including representatives of the Christchurch High School Old Boy's Rugby Football Club, Christchurch Pétanque Club and United Croquet Club) and neighbouring clubs and organisations, including the Hagley Park Tennis Club. With respect to the Tennis Club and the Croquet Club, the Trust would have needed to have engaged with both of them as the proposed non-sealed pathway between the proposed building and the playing fields crosses the area shared by the Trust and those two clubs and therefore requiring all parties' permission.*

<sup>1</sup> Email to (Note that this was also for the concurrent public consultation on the proposed Hagley Sports Centre redevelopment in South Hagley Park):

HSOB  
The Trust  
Croquet  
Paranaque  
Touch NZ  
CBHS  
Tri Trust Canterbury  
CEO Canterbury Cricket  
Canterbury Cricket  
NZ Historic Places Trust  
MKT  
Canterbury District Health Board  
Hands off Hagley  
Civic Trust  
Youth Council  
CEO NZ Cricket  
Sports Canterbury  
New Zealand Cricket



Canterbury Rugby  
Cricket Christchurch Metropolitan Assn  
Canterbury Softball  
Canterbury Netball  
Canterbury Tennis  
Mainland Football  
Touch Canterbury  
Canterbury Lacrosse  
School Sport Canterbury  
Primary Sport Canterbury

B. Can you give commentary re the concerns over public access?

*Officer response: With respect to public access to, and use of, the proposed facility and the services it will provide, this will be the case when it is open for use during sports games and events on the nearby sports fields, and when there are events in the leased area itself (refer to Paragraph 3.3 of the staff report). This can include all visiting and viewing members of the public being able to use the toilet facilities during those times, not just the sports and events participants. The same approach will apply for the proposed Hagley Sports Centre redevelopment in South Hagley Park that was consulted on at the same time as this building proposal.*

C. Can you respond to the Tennis Club concerns per their submission? I am keen to get a verbal explanation hearing (after their public presentation) regarding how we have gained comfort over the consultation with them. Ideally, if you can send me a bit of an outline of the consultation it would be useful prior to the meeting.

*Officer response: The process of consultation as given in the Officer response to Question A above identifies that the Hagley Park Tennis Club would have been aware of what was going on next door to them, and would have been informed of the consultation commencement, albeit this being via Canterbury Tennis presumably. As they were in the position to make a submission online they would have had access to all the consultation material available online prior to making that submission. Upon the receipt of their email to Liz Ryley, Committee & Hearings Advisor, on 4 February 2021, Tessa Zant, Senior Engagement Advisor, contacted Sam Hetherington, President of the Club, to discuss their concerns. She reported that Sam was happy with the outcome of that discussion and for her to forward him information. She subsequently forwarded the proposed building and building location plans (Attachments A and B to the staff report), content from the staff report to the Linwood-Central-Heathcote Community Board at its meeting on 30 November 2020, and lease information.<sup>2</sup>*

2 Compiled as follows:

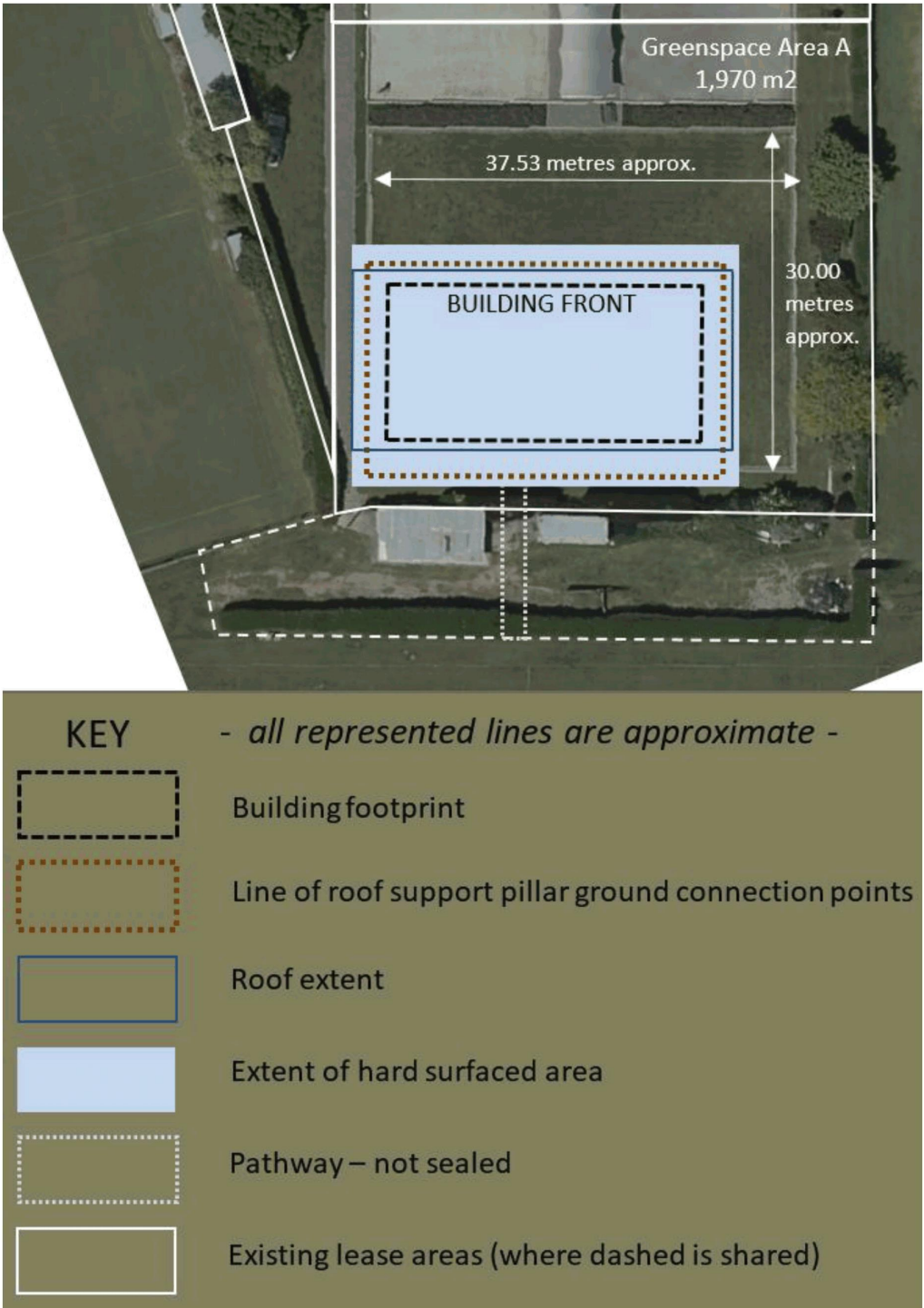
From the current deed of lease. The sum of the areas for currently assessing the annual rental is  $252 + 43 + 689 + 203.5 = 1,187.5 \text{ m}^2$ .

Total Land Area	Leased Areas:	Greenspace Area
	Clubrooms "D": $252\text{m}^2$	Green "A": $1970\text{m}^2$
	Storage Shed "E" : $43\text{m}^2$	Green "B": $2,230\text{m}^2$
		Green "C": $689\text{m}^2$
	<u>Car park – Area F</u>	
	$\frac{1}{2}$ interest in $407 \text{ m}^2$ being $203.50 \text{ m}^2$	
	<b>Total Land Area including Shared car park:</b>	<b><math>5,387.50\text{m}^2</math></b>
<b>Area Assessed for Annual Rental</b>	For the purposes of calculating the annual rent, the leased areas assessed are the clubrooms "D", storage shed "E", Green "C" and $\frac{1}{2}$ share of car park area "F".	Clubrooms : $252\text{m}^2$ Storage shed: $43\text{m}^2$ Green "C": $689\text{m}^2$ $\frac{1}{2}$ car park area "F": $203.50 \text{ m}^2$



The area proposed to be added to the existing annual rental is  $700\text{m}^2$ , which is part of Greenspace Area A that is currently not used in the rental calculation, and this part is the shaded area called "Extent of hard surfaced area" in the plan illustration below.

In the event the proposed development proceeds, this will bring a new rental calculation area to  $1,187.5 + 700 = 1,887.5 \text{ m}^2$





**From paragraphs 5.1 – 5.8 of the staff report to the Linwood-Central-Heathcote Community Board at its meeting on 30 November 2020:**

A charitable trust (the North Hagley Community, Sports & Recreation Charitable Trust), comprising three clubs already using North Hagley Park for sport and recreation purposes (the Christchurch High School Old Boy's Rugby Football Club ("HSOB"), the Christchurch Pétanque Club and the United Croquet Club), purchased in 2016 the building assets of the United Bowling Club that had decided not to renew its lease in North Hagley Park.

In 2017 the Council granted a ground lease, subject to section 54 of the Reserves Act 1977 ("Reserves Act"), to the board of that trust (the lessee being the North Hagley Community, Sports & Recreation Trust Board ("the Trust")) to occupy the former ground area of the Bowling Club for a total term of 33 years.

The leased land is made up of a number of component areas. These include the buildings, car park and a greenspace area, the latter comprising what was the former bowling greens and an adjacent grassed area. The annual rent is calculated on the sum of the areas containing the buildings, the grassed area and half of the car park area (this car park area is shared with the United Croquet Club in its capacity as the holder of a separate lease for its croquet grounds adjacent and to the north), and this area totals 5,387.5 square metres.

From that time, discussions have been held between the Trust and Council officers as to potential site options for a changing rooms facility proposed to be erected by the Trust on, or beside, its leased area. The driver for this is that HSOB's current changing rooms are off Hagley Park and it would be advantageous to that club to have a new facility located near to its playing fields and shared clubrooms in North Hagley Park. A stated benefit of such a new facility on the Park is that it will also be available for use by other sport and recreation clubs and associations using the playing fields on North Hagley Park. Another benefit is that the proposed facility will be able to be used in support of events and other activities compatible with, and within, the leased area. The lease and the Trust's rules embodied in its Trust Deed provide for activities in the leased area that enhance or promote the lease's permitted use (that is, "Clubrooms, storage facilities and playing areas for Sports and recreation activities and any use incidental or ancillary thereto"). The facility may also be able to be used when there are approved events on adjacent areas of North Hagley Park.

The Trust has now made application for a proposed changing room facility, including showers and toilets, to be built on one of the former bowling greens (Greenspace Area A) in its leased area. Attachment B shows the proposed building location and footprint, which is 299.82 square metres in area. For the purpose of simplification this is taken to be 300 square metres. Attachment A gives the plans for this development. Council officers advise that the internal layout is indicative only and will be subject to subsequent adjustment, as necessary, and finalisation through the building consent process that will include liaison with Parks Unit operations.

The proposed new building complies with the District Plan rule for a maximum of 300 square metres for the footprint of a new single building on Hagley Park, and falls within the District Plan limits for building and impervious surface total areas for North Hagley Park.

The Trust proposes to meet the cost of building and maintaining this facility and to make it accessible for community sports and recreation users on North Hagley Park. It will also wish to use it for activities within its leased area that are consistent with both the lease conditions and the Trust Deed rules.

The proposed building, if approved, will mean that there will need to be a recalculation of the area upon which the annual rent is calculated, as indicated in paragraph 5.3 of this report above. The increase in area will be the sum of the building footprint of 300 square metres and the surrounding hard surface area estimated by Council officers to be approximately 400 square metres, totalling an additional approximate 700 square metres to the 1,187.50 square metres currently applied in the rent calculation.

Prepared by:

Derek Roozen

Senior Network Planner Parks

17 February 2021



## 20. Canterbury Cricket Trust - Request to Demolish and Rebuild the Hagley Sports Centre

Reference / Te Tohutoro: 21/142020

Report of / Te Pou  
Matua: Felix Dawson, Leasing Consultant, felix.r.dawson@ccc.govt.nz

General Manager /  
Pouwhakarae: Mary Richardson, General Manager Citizens & Community,  
mary.richardson@ccc.govt.nz

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

- 1.1 The purpose of this report is to seek Council approval as lessor for demolition of the current Hagley Sports Centre with replacement as shown in the plans provided.
- 1.2 The Hagley Sports Centre is owned by the Canterbury Cricket Trust on Council administered land and leased from the Council by way of ground lease.
- 1.3 The proposed use is for cricket training and coaching together with community based sports.
- 1.4 The decision is of low significance in relation to the Christchurch City Council's Significance and Engagement Policy. The level of significance was determined taking in to account the high profile of the site together with consideration of the fact that the proposal is largely a replacement of a like for like building within the lease boundary to be used for uses that have been undertaken on the site in the past.

### 2. Officer Recommendations / Ngā Tūtohu

That the Council as land administrator and lessor:

1. Approve the proposal to demolish the existing building located on the plan shown in attachment A.
2. Approve the replacement of the building with one as outlined in the attached plans in attachment B.
3. Approve the naming of the new facility as 'Sir Richard Hadlee Sports Centre' in accordance with Council's Naming of Reserves and Facilities Policy.
4. Authorise the Property Manager to complete all lease matters in relation to the proposal.
5. Note that the above approvals are subject to the lessee complying with all regulatory and statutory requirements including obtaining Building consent and Resource consent

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

- 3.1 To enable the Canterbury Cricket Trust to develop a modern sports facility that in addition to providing ongoing access for community sport will also provide a fit for purpose changing facility for hosting matches as part of the International Cricket Council (ICC) Women's Cricket World Cup Tournament in New Zealand 2022.

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

- 4.1 The following options have been considered and discounted:



- Do not provide lessor consent: this would potentially result in loss of Sport New Zealand (Sport NZ) funding and the current building remaining on site and leaving a dated building unfit for purpose and unusable for the 2022 ICC Women's World Cup.
- Grant lessor consent with conditions: The option of providing further controls on the lessee activities through the lease terms would require a variation of the lease. Reserves Act 1977 requirements for formal variation would result in an extended decision-making process that would prevent the project from meeting its necessary timeframe. The proposed use falls with the lease permitted use.
- Other design options ranging from retention of the building, or large portions of it, to full replacement were considered by the Canterbury Cricket Trust architect. These were discounted as not being capable of providing an adequate sports hall while also providing the required changing room facilities that are a feature of the current proposal.

## 5. Detail / Te Whakamahuki

### Background/History

- 5.1 The Hagley Sports Centre (HSC) is located in South Hagley Park as shown below. It was built in the 1960s by the Canterbury Cricket Association and included when built: three squash courts, an indoor cricket training area and golf driving range. The land was leased from the Council by way of ground lease.



- 5.2 By the 1980s the running costs of the aged building had increased and it was sold to the Canterbury Horticultural Society for the purpose of "...the promotion of botanical and horticultural activities and such recreational activities as from time to time be approved...". The building became known as the 'Horticultural Hall'.
- 5.3 The 2011 earthquakes damaged AMI Stadium beyond repair and as part of the Christchurch Central Recovery Plan the 'Cricket Oval Anchor Project' directed the proposal and approval of the development of Hagley Oval to "provide a venue capable of hosting domestic cricket matches and international tests". The development next to the Horticultural Hall included:
- grass embankments
  - sports lighting

- pavilion with lounge and media facilities
  - training and coaching facilities with indoor and outdoor nets
- 5.4 The land for the pavilion and lighting towers was leased to the Canterbury Cricket Association by the Council in 2013. The pavilion lights and embankment are now operational.
- 5.5 In 2017 the Horticultural Hall was purchased by the Canterbury Cricket Trust (CCT) with the intention of returning it back to its original purpose as a cricket coaching and training facility together with use as a general community sports facility.
- 5.6 The purchase was conditional on assignment of the lease from the Canterbury Horticultural Society for that purpose. The Council approved the assignment including variation of the lease purpose and the sale was completed.
- 5.7 The name of the hall returned informally to its original name of 'The Hagley Sports Centre' (HSC).
- 5.8 At the time of transfer to the CCT the building was run down, outdated, unrelated and not complementary to the new pavilion. It was no longer fit for its original or proposed future sports purpose.
- 5.9 In 2018 the CCT applied for and received a resource consent for the partial demolition and alteration of the remainder of the hall as a multi-use sports centre. The consent was processed as non-notified.
- 5.10 The work was not undertaken.

**Current Proposal-The Sir Richard Hadlee Sports Centre**

- 5.11 The CCT now wish to proceed with development of the building.
- 5.12 Three new factors have come in to play leading to the current proposal:
- (a) The holding of the Women's Cricket World Cup in New Zealand beginning March 2022 with final and semi-final matches planned for Hagley Oval.
  - (b) Sport NZ allocation of \$600,000 funding for the provision of gender neutral, fit for purpose changing room facilities for venues hosting the Women's Cricket World Cup.
  - (c) The offer of funding from The Hadlee Sports Trust to assist in development of the facility.
- 5.13 As a result of the above, a new proposal has been prepared that involves demolition of the existing building and construction of a new one on the existing foundation with an additional foundation area of around 95sqm. The additional foundation area is necessary to accommodate the changing room facility.
- 5.14 In addition to meeting the requirements for Sport NZ funding the changing room facility also supports the drive from NZ Cricket to have parity between men's and women's cricket. It will provide equal changing facilities, gender neutral toilets and enable cricket double headers to be played, i.e. four teams to be hosted at one time.
- 5.15 It should be noted that although the building footprint is increased, the total gross floor area (two levels) is marginally reduced. This is because the current building has a large upstairs office area whereas the proposed design has a focus on the actual sports facility with reduced upstairs space. The proposed building remains within the existing lease area.
- 5.16 It should be further noted that the proposal has a nine-month time frame for construction. Demolition and consenting are also still required so there is a degree of time pressure to complete the project in time for the World Cup.

#### 5.17 Key elements of the new proposal

- Sports Hall- 852sqm, accommodates five retractable cricket nets on astro turf. Designed to also accommodate basketball, netball, hockey and futsal as alternative uses when not being used for cricket.
- First Floor-304sqm, comprising: viewing balcony-(44sqm), deck plus social space-(69sqm), meeting space (56sqm), and workspace (160sqm).
- ICC grade toilet and changing facility-152sqm, with provision for public access and use.
- Storage-35sqm.
- Design: the new design will have a ground hugging form that will complement the cricket pavilion.
- Building to be used as a sports facility generally with a maximum of around 80 persons for sporting activities. Occasional use for accessory gatherings of up to 300 people is also anticipated. Hours of operation 6am-12.00pm.

#### 5.18 Facility Use- Discussion

##### Sports Hall

- The sports hall's predominant use will be as a training and coaching facility for local domestic cricketers, adults and children, particularly in the winter season and in the evenings. It is also likely to be used as an alternative training site for central city schools during school time. Typically regional and international player use would occur prior to fixtures, but only in wet weather and for drills and exercise conditioning. Note that the Sports Hall training surface is artificial and the preferred training surface for international, high performance and representative players is natural grass. These players will therefore prefer to use the outdoor practice facilities for training, especially during summer.
- The nets would be retractable for training by other community sports users as listed in paragraph 5.17 above. The frequency of additional use is not clear although there is a large demand for a facility of this type in central Christchurch. It should be noted that it will not be a facility to run and operate competitive games but for training, coaching and practice. All sports described above have other locations as 'home base' or "home grounds", but don't have indoor training facilities.
- The facility operates on a financially sustainable model by the Trust which is a registered charity. The objective is to meet expenses and enough income to cover depreciation of the building, operational and maintenance costs and replace fixtures and fittings as the needs arise. As a charity all funds are required to be re-invested in the charitable objective of the Trust. Charges will be made based on a use and user basis. It will be the only community facility of its kind in Christchurch with the other comparable facilities being located in Lincoln and Rangiora.
- Occasional use for 'accessory' gatherings of up to 300 people would also occur but only in accordance with the lease and the permitted purpose of sport and recreation. For example a presentation by cricket coaches to a large school or club group of cricket players. The frequency and scale of this use will be subject to conditions in the resource consent. Consideration of resource consent applications forms part of the terms of reference of the Hagley Park Reference Group.

#### First Floor

- Open plan work space with hot desking opportunity is intended for ancillary use by coaches and trainers for example video and other analysis, and by administrators associated with the facility. It is not configured for nor intended as permanent commercial office space.

#### Changing Rooms

- In addition to providing fit for purpose changing rooms that meet the goals for Sport NZ, the changing rooms will be available to teams using the South Hagley and Hospital Corner sports fields. The design provides access from outside and inside the building. This will be particularly useful for use from outside when school tournaments and other competitions are being played in the sports fields. They provide a facility that is not currently available in that part of Hagley Park.
- When the Sports Hall is in use the changing rooms will be available by sports field users on booking system basis. It will not be open directly from the outside when the sports fields are not in use. The timing of the predominant use of the sports centre (evening, nights and in winter) will not often clash with the timing of the activities being held on the adjacent sports fields. There are public toilets located immediately adjacent to the Sports Centre on the ground floor of the Hadlee Pavilion.

- 5.19 It is proposed to name the facility 'Sir Richard Hadlee Sports Centre' in recognition of a financial contribution to the project from the Hadlee Sports Trust provided as a legacy for the development of young cricketers from both schools and clubs.

#### Consideration of Community Views and Preferences

- 5.20 When making decisions the Council is required to consider the views and preferences of those affected by the decision.
- 5.21 In this case the proposal is to a large extent a replacement of a like for like structure. It is for a proposed use that has generally existed in the past and to some extent is likely to be at a similar scale of use as in the past, although some increase in daily operation is possible. In this regard staff consider the impact of the decision to be relatively low.
- 5.22 Despite the above, because of the profile of the site staff decided to undertake an engagement process to run concurrently with consultation on a new sports facility nearby in North Hagley Park. This involved the following:
- Direct communication to key stakeholders circulating the CCT design plans and an invitation for comment by email from 16 December 2020 - 27 January 2021.
  - Newline story (Council website) on 17 December, notifying the proposal and inviting comment by email from 17 December 2020 - 27 January 2021.
  - Facebook post on 17 December and 22 January, notifying proposal and inviting comment by email from 17 December 2020 - 27 January 2021.
- 5.23 Three responses were received from the 'key stakeholders'. They were from Hands off Hagley, The Christchurch Civic Trust and Heritage New Zealand. A formal response was not received from the Hagley Park Reference Group (HPRG) which only received formal notification on 16 January. It should be noted that most members of the reference group received individual notice on 16 December 2020 through the communication to key stakeholders process.
- 5.24 Hands off Hagley raised concern about: the increase in size of the proposed building, the provision for use by alternative sports, potential for commercial use of the facility including

concern that the upstairs workspace will be used as office space potentially as a base for Canterbury Cricket. The level of public access to the toilets was questioned.

- 5.25 The Christchurch Civic Trust whilst expressing support for the completion of the Anchor Project raised a number of procedural concerns particularly in relation to the involvement of the HPRG. A design modification to the colour scheme was proposed.
- 5.26 The Heritage New Zealand comment is referred to in paragraph 8.7 of this report.
- 5.27 A list of the key stakeholders, the engagement responses and Parks staff comment are included in Attachment C. The Christchurch Civic Trust raised some procedural concerns about the way in which the engagement with them and the Hagley Park Reference Group was conducted. These concerns have been reviewed by the Legal Services Unit and the Legal Services Unit is of the view that the Council's engagement process was consistent and appropriate with the significance (low) of the decision to be taken by the Council. The Legal Services Unit considers that the Council has met its obligations under section 82 (principles of consultation) of the Local Government Act 2002.
- 5.28 Key issues raised in the engagement process can be summarised as:
1. Concern about the multi-use sports centre element and prospect for an increase in use of the site.
  2. Question about the actual availability of the toilets to the public.
  3. Concern that facility will be used for commercial and office purposes.
- 5.29 The above matters have been addressed in the discussion contained in paragraph 5.18 of this report and in Parks staff responses to the submissions contained in Attachment C.
- 5.30 The decision affects the Waikura/Linwood-Central-Heathcote Community Board. Due to the short time frame the decision is to be made by Council with input from the Community Board by way of briefing.

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

### Strategic Alignment / Te Rautaki Tīaroaro

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

6.1.1 Activity: Parks & Foreshore

- Level of Service: 6.8.5 Satisfaction with the range and quality of recreation opportunities within parks. - Resident satisfaction with range and quality of recreation facilities within Parks: >= 85%.

### Policy Consistency / Te Whai Kaupapa here

- 6.2 The decision is consistent with the following Council Plans and Policies:

- The Hagley Park Management Plan 2007 policies 17.1 to 17.15 with particular reference to policy 17.13: "All opportunities for multiple use of Hagley Park's recreational facilities shall be investigated and where possible implemented to ensure that maximum use is made of existing facilities by a wide range of sports"
- The Parks Handbook-2018 Codes of practice for building and structures on parks.
- The Naming of Reserves and Facilities Policy 1993.
- District Plan issues to be addressed in the resource consent process

### **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 specifically impact Mana Whenua, their culture and traditions.
- 6.4 The proposed development has been assessed by Mahaanui Kurataiao Ltd who have advised support.

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

- 6.5 The decision does not impact on the Council's ability to adapt to climate change or greenhouse gas emissions.

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

- 6.6 Accessibility matters will be considered in the building consent process

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

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

- 7.1 Cost to Implement – staff time to prepare report covered in operational budgets.
- 7.2 Maintenance/Ongoing costs – none arising from recommendations.
- 7.3 Funding Source – operational budgets.

### **Other / He mea anō**

- 7.4 No other funding matters arise - building proposal is funded by the lessee.

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

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

- 8.1 Reserves Act 1977:-Authority to administer lease as administrator of the land is generally delegated to Community Board but due to the short timeframe a decision is to be made by Council following a briefing to the Community Board (Part A staff report).

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

- 8.2 Reserves Act 1977
- s54(1)(b): The original ground lease dated 31 January 1991 was issued under this section of the Reserves Act. The proposed building use is consistent with it needing to be used for recreational activities by a voluntary organisation.
  - Proposal to build within the lease area is not a variation of the lease and so does not require public notification pursuant to the Reserves Act.
- 8.3 The Lease:
- The building is owned by the lessee and sits on land subject to a ground lease granted by the Council. Proposal to demolish and rebuild is a right pursuant to clause 5(b) of the lease subject to lessor consent.
  - The proposal fits within the permitted use of the lease as set out in clause 6 Assignment and Variation dated 31 March 2017.
- 8.4 Local Government Act 2002: Decision making ss76-82, in particular Consideration of views and preferences-(s78), refer paragraphs 5.19 to 5.29 of this report. Level determined on the basis of significance assessment.

- 8.5 Resource Management Act 1991: Resource consent required-application pending.
- 8.6 Building Act 1991: Application pending. Building will be subject to current Building Act requirements including disability access and requirement to take in to account HNZPT, (see below).
- 8.7 Heritage New Zealand PouhereTaonga Act 2014 (HNZPT)- archaeological assessment required where excavation occurs- this will be undertaken at time of building consent application processing
- 8.8 The report has not been reviewed and approved by the Legal Services Unit. Various aspects of the report have received legal input.

## 9. Risk Management Implications / Ngā Hiraunga Tūraru

- 9.1 The risk that the facility will not be completed in time for the Women's Cricket World Cup and the Council will suffer reputational damage.

## Attachments / Ngā Tāpirihanga

No.	Title	Page
A <a href="#">↓</a>	Attachment A- Hagley Sports Centre-Location Plan	139
B <a href="#">↓</a>	Attachment B- Hagley Sports Centre-Replacement Building Plans	140
C <a href="#">↓</a>	Attachment C - Hagley Sports Centre Written Submissions and Staff Comments	164

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

Document Name	Location / File Link
<enter document name>	<enter location/hyperlink>

## 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>	Felix Dawson - Leasing Consultant
<b>Approved By</b>	Kathy Jarden - Team Leader Leasing Consultancy Andrew Rutledge - Head of Parks Mary Richardson - General Manager Citizens & Community





Areas and Dimensions Subject to Survey  
Lease boundaries taken from existing lease diagram

A			
ISSUE	AMENDMENT	SIGNED	DATE

## HAGLEY SPORTS CENTRE LEASE AREA

Christchurch  
City Council



TECHNICAL SERVICES & DESIGN

SURVEYED	
DRAWN	JA
DATE	01/2021

© COPYRIGHT  
CHRISTCHURCH CITY COUNCIL  
AERIAL PHOTOGRAPHY CREATIVE COMMONS  
ATTRIBUTION 3.0 NEW ZEALAND LICENSE

DRAWING NUMBER  
sm202202

WBS  
353/225/5

PROJECT NUMBER  
RPS3518

ORIGINAL  
SHEET  
SIZE  
A4

SCALES  
1:300

SHEET  
1 OF 1

17.03  
HAGLEY SPORTS CENTRE



SIR RICHARD HADLEE  
SPORTS CENTRE

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Sir Richard Hadlee Sports  
Centre  
South Hagley Park

Land Owner Consent  
Application

1 March 2021

[athfieldarchitects.co.nz](http://athfieldarchitects.co.nz)

65 Cambridge Terrace  
Christchurch 8013  
PO Box 3724  
Christchurch 8140  
T +64 3 377 2007



LOCATION PLAN



17.03  
Sir Richard Hadlee Sports Centre  
Land Owner Consent Application  
1 March 2021  
Scale:NTS @A3

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Existing site aerial photo

Scope of Work:

The existing Horticultural Hall is to be demolished and replaced with a purpose-built sports centre to be used predominantly for indoor cricket training, returning the site to its original recreational use.

The existing building slab is to be retained and used as the base for the foundations of the proposed buildings.

Address:  
Canterbury Horticultural Society,  
Hagley Park,  
445 Hagley Avenue

Legal Description:  
RS 41182  
Site Area: 70.450 ha

Title Reference:  
CB24B/260, CB24B/460, CB24B/461, CB30A/95



LOCATION PLAN

17.03  
Sir Richard Hadlee Sports Centre  
Land Owner Consent Application  
1 March 2021  
Scale:1:1000 @ A3

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SITE PLAN



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Sir Richard Hadlee Sports Centre  
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Existing site aerial photo

- Key:
- Existing Footprint
  - Property Boundary
  - Proposed Footprint



PLANS  
LEASE OUTLINE



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1 March 2021  
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**Lease Outline Plan:**

Aerial photo plan showing the agreed leased area.

From the schedule:  
*The land upon which the building known as the Horticultural Hall (previously known as the Hagley Sports Centre) is erected and shown outlined in red on the plan attached to the Lease, being part of South Hagley Park, having a building footprint of 1,150m².*

Yellow line indicates assumed leased area boundary which forms the site boundary of the proposed new building. The leased area equates to 1,594m².

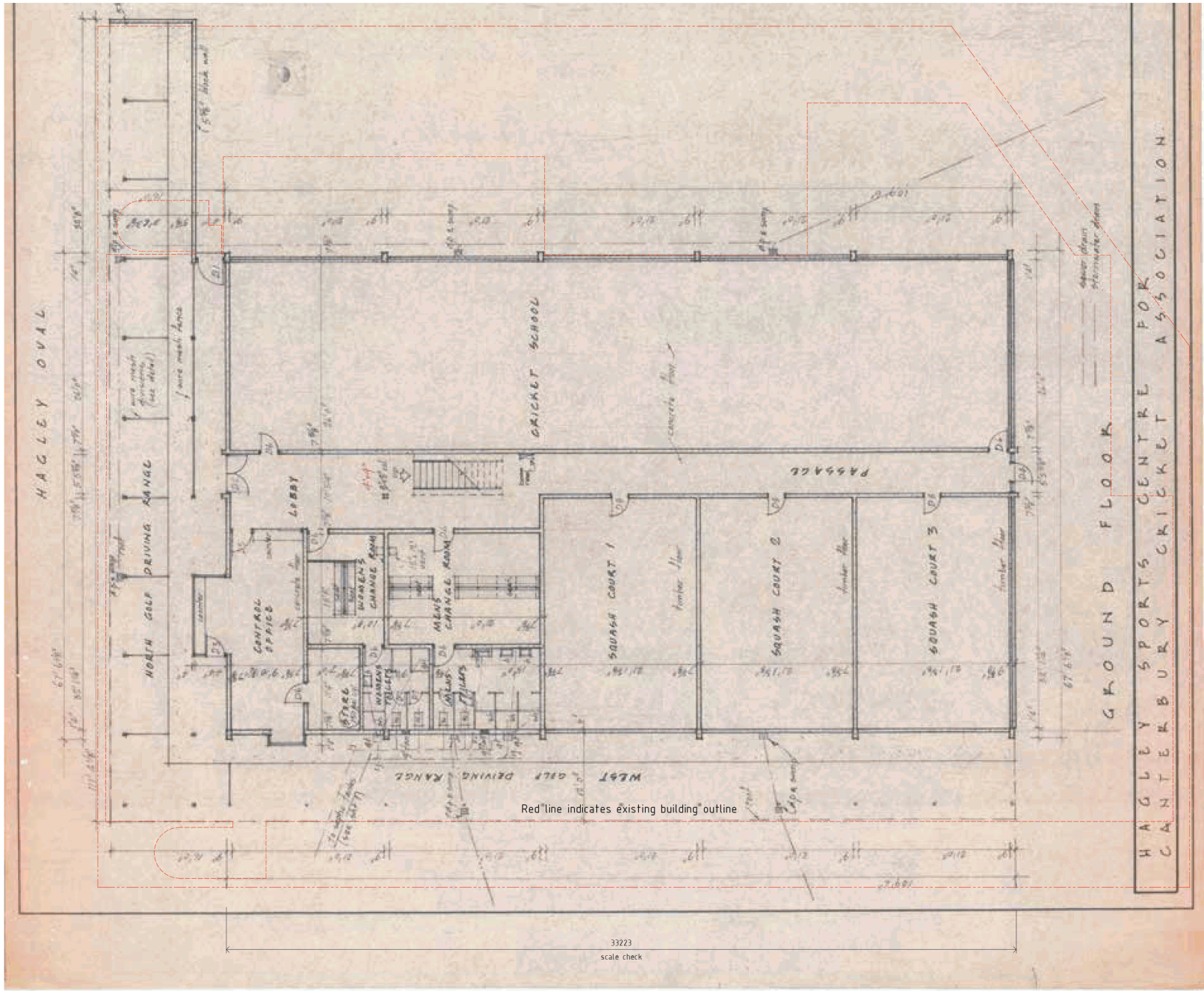


ORIGINAL 1967 BUILDING  
GROUND FLOOR PLAN



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Sir Richard Hadlee Sports Centre  
Land Owner Consent Application  
1 March 2021  
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Original Ground Floor:

Original Hagley Sport Centre plans drawn  
September 1967.

Key:  
----- Existing Footprint  
----- Property Boundary

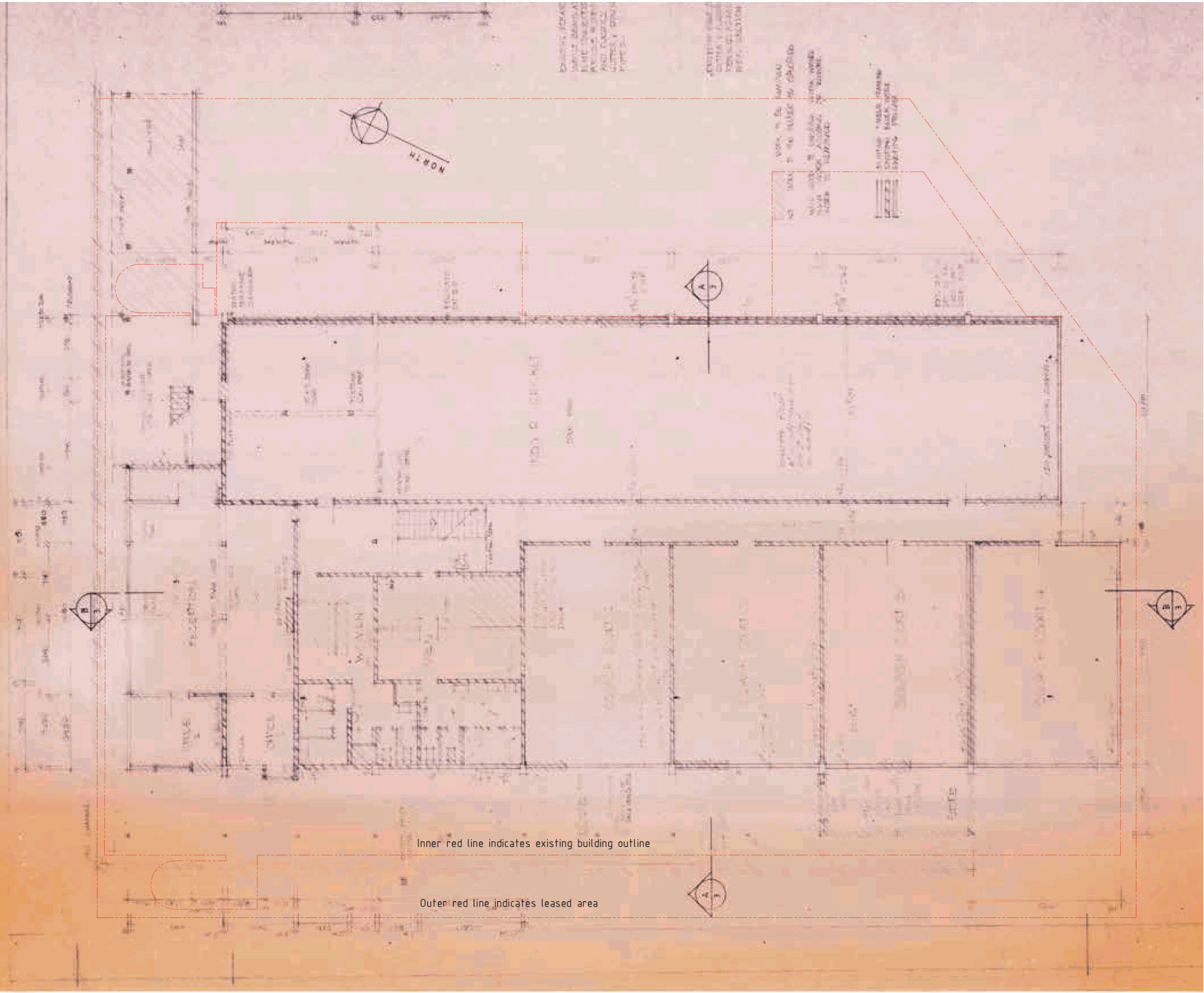
Original Ground Floor Plan 1967



1989 HORTICULTURAL HALL ALTERATION  
GROUND FLOOR PLAN

17.03  
Sir Richard Hadlee Sports Centre  
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1 March 2021  
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Ground Floor Existing/Demolition Plan 1989

**Ground Floor Alterations:**

Existing plans for Canterbury Horticulture Society drawn March 1989.

Note the change in footprint from the original building.

**Key:**

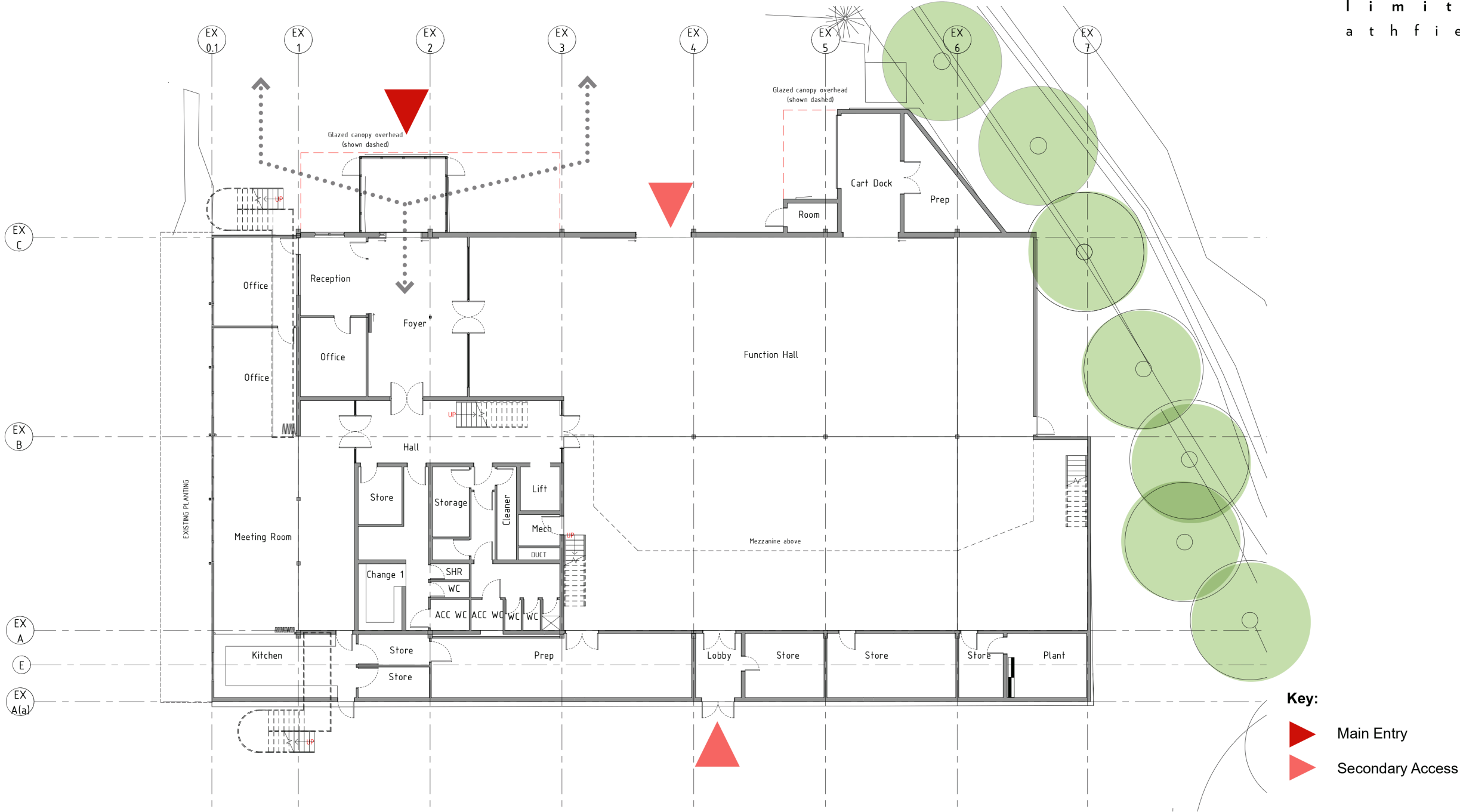
----- Existing Footprint

----- Property Boundary

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17.03  
Sir Richard Hadlee Sports Centre  
Land Owner Consent Application  
1 March 2021  
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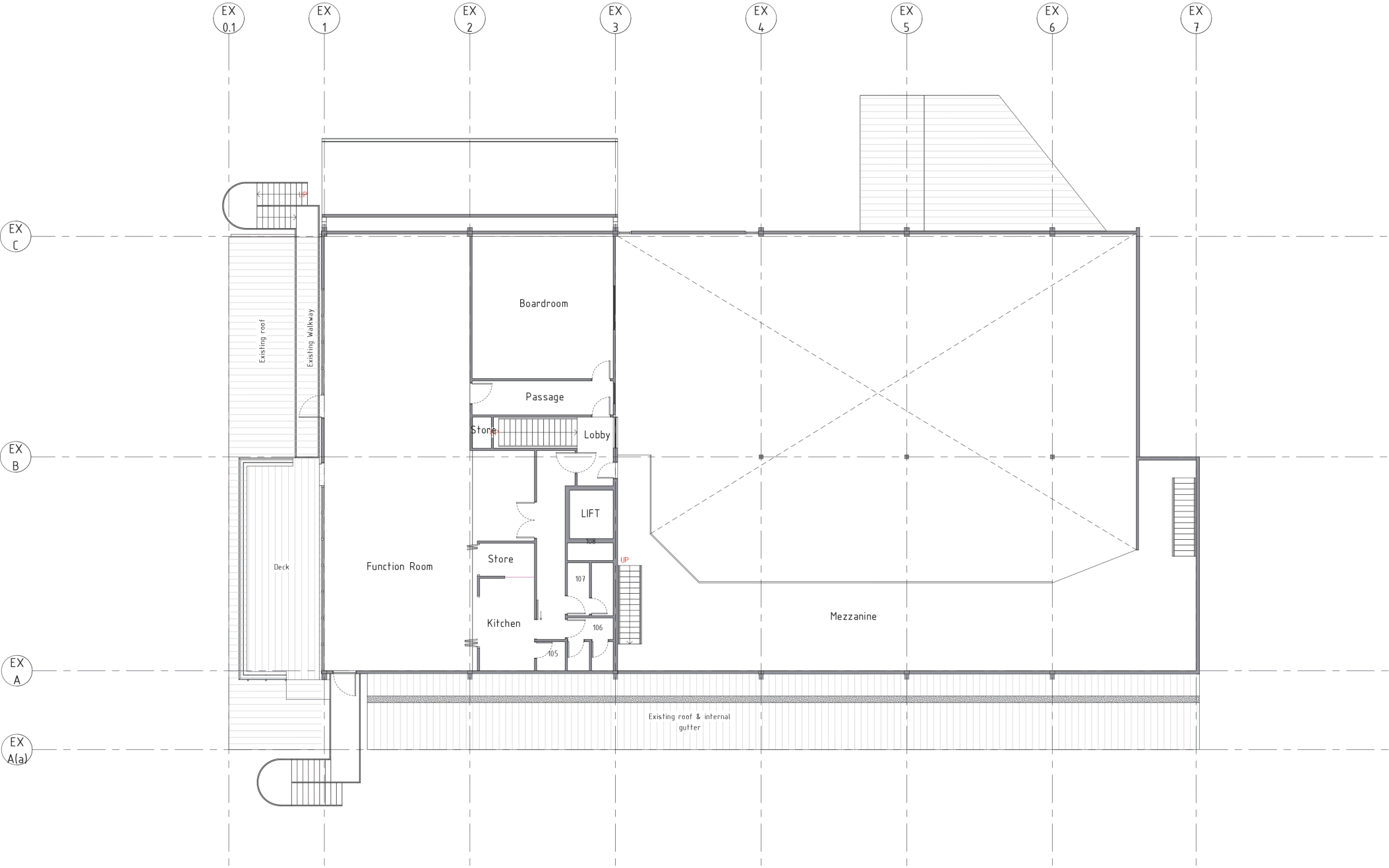
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EXISTING  
PLANS

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Sir Richard Hadlee Sports Centre  
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1 March 2021  
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Existing First Floor Plan



EXISTING  
SITE PHOTOS

17.03  
Sir Richard Hadlee Sports Centre  
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1 March 2021

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Attachment B Item 20



Existing Photos:

A - North-east elevation viewed from the car park

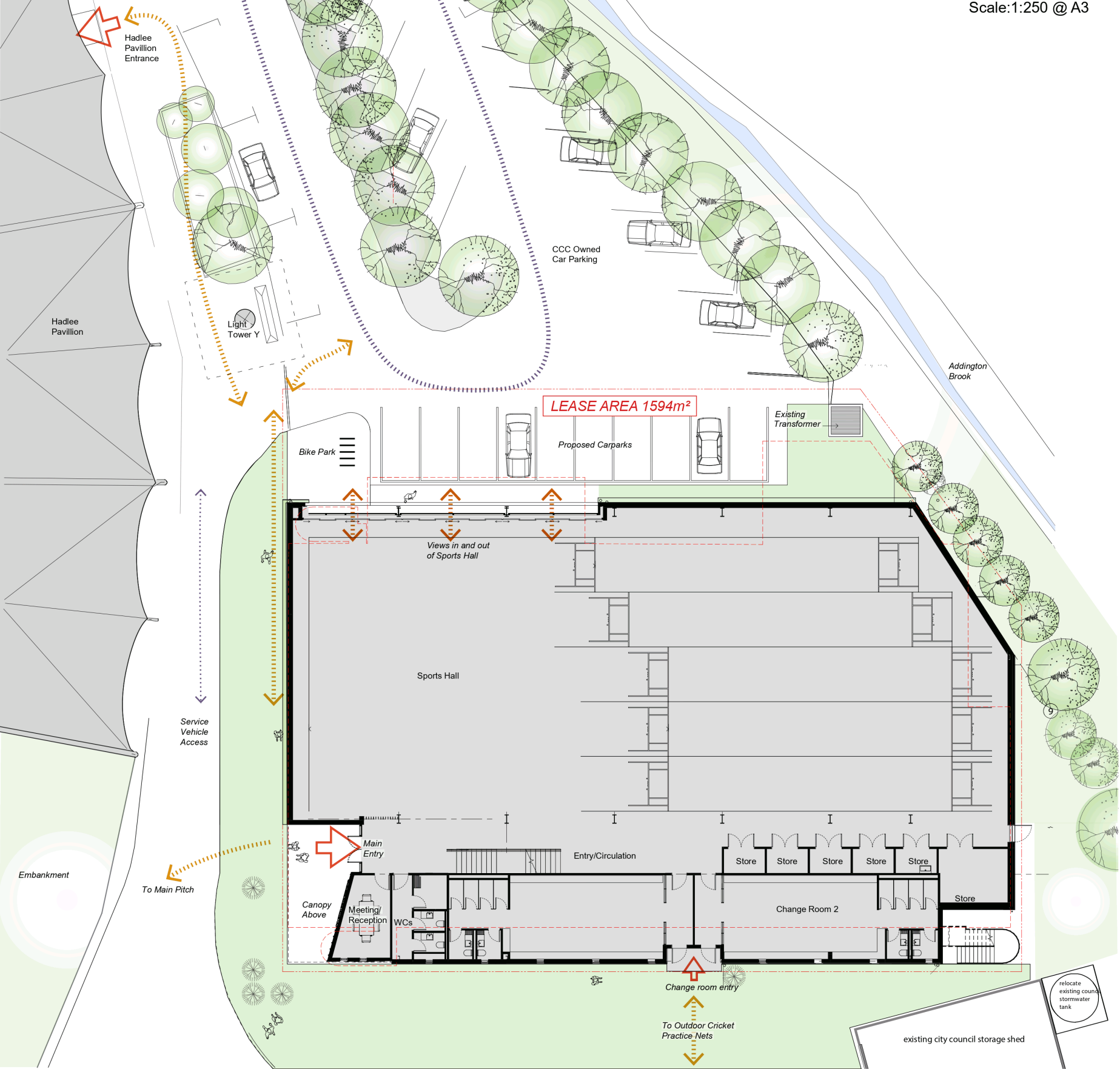
B - North-east corner viewed from Hagley Pavilion

C - North-west elevation viewed from the Hagley Oval embankment

PROPOSED SITE PLAN

17.03  
Sir Richard Hadlee Sports Centre  
Land Owner Consent Application  
1 March 2021  
Scale:1:250 @ A3

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PROPOSED FLOOR PLAN  
GROUND FLOOR

17.03  
Sir Richard Hadlee Sports Centre  
Land Owner Consent Application  
1 March 2021  
Scale:1:200 @ A3

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CHRISTCHURCH 8013  
PO BOX 3724  
CHRISTCHURCH 8140  
NEW ZEALAND  
TEL 64 3 377 2007  
FAX 64 3 377 2009

MAIL@ATHFIELDARCHITECTS.CO.NZ  
WWW.ATHFIELDARCHITECTS.CO.NZ

NOTES:

Existing building footprint  
Existing building footprint (incl canopy) 1152m<sup>2</sup>  
Proposed building footprint (incl canopy) 1247m<sup>2</sup>  
Increase of 95m<sup>2</sup>  
Proposed building GFA ground floor 1214m<sup>2</sup>  
Proposed building GFA mezzanine floor 334m<sup>2</sup>

Number	Net Ground Floor Areas	Area
000	Entry Porch	31 m <sup>2</sup>
001	Entry/Circulation	108 m <sup>2</sup>
002	Meeting	15 m <sup>2</sup>
003	Circul	6 m <sup>2</sup>
004	AC Shwr	4 m <sup>2</sup>
005	WC	2 m <sup>2</sup>
006	WC	3 m <sup>2</sup>
007	Change Rm 1	76 m <sup>2</sup>
008	Change Rm 2	75 m <sup>2</sup>
009	Store	14 m <sup>2</sup>
010	Sports Hall	815 m <sup>2</sup>
011	Server	4 m <sup>2</sup>
012	Store	4 m <sup>2</sup>
013	Store	4 m <sup>2</sup>
014	Store	4 m <sup>2</sup>
015	Cleaner	4 m <sup>2</sup>
016		1170 m <sup>2</sup>

KEY:

STRUCTURAL ENGINEER:  
Constructure Ltd  
03-365-3243  
6/75 Peterborough Street, Christchurch 8013  
Rob@constructure.co.nz

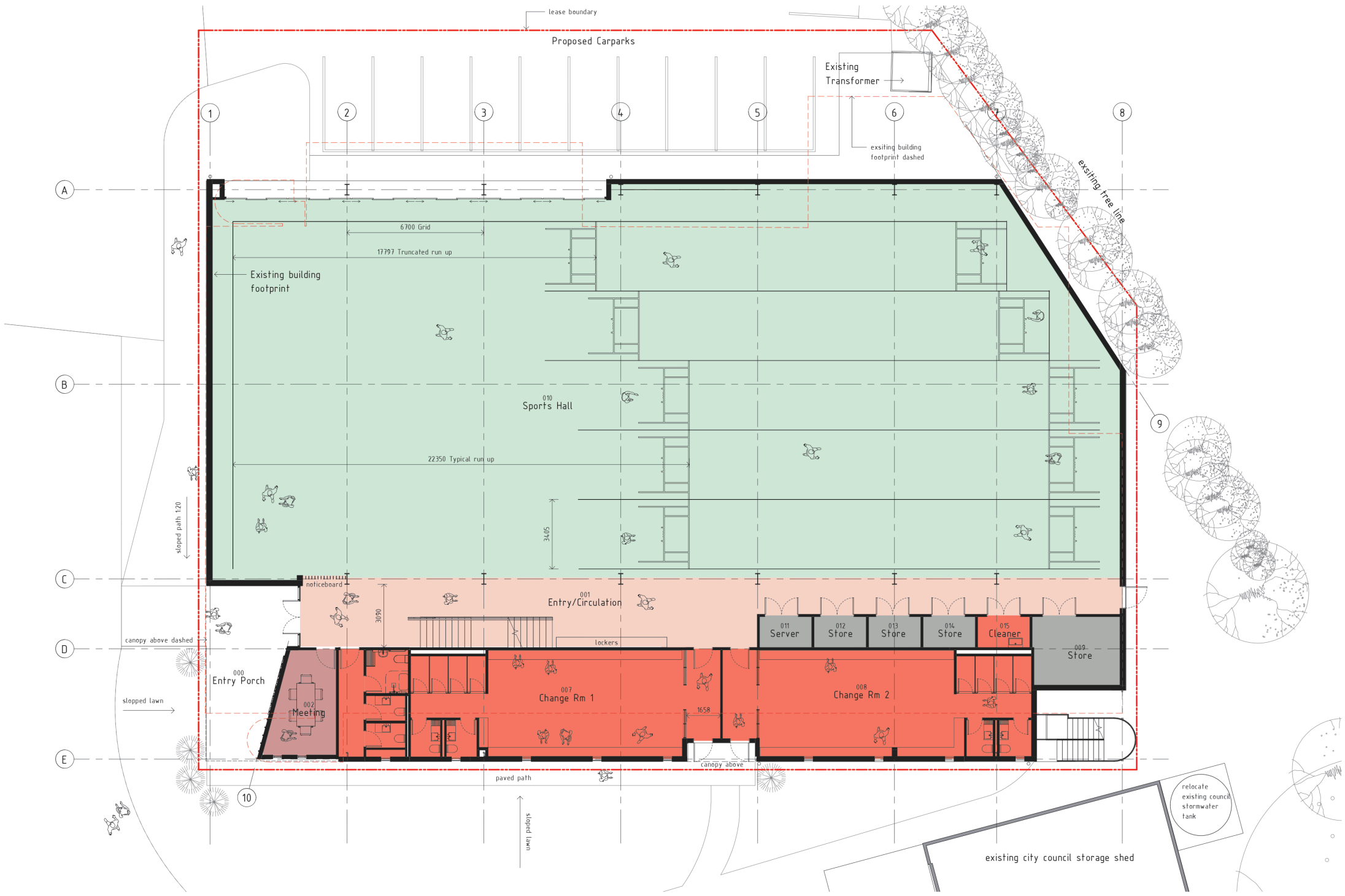
SERVICES & FIRE ENGINEER:  
Powell Fenwick  
03-366-1777  
383 Colombo Street, Sydenham, Christchurch  
8023  
engineering@pfc.co.nz

No. Description Date

Hagley Sports Centre 17-03  
445 Hagley Avenue

Ground Floor Presentation Plan

1: 100 @ A1 1/2 Scale @A3  
A1.9.01-





PROPOSED FLOOR PLAN  
MEZZANINE FLOOR

17.03  
Sir Richard Hadlee Sports Centre  
Land Owner Consent Application  
1 March 2021  
Scale:1:200 @ A3

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65 CAMBRIDGE TERRACE  
CHRISTCHURCH 8013  
PO BOX 5724  
CHRISTCHURCH 8140  
NEW ZEALAND  
TEL 64 3 377 2007  
FAX 64 3 377 2009  
  
MAIL@ATHFIELDARCHITECTS.CO.NZ  
WWW.ATHFIELDARCHITECTS.CO.NZ

NOTES:

----- Existing building footprint

Existing building footprint (incl canopy) 1152m<sup>2</sup>  
Proposed building footprint (incl canopy) 1247m<sup>2</sup>  
Increase of 95m<sup>2</sup>  
Proposed building GFA ground floor 1214m<sup>2</sup>  
Proposed building GFA mezzanine floor 334m<sup>2</sup>

Number	Net First Floor Areas	Area
016	Circulation	51 m <sup>2</sup>
017	Meeting	12 m <sup>2</sup>
018	Meeting	37 m <sup>2</sup>
019	Workspace	159 m <sup>2</sup>
020	Break Area	31 m <sup>2</sup>
021	Ancillary	9 m <sup>2</sup>
022	Deck	13 m <sup>2</sup>
		311 m <sup>2</sup>

GENERAL NOTES:  
1. Do not scale from this drawing. Use figured dimensions only  
2. Drawings to be read in conjunction with all other structural, services, fire and acoustic documentation

KEY:

STRUCTURAL ENGINEER:  
NAME Constructure Engineering  
PH 03 365 3243  
PO Box 21381, Christchurch 8011  
EMAIL rob@constructure.co.nz

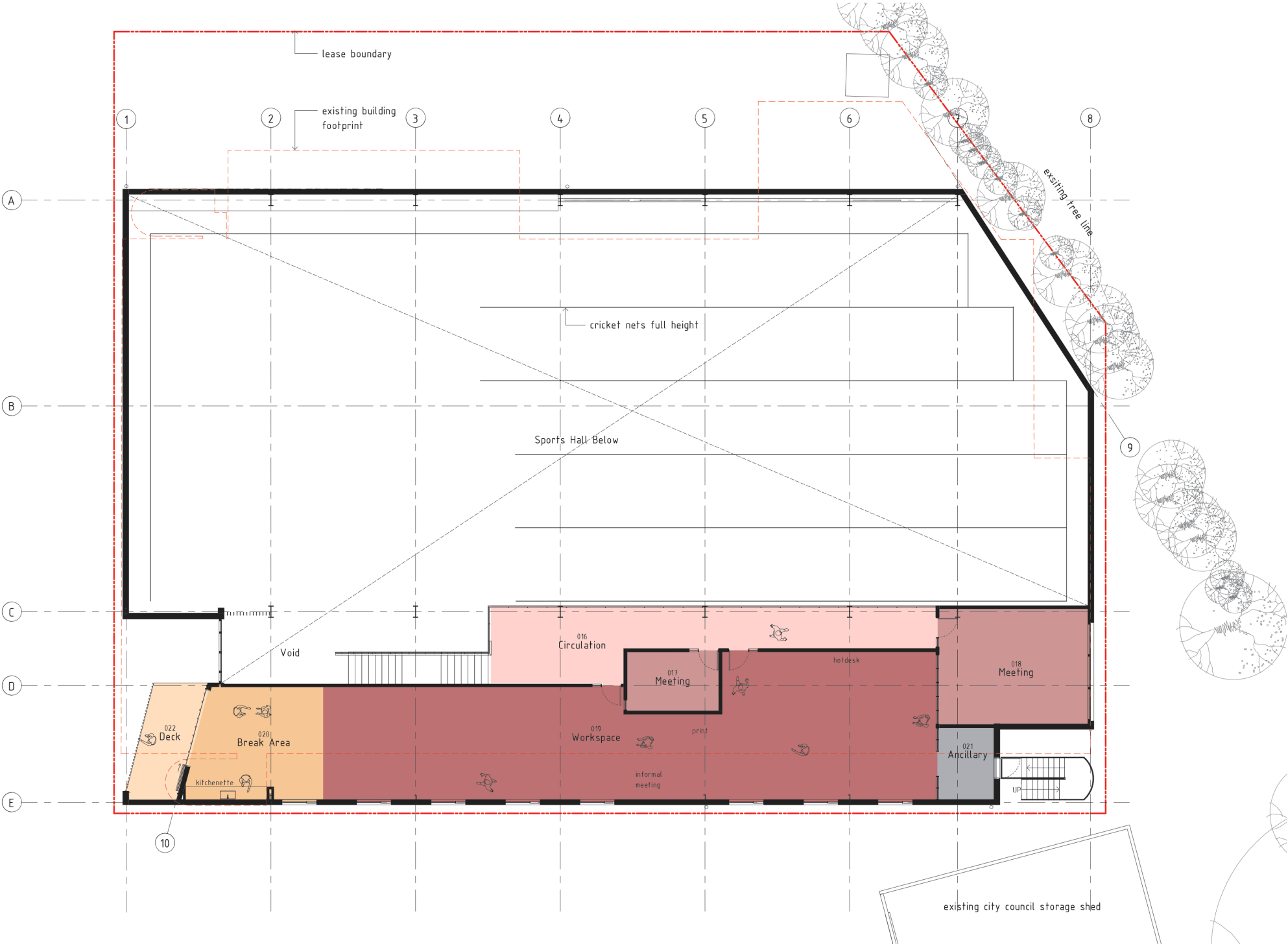
SERVICES ENGINEER:  
NAME Powell Fenwick  
PH 03 366 1777  
PO Box 7110, Christchurch 8240  
EMAIL michaelc@pfc.co.nz

FIRE ENGINEER:  
NAME Powell Fenwick  
PH 03 366 1777  
EMAIL davidj@pfc.co.nz

No.	Description	Date
-----	-------------	------

Hagley Sports Centre 17-03  
445 Hagley Avenue

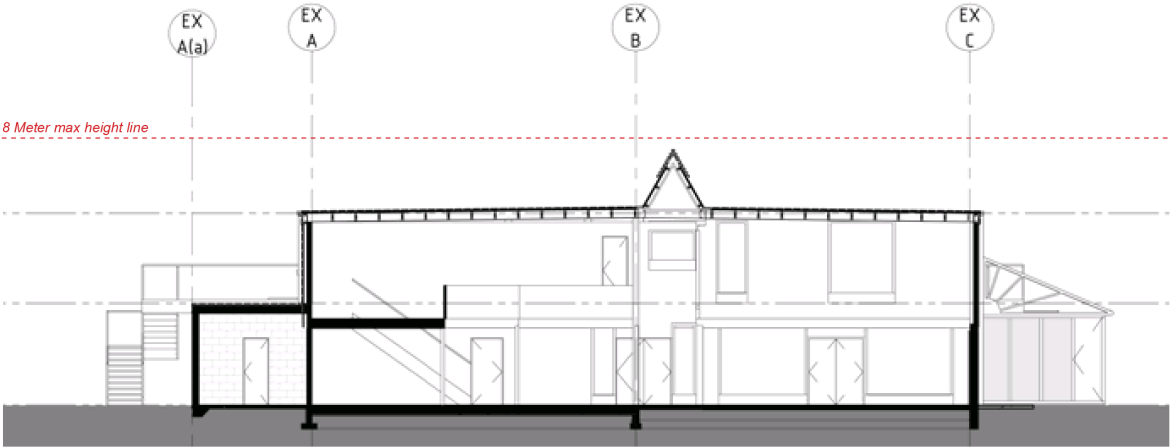
First Floor Presentation Plan  
1 : 100 @ A1 - Half Scale @A3  
A1.9.02-



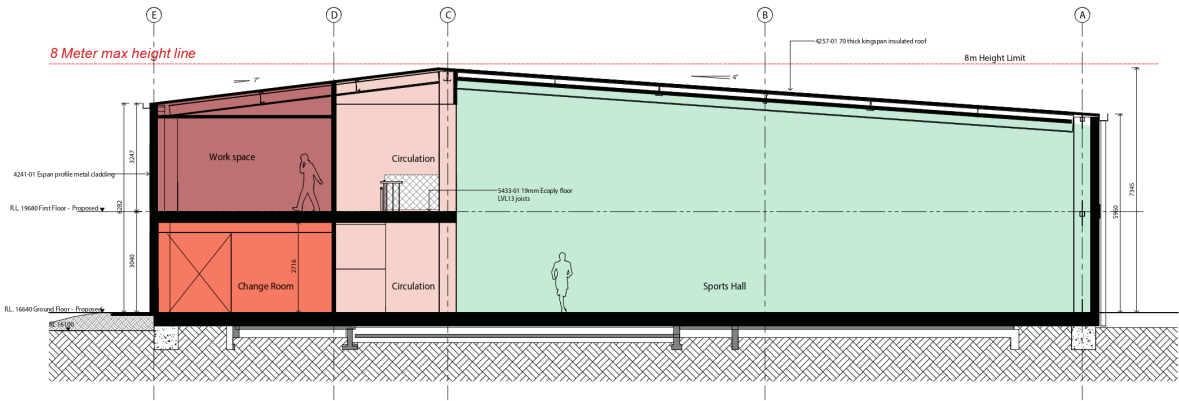
SECTIONS  
EXISTING & PROPOSED

17.03  
Sir Richard Hadlee Sports Centre  
Land Owner Consent Application  
1 March 2021  
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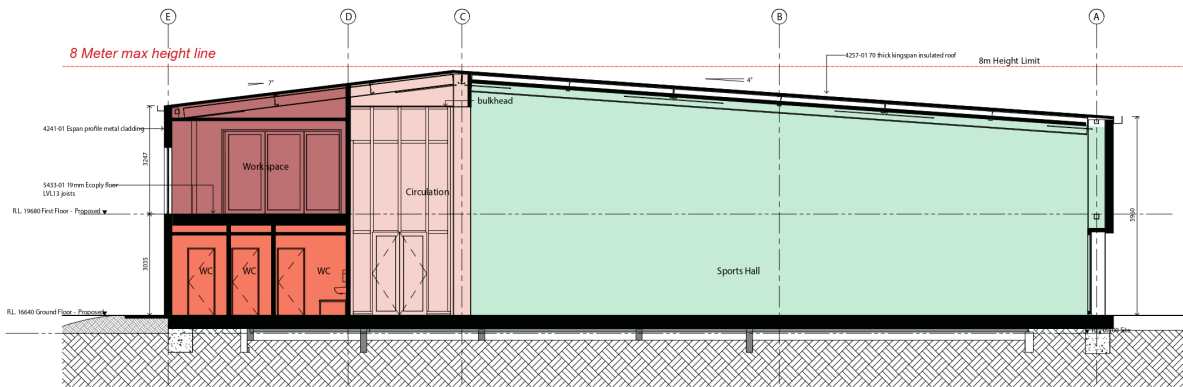
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Existing Section



Proposed Section



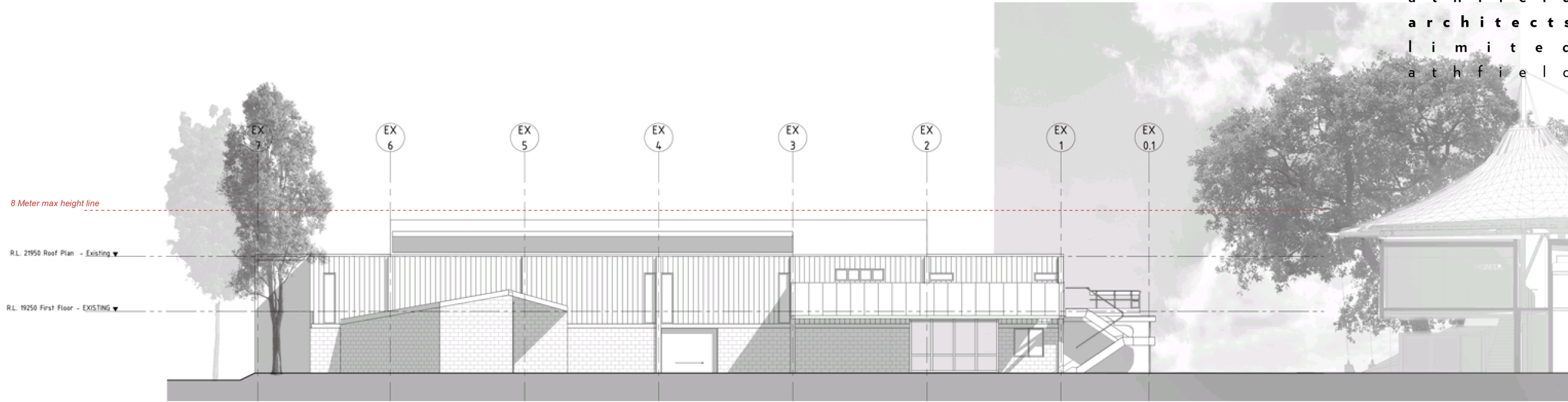
Proposed Section

- Amenities
- Social
- Sports Hall
- Circulation
- Workspace
- Meeting
- Store

ELEVATIONS  
EXISTING & PROPOSED

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Existing North East Elevation



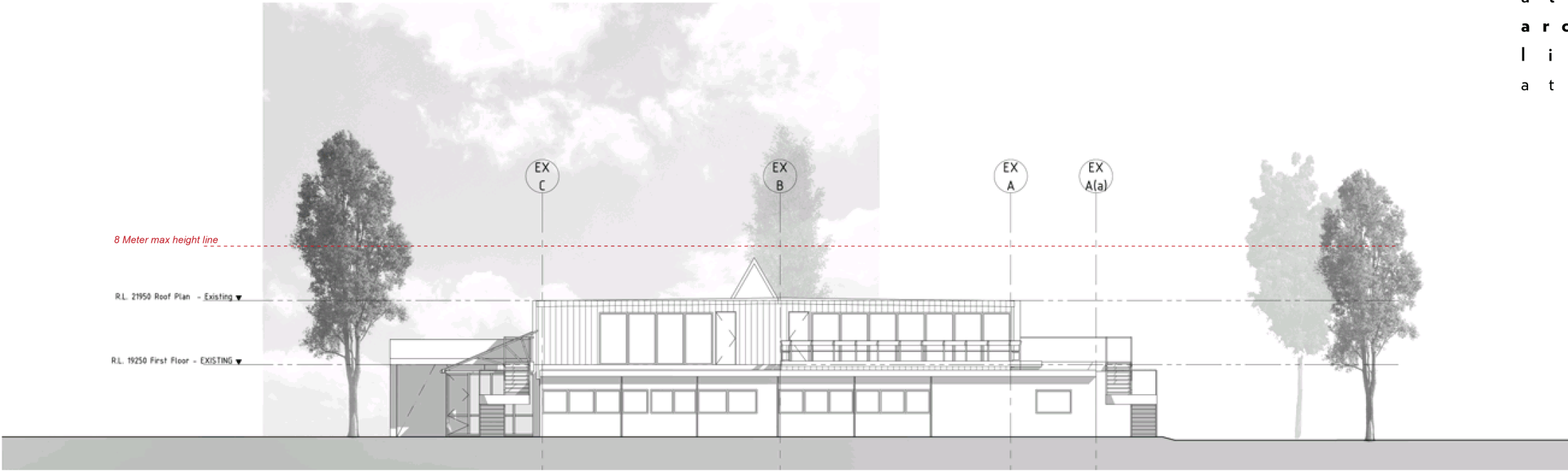
Proposed North East Elevation



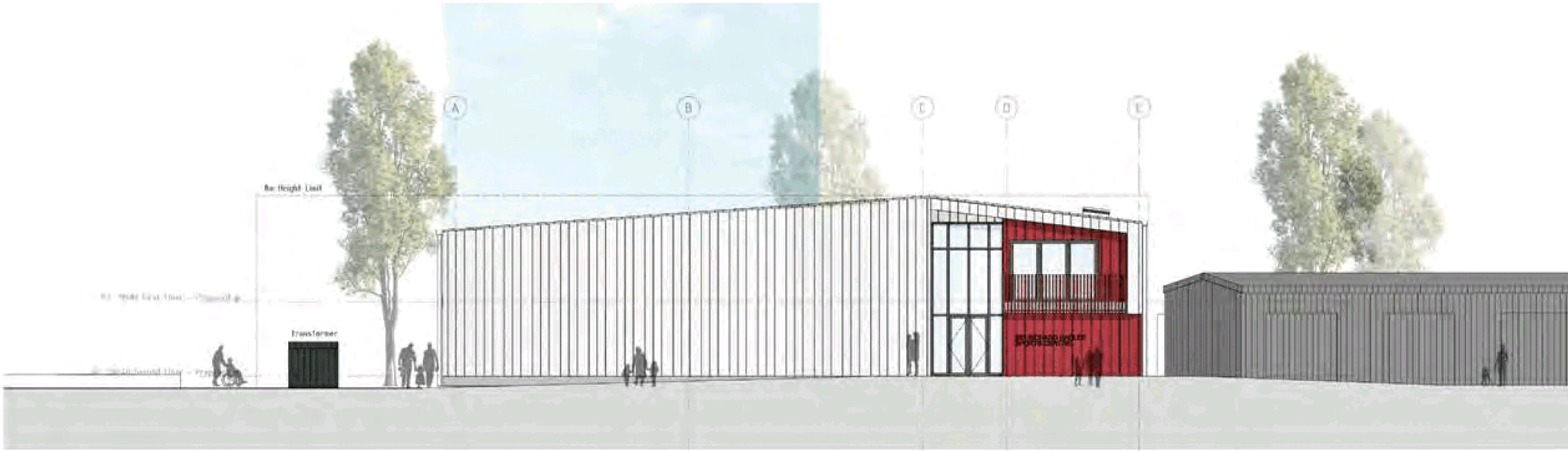
*ELEVATIONS*  
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Existing North West Elevation

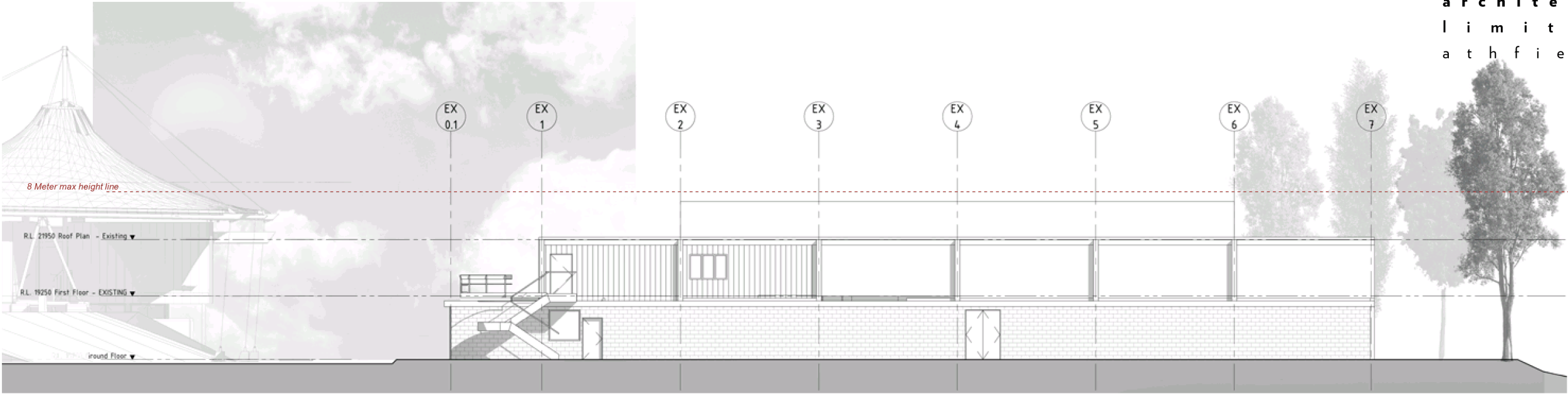


Proposed North West Elevation

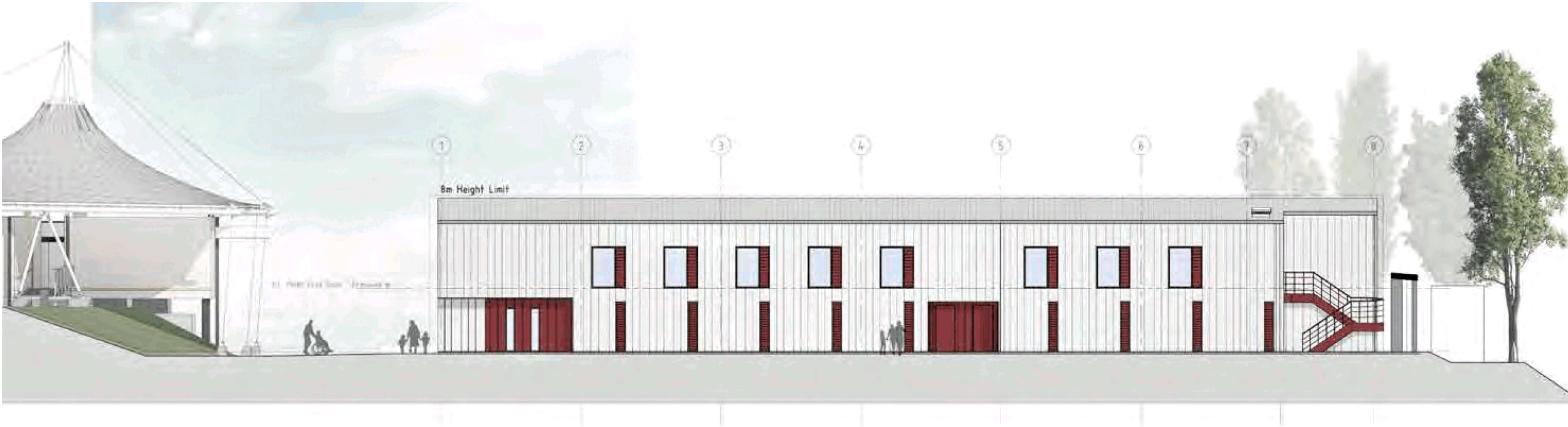
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Existing South West Elevation



Proposed South West Elevation



3D VIEW  
CARPARK EXISTING

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Existing 3D View from Car Park  
Outline of new light tower shown dashed.



3D VIEW  
CARPARK PROPOSED

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Attachment B Item 20



Proposed 3D View from Car Park  
Outline of new light tower shown dashed.



3D VIEW  
EMBANKMENT EXISTING

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Existing 3D View from Embankment



3D VIEW  
EMBANKMENT PROPOSED

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Proposed 3D View from Embankment



3D VIEW  
INTERIOR MEZZANINE

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Proposed 3D View Looking to  
Sports Hall from Mezzanine



3D VIEW  
INTERIOR SPORTS HALL

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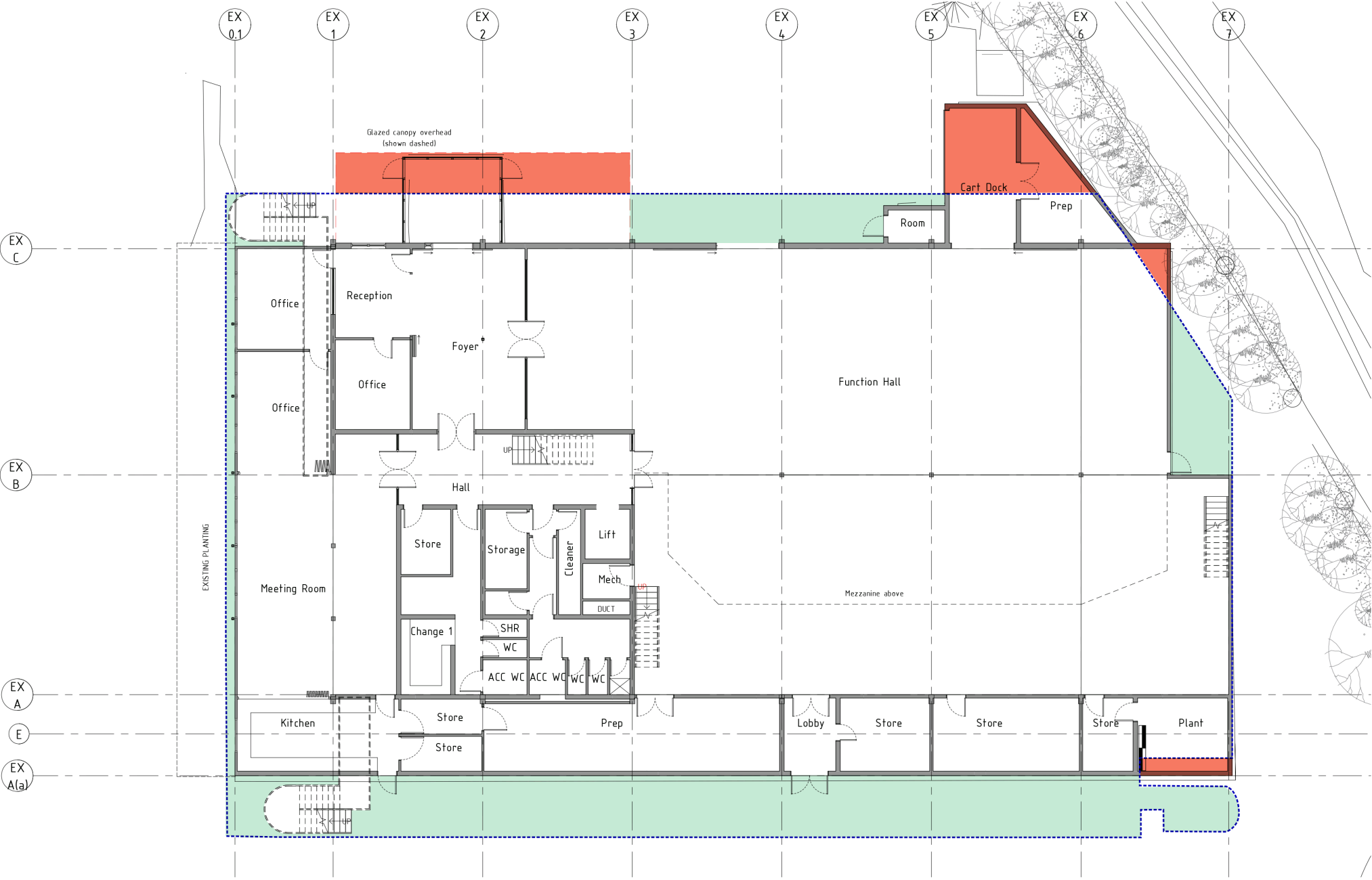
Proposed 3D View Looking to  
Mezzanine from Sports Hall



BUILDING FOOTPRINT  
COMPARISION TO EXISTING

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Existing Ground Floor Plan

Key:  
Existing footprint to be removed  
65 m²  
Proposed footprint added  
160 m²  
Total increase = 95m²

## SUBMISSIONS AND STAFF COMMENT

### Key Stakeholders:

HSOB	Sports Canterbury
The Trust	New Zealand Cricket
Croquet	Canterbury Rugby
Petanque	Cricket Christchurch Metropolitan Assn
Touch NZ	Canterbury Softball
CBHS	Canterbury Netball
Tri Trust Canterbury	Canterbury Tennis
CEO Canterbury Cricket	Mainland Football
Canterbury Cricket	Touch Canterbury
NZ Historic Places Trust	Canterbury Lacrosse
MKT	School Sport Canterbury
Canterbury District Health Board	Primary Sport Canterbury
Hands off Hagley	
Civic Trust	Councillors
Youth Council	Community Boards
CEO NZ Cricket	

### Written Submissions Received From:

- 1) Heritage New Zealand
- 2) Hands Off Hagley
- 3) Christchurch Civic Trust

### Council Senior Network Planner Comments Annotated To Submissions:

- 1) Heritage New Zealand
- 2) Hands Off Hagley
- 3) Christchurch Civic Trust (includes comment from Canterbury Cricket architect)
- 4) Facebook Posts

**SUBMISSION FROM HERITAGE NEW ZEALAND**  
**Includes Parks Staff comment**

Thank you for consulting Heritage New Zealand Pouhere Taonga (HNZPT) regarding the two new proposals for leased land in Hagley Park. We request that the following comment be considered and attached as an archaeological advice note to any consent:

Archaeology

The Heritage New Zealand Pouhere Taonga Act 2014 defines an archaeological site as any place occupied prior to 1900 that may provide archaeological information on the history of New Zealand. Under this Act, an Archaeological Authority is required for any works that may modify or destroy an archaeological site. As earthworks have the potential to impact subsurface archaeology, HNZPT recommends that the site and works relating to these proposals are assessed by a consultant archaeologist. Pre-1900 paths existed in Hagley Park and there is potential for these to be preserved under existing surfaces. A consultant archaeologist will be able to research the site in more depth and look at the modification of the area in the past as well as the scope of the proposed works. This will enable them to confirm whether or not an authority will be required for the works and if required, their initial research can form the basis for an authority application. In particular we recommend that any assessment should identify whether pre-1900 paths existed within the project areas.

Thank you for the opportunity to comment on these proposals.

Ngā mihi,

Arlene

**Arlene Baird** | Consultant Planner | Heritage New Zealand Pouhere Taonga | PO Box 4403 Christchurch | Ph 

*Tairangahia a tua whakarere; Tatakiahia nga reanga o amuri ake nei - Honouring the past;  
Inspiring the future*

**From:** Martin Meehan <[REDACTED]>  
**Sent:** Wednesday, 27 January 2021 3:00 PM  
**To:** Engagement <[engagement@ccc.govt.nz](mailto:engagement@ccc.govt.nz)>  
**Subject:** Richard Hadley Sports Center

I accept that Canterbury Cricket Trust CCT have the right to indoor cricket training facilities at Hagley Oval. Calling it a " Major Sports Facility " is a step too far and opens up a whole can of worms as far as what is allowed in Hagley Park now and in the future. Major Sports facilities are envisaged and restricted to the metropolitan zone for very good reasons. CCC planners have previously rejected this when the application for the lighting towers was being heard.

The HPMP has a limit of 300sqm on any new buildings in the park. The old Horticultural Building is already well in excess of that. To add 70 sqm to that plus a completely new floor, seems to me, to make this a new build and not a refurbishment. The addition of 10 new carparks removes more park from Hagley. A new resource consent, ( notified ) should be the starting point and involve the Hagley Reference Group early and not as a rubber stamp after the fact.

The addition of space for Footsal, Hockey, Basketball and Netball has little to do with cricket training. Without them, the center could cope with indoor cricket training within the present footprint. The inclusion of these other activities seems to be for generating income to cover running costs and loans. There is no mention of free use of the facilities, therefore the centre would have to be commercial in nature. This is starting to sound like Action Sports in Hagley, rather than the original indoor cricket training facility.

Coincidentally, Marc Cini is listed as Commercial Marketing Director, Canterbury Cricket. He is also listed as Managing Director of Action Indoor Sports who's Hornby premises contain the offices of Canterbury Cricket.

In the plans, a large upstairs area is designated "workspace" Are we to understand that this means office space? I question if office and admin facilities are allowable under the Reserves act. I know they are not allowed in the Pavillion which is why Canterbury Cricket is still in Hornby.

The hours of use are stated as 6am to Midnight which seems to fit with the Action Sports model of operation. It is claimed that the toilets (3) and changing rooms will be available to the public when not in use by the Sports Centre. This is touted as a saving for CCC in not having to build a stand alone toilet block for public use. However, given the likely operating times of the centre it is difficult to say with any certainty just when the toilets and change rooms will be available to the public.

One could be misled into believing that the expanded centre will be of benefit to all. I see another grab of public land that will insert large commercial premises into Hagley Park to serve the needs of a greedy minority. Over the last 10 years we have seen CCT work to constantly expand on what is allowed at Hagley Oval. This may be of great benefit to Cricket but I contend that the ongoing kaitiakitanga of Hagley Park comes first.

Regards,  
Martin Meehan  
Hands off Hagley

**CHRISTCHURCH CIVIC TRUST RESPONSE TO CHRISTCHURCH CITY COUNCIL'S INVITATION  
(16 DECEMBER 2020) FOR COMMENTS ON PROPOSED 'SIR RICHARD HADLEE SPORTS CENTRE' IN  
SOUTH HAGLEY PARK**

26 January 2021

**Subject: 'Sir Richard Hadley Sports Centre' engagement@ccc.govt.nz**

The Christchurch Civic Trust's (Civic Trust) response to the Christchurch City Council's (Council) invitation for comments on the proposed 'Sir Richard Hadlee Sports Centre' in South Hagley Park is set out below. Di Lucas of Lucas Associates, has provided comment on design elements of the proposal which are included in the Appendix below.

We refer in chronological order to the two meetings of the Hagley Park Reference Group (HPRG), convened by the Council, when information pertaining to the proposal was discussed, and also to the two Council emails received by the Civic Trust, and to the Council's 'Newsline' web page, each inviting comments on the proposal.

**The Christchurch Civic Trust contends that it is unable to provide fully informed comment, since it has not been provided with all relevant information.**

☐ **15 October 2020 meeting of the HPRG**

The Civic Trust learned of the Canterbury Cricket Trust's (CCT) proposal for the construction of a new structure in South Hagley Park. (The Civic Trust is a founding member organisation of this Council-established group, a subordinate advisory body of the Council with the ability to make recommendations to the Council about matters relating to proposed uses and developments within the boundaries of Hagley Park. The Council is the final decision-maker.)

The CCT chair, Mr Lee Robinson, and the project architect delivered a brief verbal outline of the proposal for the group's information and responded to questions. 'A multi-use facility' incorporating 'changing sheds, toilets and showers', would replace the former Horticultural Hall. The building plans had yet to be finalised but the footprint of the new building would be 70 square metres larger than that of the existing building, the height to be advised.

There being no mention of the legal context in respect of the proposed new building and its use, Mr Robinson was asked directly as to whether resource consent would be required. He stated that consent had been granted two years earlier in relation to refurbishment but did not elaborate. The Civic Trust had no knowledge of any such resource consent application and consent decision (in respect of the building, formerly known as the Horticultural Hall), following the Council's February 2017 assignment to the CCT of the ground lease (with new variations). No written information relating to the proposal was provided to those attending the HPRG meeting. Reports were to be provided to the Council in November but the HPRG was to meet beforehand.



The Minutes of the 15 October 2020 HPRG meeting state:

*The current lease expires in 2043, Canterbury Cricket Trust will be asking Council for a variation on the lease. Resource consent already approved is in relation to what was originally proposed: refurbishing the existing building. This no longer suitable so will be requesting a variation to this original consent.*

- **16 November 2020 HPRG meeting**, the final 2020 meeting  
No CCT report was provided for the group's consideration as the HPRG had been led to believe at the end of the previous meeting (15 October 2020). Attached to the Agenda was a CCT document entitled 'SIR RICHARD HADLEE SPORTS CENTRE hagley reference group 15 October 2020'. This was clearly not the CCT's November report to the Council, which the HPRG had justifiably been anticipating following the assurance given at the 15 October meeting.

- **16 December 2020**  
The Civic Trust received an email from Tessa Zant, Senior Engagement Advisor, Christchurch City Council, with the subject heading 'Two new proposals for leased areas in Hagley Park'. The second part of the email stated:

*We have also had a request from the Canterbury Cricket Trust to construct a multi-use sports centre to replace the former Canterbury Horticultural Hall in Hagley Park. The new building will provide improved facilities, including public toilets. The improvements will cater for indoor cricket training, along with netball, basketball, hockey and futsal training and playing – see attached document for further detail.*

*Under the site lease arrangement, the Council can approve the replacement of a building in a leased area. If you have any comments on the proposal please email [engagement@ccc.govt.nz](mailto:engagement@ccc.govt.nz) by Wednesday 27 January 2021, with 'Sir Richard Hadley [sic] Sports Centre' in the subject line.*

A CCT document entitled 'SIR RICHARD HADLEE SPORTS CENTRE Public Consultation Document 10th November 2020' was attached to the email. (No mention of either this document or 'public consultation' had been made at the 16 November meeting of the HPRG.)

- **17 December 2020**  
The Council's 'Newsline' web page included an item entitled 'Call for comment on Hagley Park sports centre', which stated: 'The public can provide comments on a proposed multi-use sports centre to replace the current Hagley Sports Centre (formerly known as the Horticultural Hall) in South Hagley Park.'  
<https://newsline.ccc.govt.nz/news/story/call-for-comment-on-hagley-park-sports-centre>

The item included a link to a 19 November 2020 'Newsline' item, entitled '*Upgrade for player facilities ahead of world cup*'. It stated;

*At Hagley Oval, the existing Horticultural Hall will be re-established as a sports centre and renamed the Sir Richard Hadlee Centre. It will be used for indoor cricket training and will include a second set of gender-neutral player facilities to cater for double headers.*

Referring to a recent Government grant, Lee Robinson, Canterbury Cricket Trust chair, was quoted:

*This generous grant will contribute significantly to the completion of the Hagley Cricket Precinct at Hagley Oval, which not only provides a fully commissioned international cricket ground, but with the completion of the Sir Richard Hadlee Sports Centre, a complimentary[sic] indoor cricket training facility available for all cricketers.*

<https://newsline.ccc.govt.nz/news/story/upgrade-for-player-facilities-ahead-of-cricket-world-cup>

□ **15 January 2021**

Representatives of HPRG member organisations received a Council email from Natasha Di Michele, Personal Assistant to Head of Parks, forwarding the 16 December 2020 Council email and attachment (received on 16 December by the Civic Trust) and stating: 'apologies due to the holiday season there was a delay in sending this out'. Thus, HPRG member organisations were formally informed of the Council's invitation for 'comments' and the Council's closing date 27 January.

The Civic Trust notes that the CCT's '*Public Consultation Document 10th November 2020*' was not included on the Council's 17 December 2020 'Newsline' web page (referred to above) in relation to the '*Call for comment on Hagley Park sports centre*' item. Only scant and imprecise information was disclosed for the public's consideration and comment.

The Civic Trust notes also that the Council's invitation for public comment on the proposed Hagley Park Sports Centre has not been included on the Council's 'Have your say' web page (<https://www.ccc.govt.nz/the-council/consultations-and-submissions/haveyoursay/>), as is customary in respect of public submissions and public consultation relating to statutory matters.

The Council email to the Civic Trust and HPRG member organisations (referred to above) stated that the Council had received a request from the CCT to construct a multi-use sports centre to replace the former Canterbury Horticultural Hall in Hagley Park. However, no legal context was provided either in respect of the CCT's request or in respect of the Council's '*Call for comment on Hagley Park sports centre*'. Furthermore, the question arises as to the legal standing of the Civic Trust and the public in respect of the Council's consideration of the CCT's 'request'.

**In the circumstances, the Civic Trust contends that owing to the Council's lack of provision of relevant information, it is unable to meet the Council's request of 16 December 2020 and provide informed fully comment to the Council on the proposed 'Sir Richard Hadlee Sports Centre'.**

Particularly concerning for the Civic Trust, which has an abiding interest in developments in Hagley Park, is the fact that disclosure of the 2018 resource consent (referred to above) was made not by the Council but only in response to a direct question of the CCT chair during the October 2020 HPRG meeting. The HPRG's Terms of Reference were adopted by the full Council on 12 July 2018. Thus, in accordance with the Terms of Reference, the Council should have subsequently referred the resource consent application (either notified or non-notified) to the HPRG for comment/feedback before the Council processed the application as a decision-maker in 2018. The Terms of Reference stipulate that members are to maintain confidentiality where required to enable the Council to exercise its delegated authority.

The spirit and purpose of the Council-adopted Terms of Reference for the HPRG is for member organisations to be informed at an early stage of proposed uses and developments (inter alia) pertaining to Hagley Park and to be provided with sufficient relevant information so as to be able to make informed comment and constructive contributions, this process serving to avoid later conflict and expense for parties involved. The stated Objective of the HPRG is for the HPRG:

*To engage and collaborate with Council (the Administrator) in a timely and professional manner that will assist and enhance Council's decision making processes associated to Hagley Park and the operative Hagley Park Management Plan.*

thus confirming the 'no surprises' basis for the group's operation.

In the Civic Trust's opinion, the Council's process to date in respect of the CCT's proposed development in South Hagley Park is unacceptable because of the lack of transparency and non-disclosure of relevant matters through the HPRG.

Furthermore, given the promotion of the 'Sir Richard Hadlee Sports Centre' by ChristchurchNZ (the operating entity of ChristchurchNZ Holdings Ltd, wholly owned by the Christchurch City Council) on the ChristchurchNZ web page <https://www.christchurchnz.info/business/hagley-oval/sir-richard-hadlee-sports-centre>, a conflict of interest arises in respect of the Council's decision-making processes for the proposed sports centre.

Section 5 of the Christchurch City (Reserves) Empowering Act 1971 vested Hagley Park in the 'Corporation', meaning 'the Mayor, Councillors, and Citizens of the City of Christchurch'. 'For the avoidance of doubt', that Act declared that Hagley Park be administered subject to the provisions of the Reserves Act. The statutory 2007 Hagley Park Management Plan does not anticipate the construction of a new structure for the purpose of a multi-sports facility, such as that proposed by the CCT in South Hagley Park. Section 54 of the Reserves Act sets out leasing powers in respect of recreation reserves, such as Hagley Park. Public notification under the Reserves Act is required before the granting of a lease if a non-notified resource consent has been granted under the Resource Management Act 1992.

The Civic Trust supports the Cricket Oval's provision of 'Training and coaching facilities with indoor and outdoor nets', as set out in the 'Cricket Oval Anchor Project' (included in the Christchurch Central Recovery Plan), noting that Plan's stipulation also: 'The essential village green character of Hagley Park will also be kept'. The Civic Trust expects due process to be followed in the establishment of such a permanent facility at the Oval, given the Council's statutory obligations under the Reserves Act 1977, including the 2007 Hagley Park Management Plan, and the Christchurch City (Reserves) Empowering Act 1971.

Relevant also is the Environment Court's 2013 finding:

*For the purposes of section 6(f) RMA we find Hagley Park is an area of historic and cultural heritage derived from its landscape design.*

in response to the Issue: *Does Hagley Park have historic heritage that is to be recognised and provided for as a matter of national importance (section 6(f) RMA)?*

The Council-prepared Minutes of the 15 October 2020 meeting of the HPRG stated that the CCT would be asking the Council for a variation on the lease. Those Minutes stated also that since the original resource consent for refurbishing the existing building was no longer suitable, a variation would be requested. The Civic Trust has received no subsequent information from the Council in regard to either of these relevant statutory matters.

In conclusion, the Civic Trust wishes the Hagley Park Reference Group be convened urgently in order to discuss these developments, resource consent issues, and leases. Noting the Minutes of the 15 October 2020 meeting of the group, it is clear that the CCT and the Council have not kept us fully informed and have not followed through on required statutory processes, making it challenging to provide informed comment by 27 January. We request the convening of this meeting **before** a formal Council staff report is prepared for the full Council's consideration and approval.

In the interests of natural justice, in any case, the Christchurch Civic Trust reserves the right to address the full Council in the event of any misrepresentation of the Trust's response in a Council report, including but not limited to the withholding of relevant information from the full Council.

Yours sincerely,



Chris Klssling

Chair, Christchurch Civic Trust

CC:

Mayor and Councillors, Christchurch City Council  
Chief Executive, Christchurch City Council

Appendix provided by Di Lucas of Lucas Associates, [REDACTED]

Brief comment is made in review of the Proposed Sports Centre building for South Hagley Park as per the preliminary elevation graphics date 10 November 2020, however I have not cited a plan.

Designed by Athfield Architects, the existing Hagley Oval Pavilion involves a suite of vertically accentuated structures draped over the encircling embankment to the Oval. The Pavilion structure's modulation, pale colour, verticality and elevation provide visual lightness, elegance and a landmark character. The Umpires Pavilion also exhibits some verticality, lightness and elegance.

The Sports Centre building proposed to replace the former Horticultural Hall would be close to the Pavilion. The proposal involves a simple rectangular structure, longer and simpler in form than that existing. The existing building exhibits exterior detail that is complex and of diverse and outdated character. It appears unrelated to the Pavilion, and not complementary. The proposed structure involves a North East elevation that would appear at a similar distance from the Pavilion, but (at least as per the preliminary drawings) appear more simple in form with a horizontal emphasis. The proposed South West elevation also provides horizontal emphasis.

A ground-hugging horizontal form is assessed as appropriate in that it would be Park-related rather than seeking to add bulk alongside the Pavilion. However to complement the Pavilion and the Park, the proposed building should read as completely separate. The sketches involve pale/white cladding that links it to the Pavilion. The height of the building would appear to exceed that of the walls of the Pavilion. Instead the proposed replacement needs to have earthy mid-tone, low sheen cladding and detail, and a lower overall height to tuck beneath the Pavilion.

With a slightly lowered and simple dark horizontal building form, I assess the replacement building would more appropriately complement Hagley Oval.



**SUBMISSION FROM HERITAGE NEW ZEALAND**  
**Includes Parks Staff comment**

Thank you for consulting Heritage New Zealand Pouhere Taonga (HNZPT) regarding the two new proposals for leased land in Hagley Park. We request that the following comment be considered and attached as an archaeological advice note to any consent:

Archaeology

The Heritage New Zealand Pouhere Taonga Act 2014 defines an archaeological site as any place occupied prior to 1900 that may provide archaeological information on the history of New Zealand. Under this Act, an Archaeological Authority is required for any works that may modify or destroy an archaeological site. As earthworks have the potential to impact subsurface archaeology, HNZPT recommends that the site and works relating to these proposals are assessed by a consultant archaeologist. Pre-1900 paths existed in Hagley Park and there is potential for these to be preserved under existing surfaces. A consultant archaeologist will be able to research the site in more depth and look at the modification of the area in the past as well as the scope of the proposed works. This will enable them to confirm whether or not an authority will be required for the works and if required, their initial research can form the basis for an authority application. In particular we recommend that any assessment should identify whether pre-1900 paths existed within the project areas.

*Council officer comment: Regarding Arlene's archaeological advice note request, this will be a standard thing applied for any building works consented under building consent, especially if doing a new excavation. The Hagley Park and Christchurch Botanic Gardens Conservation Plan includes archaeological assessment to meet a general need of consideration and lessen the requirement to un-necessarily engage potentially expensive and time-consuming consultant advice. HNZPT needs to refer to the Consultation Plan first before embarking on reassessment. However, where a private party (that is, the Canterbury Cricket Trust in this case) is excavating a site there may need to be a site-specific archaeological assessment as a requirement on that party when seeking building consent.*

Thank you for the opportunity to comment on these proposals.

Ngā mihi,

Arlene

**Arlene Baird** | Consultant Planner | Heritage New Zealand Pouhere Taonga | PO Box 4403 Christchurch | Ph 

*Tairangahia a tua whakarere; Tatakihia nga reanga o amuri ake nei - Honouring the past;  
Inspiring the future*

**Parks Staff Comment to submission by Hands off Hagley**

**(Annotated as Council Officer Comment where appropriate)**

**From:** Martin Meehan <[REDACTED]>

**Sent:** Wednesday, 27 January 2021 3:00 pm

**To:** Engagement <[engagement@ccc.govt.nz](mailto:engagement@ccc.govt.nz)>

**Subject:** Richard Hadley Sports Center

I accept that Canterbury Cricket Trust CCT have the right to indoor cricket training facilities at Hagley Oval. Calling it a "Major Sports Facility" is a step too far and opens up a whole can of worms as far as what is allowed in Hagley Park now and in the future. Major Sports facilities are envisaged and restricted to the metropolitan zone for very good reasons. CCC planners have previously rejected this when the application for the lighting towers was being heard.

*Council officer comment: It is true that the term "major sports facility" has district plan connotations and therefore use of it in the Hagley Park context is to be avoided because the zone the park is in is not Open Space Metropolitan Facilities. Hagley Park is in the Open Space Community Parks zone, which caters for facilities up to "minor sports facilities". There is no reference in the consultation material to "major sports facility". Instead, CCT's consultation document refers to "multi-use sports centre".*

The HPMP has a limit of 300sqm on any new buildings in the park. The old Horticultural Building is already well in excess of that. To add 70 sqm to that plus a completely new floor, seems to me, to make this a new build and not a refurbishment. The addition of 10 new carparks removes more park from Hagley. A new resource consent, (notified) should be the starting point and involve the Hagley Reference Group early and not as a rubber stamp after the fact.

*Council officer comment: The existing building has a ground coverage of around 1100sqm but this long predates the district plan limit that the HPMP is just referring to, not setting. The proposed increase in building ground coverage is just 110sqm (10%). The existing building already has two floors. The proposed building redevelopment will, in fact, result in a reduction in the total gross floor area (comprising the two floor areas) from 1585sqm to 1564sqm, a reduction of 21sqm. The proposed ten car parks are within CCT's existing lease area. There are already 6 existing car parks. The lease does neither specify nor preclude car parking so, if it is parking for people who are servicing or undertaking sport or recreational activity in the building (and not limit or reduce that activity in that part of the park – will not as already is a sealed road/car park area) then not inappropriate. The lease also provides for new buildings and structures, in addition to alteration or addition to existing buildings, in the lease area with the Council's consent (Clause 5. (b) of the deed of lease).*

The addition of space for Footsal, Hockey, Basketball and Netball has little to do with cricket training. Without them, the center could cope with indoor cricket training within the present footprint. The inclusion of these other activities seems to be for generating income to cover running costs and loans. There is no mention of free use of the facilities, therefore the centre would have to be commercial in nature. This is starting to sound like Action Sports in Hagley, rather than the original indoor cricket training facility.

*Council officer comment: It is being consistent with a supported approach nowadays for there to be more multiuse of facilities on parks to generate more efficient and better levels of use of these, and consequently potentially resulting in their being less need for buildings and structures on parks, both to the advantage of the park-using public (who are able to enjoy a range of sport and recreation services) and the building owner and park occupier itself (allowing them to be more financially viable). Of course, use has to be consistent with the reserve and lease purpose, and any commercial aspect with legislation and policy. All lessees on parks are able to recover costs through reasonable membership and/or facility use fees. The proposed new facility based on the former Horticultural Centre, the building originally built by the Canterbury Cricket Association for cricket purposes, will not be just a return to what it was when last held by cricket – the wording “multi-use sports centre” is applicable now.*

Coincidentally, Marc Cini is listed as Commercial Marketing Director, Canterbury Cricket. He is also listed as Managing Director of Action Indoor Sports whose Hornby premises contain the offices of Canterbury Cricket.

*Council officer comment: This is not information that was included in the consultation information put out to the public.*

In the plans, a large upstairs area is designated "workspace" Are we to understand that this means office space? I question if office and admin facilities are allowable under the Reserves act. I know they are not allowed in the Pavilion which is why Canterbury Cricket is still in Hornby.

*Council officer comment: Canterbury Cricket are aware, following earlier discussions (between 2012 and 2014) with Council officers, regarding the uncertainty around the compliance with the Reserves Act of offices in sports buildings on recreation reserves. The advice given then was that, in general, the Council does not support long term occupations on recreation reserve for administrative offices for regional sports organisations.*

The hours of use are stated as 6am to Midnight which seems to fit with the Action Sports model of operation. It is claimed that the toilets (3) and changing rooms will be available to the public when not in use by the Sports Centre. This is touted as a saving for CCC in not having to build a stand-alone toilet block for public use. However, given the likely operating times of the centre it is difficult to say with any certainty just when the toilets and change rooms will be available to the public.

*Council officer comment: CCT's Public Consultation Document 10 November 2020 refers to "A key aspect of the proposal is providing changing rooms which not only cater for the sports centre's use but is accessible directly from the exterior. This means these changing facilities can be utilised by the community using the sports fields of South Hagley Park, both during the week and weekends - including for school & regional competitions." (Page 2). This is taken to include toilets. In all probability it does not mean there will be toilets open to the general public during all day time hours. Rather, the focus is expected to be on access by people when sports or events are taking place in the park and in the building itself.*

One could be misled into believing that the expanded centre will be of benefit to all. I see another grab of public land that will insert large commercial premises into Hagley Park to serve the needs of a greedy minority. Over the last 10 years we have seen CCT work to constantly expand on what is allowed at Hagley Oval. This may be of great benefit to Cricket but I contend that the ongoing kaitiakitanga of Hagley Park comes first.

*Council officer comment: CCT currently own a building of similar size to the proposed new one within a ground lease area it currently holds. An element of appropriate commercial activity to service the facility/use is well known to be a viable thing on recreation reserves; of course subject to the limits and controls set by the Reserves Act, a reserve management plan if there is one (as there is for Hagley Park), the District Plan, Council policy, bylaws and codes of practice and, in some cases, the deed of lease also.*

Regards, Martin Meehan, Hands off Hagley

**PARKS STAFF RESPONSE TO SUBMISSION OF CHRISTCHURCH CIVIC TRUST  
(Annotated as Council Officer Comment where appropriate)**

**CHRISTCHURCH CIVIC TRUST RESPONSE TO CHRISTCHURCH CITY COUNCIL'S INVITATION  
(16 DECEMBER 2020) FOR COMMENTS ON PROPOSED 'SIR RICHARD HADLEE SPORTS CENTRE' IN  
SOUTH HAGLEY PARK**

26 January 2021

**Subject: 'Sir Richard Hadley Sports Centre' engagement@ccc.govt.nz**

The Christchurch Civic Trust's (Civic Trust) response to the Christchurch City Council's (Council) invitation for comments on the proposed 'Sir Richard Hadlee Sports Centre' in South Hagley Park is set out below. Di Lucas of Lucas Associates, has provided comment on design elements of the proposal which are included in the Appendix below.

We refer in chronological order to the two meetings of the Hagley Park Reference Group (HPRG), convened by the Council, when information pertaining to the proposal was discussed, and also to the two Council emails received by the Civic Trust, and to the Council's 'Newline' web page, each inviting comments on the proposal.

**The Christchurch Civic Trust contends that it is unable to provide fully informed comment, since it has not been provided with all relevant information.**

- **15 October 2020 meeting of the HPRG**

The Civic Trust learned of the Canterbury Cricket Trust's (CCT) proposal for the construction of a new structure in South Hagley Park. (The Civic Trust is a founding member organisation of this Council established group, a subordinate advisory body of the Council with the ability to make recommendations to the Council about matters relating to proposed uses and developments within the boundaries of Hagley Park. The Council is the final decision-maker.)

The CCT chair, Mr Lee Robinson, and the project architect delivered a brief verbal outline of the proposal for the group's information and responded to questions. 'A multi-use facility' incorporating 'changing sheds, toilets and showers', would replace the former Horticultural Hall. The building plans had yet to be finalised but the footprint of the new building would be 70 square metres larger than that of the existing building, the height to be advised.

There being no mention of the legal context in respect of the proposed new building and its use, Mr Robinson was asked directly as to whether resource consent would be required. He stated that consent had been granted two years earlier in relation to refurbishment but did not elaborate. The Civic Trust had no knowledge of any such resource consent application and consent decision (in respect of the building, formerly known as the Horticultural Hall), following the Council's February 2017 assignment to the CCT of the ground lease (with new variations). No written information



relating to the proposal was provided to those attending the HPRG meeting. Reports were to be provided to the Council in November but the HPRG was to meet beforehand.

The Minutes of the 15 October 2020 HPRG meeting state:

*The current lease expires in 2043, Canterbury Cricket Trust will be asking Council for a variation on the lease. Resource consent already approved is in relation to what was originally proposed: refurbishing the existing building. This no longer suitable so will be requesting a variation to this original consent.*

- **16 November 2020 HPRG meeting**, the final 2020 meeting  
No CCT report was provided for the group's consideration as the HPRG had been led to believe at the end of the previous meeting (15 October 2020). Attached to the Agenda was a CCT document entitled 'SIR RICHARD HADLEE SPORTS CENTRE hagley reference group 15 October 2020'. This was clearly not the CCT's November report to the Council, which the HPRG had justifiably been anticipating following the assurance given at the 15 October meeting.

- **16 December 2020**

The Civic Trust received an email from Tessa Zant, Senior Engagement Advisor, Christchurch City Council, with the subject heading 'Two new proposals for leased areas in Hagley Park'. The second part of the email stated:

We have also had a request from the Canterbury Cricket Trust to construct a multi-use sports centre to replace the former Canterbury Horticultural Hall in Hagley Park. The new building will provide improved facilities, including public toilets. The improvements will cater for indoor cricket training, along with netball, basketball, hockey and futsal training and playing – see attached document for further detail.

Under the site lease arrangement, the Council can approve the replacement of a building in a leased area. If you have any comments on the proposal please email [engagement@ccc.govt.nz](mailto:engagement@ccc.govt.nz) by Wednesday 27 January 2021, with 'Sir Richard Hadley [sic] Sports Centre' in the subject line.

A CCT document entitled 'SIR RICHARD HADLEE SPORTS CENTRE Public Consultation Document 10th November 2020' was attached to the email. (No mention of either this document or 'public consultation' had been made at the 16 November meeting of the HPRG.)

- **17 December 2020**

The Council's 'Newsline' web page included an item entitled 'Call for comment on Hagley Park sports centre', which stated: 'The public can provide comments on a proposed multi-use sports centre to replace the current Hagley Sports Centre (formerly known as the Horticultural Hall) in South Hagley Park.'

<https://newsline.ccc.govt.nz/news/story/call-for-comment-on-hagley-park-sports-centre>

The item included a link to a 19 November 2020 'Newsline' item, entitled '*Upgrade for player facilities ahead of world cup*'. It stated;

*At Hagley Oval, the existing Horticultural Hall will be re-established as a sports centre and renamed the Sir Richard Hadlee Centre. It will be used for indoor cricket training and will include a second set of gender-neutral player facilities to cater for double headers.*

Referring to a recent Government grant, Lee Robinson, Canterbury Cricket Trust chair, was quoted:

This generous grant will contribute significantly to the completion of the Hagley Cricket Precinct at Hagley Oval, which not only provides a fully commissioned international cricket ground, but with the completion of the Sir Richard Hadlee Sports Centre, a complimentary indoor cricket training facility available for all cricketers.

<https://newsline.ccc.govt.nz/news/story/upgrade-for-player-facilities-ahead-of-cricket-world-cup>

- **15 January 2021**

Representatives of HPRG member organisations received a Council email from Natasha Di Michele, Personal Assistant to Head of Parks, forwarding the 16 December 2020 Council email and attachment (received on 16 December by the Civic Trust) and stating: 'apologies due to the holiday season there was a delay in sending this out'. Thus, HPRG member organisations were formally informed of the Council's invitation for 'comments' and the Council's closing date 27 January.

*Council officer comment: The email (and the 'Public Consultation Document 10th November 2020' attachment) from Tessa Zant, Senior Engagement Advisor, was sent on 16 December to a range of stakeholders and interested parties, which would have included one or more of the HPRG member organisations but not necessarily received by the actual person meeting attendees from each organisation.*

The Civic Trust notes that the CCT's '*Public Consultation Document 10th November 2020*' was not included on the Council's 17 December 2020 'Newsline' web page (referred to above) in relation to the '*Call for comment on Hagley Park sports centre*' item. Only scant and imprecise information was disclosed for the public's consideration and comment.

*Council officer comment: This is because it is not possible to link articles to documents when there is no public consultation calling for submissions, with accompanying consultation material, put up on the Council's Have Your Say (HYS) webpage, this being the case for this particular consultation.*

The Civic Trust notes also that the Council's invitation for public comment on the proposed Hagley Park Sports Centre has not been included on the Council's 'Have your say' web page (<https://www.ccc.govt.nz/the-council/consultations-and-submissions/haveyoursay/>), as is customary in respect of public submissions and public consultation relating to statutory matters.

*Council officer comment: This is because it is not a Reserves Act process being followed that would involve the receiving of submissions.*

The Council email to the Civic Trust and HPRG member organisations (referred to above) stated that the Council had received a request from the CCT to construct a multi-use sports centre to replace the former Canterbury Horticultural Hall in Hagley Park. However, no legal context was provided either in respect of the CCT's request or in respect of the Council's 'Call for comment on Hagley Park sports centre'. Furthermore, the question arises as to the legal standing of the Civic Trust and the public in respect of the Council's consideration of the CCT's 'request'.

**In the circumstances, the Civic Trust contends that owing to the Council's lack of provision of relevant information, it is unable to meet the Council's request of 16 December 2020 and provide informed fully comment to the Council on the proposed 'Sir Richard Hadlee Sports Centre'.**

Particularly concerning for the Civic Trust, which has an abiding interest in developments in Hagley Park, is the fact that disclosure of the 2018 resource consent (referred to above) was made not by the Council but only in response to a direct question of the CCT chair during the October 2020 HPRG meeting. The HPRG's Terms of Reference were adopted by the full Council on 12 July 2018. Thus, in accordance with the Terms of Reference, the Council should have subsequently referred the resource consent application (either notified or non-notified) to the HPRG for comment/feedback before the Council processed the application as a decision-maker in 2018. The Terms of Reference stipulate that members are to maintain confidentiality where required to enable the Council to exercise its delegated authority.

The spirit and purpose of the Council-adopted Terms of Reference for the HPRG is for member organisations to be informed at an early stage of proposed uses and developments (inter alia) pertaining to Hagley Park and to be provided with sufficient relevant information so as to be able to make informed comment and constructive contributions, this process serving to avoid later conflict and expense for parties involved. The stated Objective of the HPRG is for the HPRG:

*To engage and collaborate with Council (the Administrator) in a timely and professional manner that will assist and enhance Council's decision making processes associated to Hagley Park and the operative Hagley Park Management Plan.*

*Council officer comment: This role is primarily in relation to leasing, and other Reserves Act, matters subject to "land owner" approval (i.e., by the Parks Unit), not subsequent resource or building consent matters – at least with respect to where there is interaction between the HPRG and the Parks Unit.*

thus confirming the 'no surprises' basis for the group's operation.

In the Civic Trust's opinion, the Council's process to date in respect of the CCT's proposed development in South Hagley Park is unacceptable because of the lack of transparency and non-disclosure of relevant matters through the HPRG.

Furthermore, given the promotion of the 'Sir Richard Hadlee Sports Centre' by ChristchurchNZ (the operating entity of ChristchurchNZ Holdings Ltd, wholly owned by the Christchurch City Council) on the ChristchurchNZ web page <https://www.christchurchnz.info/business/hagley-oval/sir-richard-hadleesports-centre>, a conflict of interest arises in respect of the Council's decision-making processes for the proposed sports centre.

Section 5 of the Christchurch City (Reserves) Empowering Act 1971 vested Hagley Park in the 'Corporation', meaning 'the Mayor, Councillors, and Citizens of the City of Christchurch'. 'For the avoidance of doubt', that Act declared that Hagley Park be administered subject to the provisions of the Reserves Act. The statutory 2007 Hagley Park Management Plan does not anticipate the construction of a new structure for the purpose of a multi-sports facility, such as that proposed by the CCT in South Hagley Park.

*Council officer comment: The management plan does not specify or dictate detail of private buildings and structures on leased areas on the reserve.*

Section 54 of the Reserves Act sets out leasing powers in respect of recreation reserves, such as Hagley Park. Public notification under the Reserves Act is required before the granting of a lease if a non-notified resource consent has been granted under the Resource Management Act 1992.

*Council officer comment: A Reserves Act process, if one is required, normally will take place before a Resource Management Act process and influence if the latter can even proceed.*

The Civic Trust supports the Cricket Oval's provision of 'Training and coaching facilities with indoor and outdoor nets', as set out in the 'Cricket Oval Anchor Project' (included in the Christchurch Central Recovery Plan), noting that Plan's stipulation also: 'The essential village green character of Hagley Park will also be kept'. The Civic Trust expects due process to be followed in the establishment of such a permanent facility at the Oval, given the Council's statutory obligations under the Reserves Act 1977, including the 2007 Hagley Park Management Plan, and the Christchurch City (Reserves) Empowering Act 1971.

Relevant also is the Environment Court's 2013 finding:

For the purposes of section 6(f) RMA we find Hagley Park is an area of historic and cultural heritage derived from its landscape design.

in response to the Issue: *Does Hagley Park have historic heritage that is to be recognised and provided for as a matter of national importance (section 6(f) RMA)?*

The Council-prepared Minutes of the 15 October 2020 meeting of the HPRG stated that the CCT would be asking the Council for a variation on the lease. Those Minutes stated also that since the original resource consent for refurbishing the existing building was no longer suitable, a variation would be requested. The Civic Trust has received no subsequent information from the Council in regard to either of these relevant statutory matters.

*Council officer comment: The proposal has changed since October. Due to the new / re-developed building now being contained within the lease area there is no requirement for a Reserves Act process to be followed to vary the lease. The existing deed of lease conditions provide for the Council to consider approving the replacement of the building within the lease area.*

In conclusion, the Civic Trust wishes the Hagley Park Reference Group be convened urgently in order to discuss these developments, resource consent issues, and leases. Noting the Minutes of the 15 October 2020 meeting of the group, it is clear that the CCT and the Council have not kept us fully informed and have not followed through on required statutory processes, making it challenging to provide informed comment by 27 January. We request the convening of this meeting **before** a formal Council staff report is prepared for the full Council's consideration and approval.

In the interests of natural justice, in any case, the Christchurch Civic Trust reserves the right to address the full Council in the event of any misrepresentation of the Trust's response in a Council report, including but not limited to the withholding of relevant information from the full Council.

Yours sincerely,



Chris Klssling

Chair, Christchurch Civic Trust

CC:

Mayor and Councillors, Christchurch City Council

Chief Executive, Christchurch City Council



Appendix provided by Di Lucas of Lucas Associates, [REDACTED]

Brief comment is made in review of the Proposed Sports Centre building for South Hagley Park as per the preliminary elevation graphics date 10 November 2020, however I have not cited a plan.

Designed by Athfield Architects, the existing Hagley Oval Pavilion involves a suite of vertically accentuated structures draped over the encircling embankment to the Oval. The Pavilion structure's modulation, pale colour, verticality and elevation provide visual lightness, elegance and a landmark character. The Umpires Pavilion also exhibits some verticality, lightness and elegance.

The Sports Centre building proposed to replace the former Horticultural Hall would be close to the Pavilion. The proposal involves a simple rectangular structure, longer and simpler in form than that existing. The existing building exhibits exterior detail that is complex and of diverse and outdated character. It appears unrelated to the Pavilion, and not complementary. The proposed structure involves a North East elevation that would appear at a similar distance from the Pavilion, but (at least as per the preliminary drawings) appear more simple in form with a horizontal emphasis. The proposed South West elevation also provides horizontal emphasis.

A ground-hugging horizontal form is assessed as appropriate in that it would be Park-related rather than seeking to add bulk alongside the Pavilion. However, to complement the Pavilion and the Park, the proposed building should read as completely separate. The sketches involve pale/white cladding that links it to the Pavilion. The height of the building would appear to exceed that of the walls of the Pavilion. Instead, the proposed replacement needs to have earthy mid-tone, low sheen cladding and detail, and a lower overall height to tuck beneath the Pavilion.

With a slightly lowered and simple dark horizontal building form, I assess the replacement building would more appropriately complement Hagley Oval.



**Atfield Architect- Trevor Watt response to submission of Christchurch Civic Trust-as contained in  
appendum to submission**

**Response to Di Lucas / Civic Trust comments.**

We have reviewed these comments and have assessed the current design against these. I do note that these comments note that this assessment to be based on 'preliminary elevation graphics' and not the complete documentation set that had been issued. I also note the reference that the Hadlee Pavilion as a 'suite of vertically accentuated structures' I'm not in agreement with. The design of the Pavilion is of a predominantly horizontal nature, being solid base / lighter first floor and floating roof – additional photos can be provided to support this view if you wish. There is some verticality in the rhythm of the cladding and eastern windows, but the overall emphasis is horizontal. This is the same philosophy as being proposed for the SRHSC.

As evidenced in the elevations the proposed SRHSC sits much lower than the pavilion building. It is not possible to reduce the height of this any further as there are minimal interior heights now. It should be noted that the new floor level is being raised by 400mm from the to meet the minimum floor levels in the latest flood management plan for this area.

Regarding the colour – when assessed from various perspectives we still believe that the lighter white cladding colour and similar cladding type to the Pavilion to link these buildings together is the most appropriate response for this setting & context. Rather than having a disparate collection of buildings with different colours and textures adjacent to each other (including in this assessment the new CCC shed adjacent) we assess that the consistency and connection in building language (horizontal emphasis, similar cladding material and colour), as well as function between the Pavilion & SRHSC is the most appropriate approach to complement the setting & context.

As has been noted the lighter colour of the Hadlee Pavilion & Umpires Pavilion has been assessed in these Civic Trust comments as now being appropriate in this setting & context. I do note that during the consenting stage of the Hadlee Pavilion in 2012-13 that a similar request by these parties for the new Pavilion to have a 'camouflage' paint colour was also requested at that time.

I trust the above and attached is useful, but please let me know if there are any further queries.

Ngā mihi

**Trevor Watt**  
Principal



[www.atfieldarchitects.co.nz](http://www.atfieldarchitects.co.nz)



## Parks staff comment to Facebook posts

[Although requested for the proposed changing rooms in Hagley Park North, these posts below refer to the former Horticulture Society building in Hagley Park South. Yellow shading is the Council officer's doing].



[Christchurch City Council](#)

30 November 2020

**Cat Quinn** Let's be fair, most of the public toilets in Hagley Park need an upgrade! The ones on South Hagley are terrible 🙄

21 January 2021

**Corinna Cornelius** What happens to the people using the Horticultural Hall. Their activities, informative talks etc.

**Corinna Cornelius** Luke Bird Thank you I was most concerned about the CHS.

**Luke Bird** Corinna Cornelius they have moved to the Christchurch horticultural society's CHS new facility in the old tea kiosk at the entrance to the botanic gardens

**Shirleyann Goodman-Young** Hayley Park Land has an Act of Parliament, that sets aside the Park not to be touched or built on. [Council officer comment: This Act vested the land in the Council for recreation purposes but did not prescribe any such limits other than no part if it could be taken for public works, and that car parking is controlled.]. Already we have the Cricket Grounds forced upon us whether we wanted it or not. The replacement of or alteration to The Horticulture building should NOT exceed it's existing FOOTPRINT. [Council officer comment: The proposed new building footprint will only be slightly greater than the existing one, and it will be within the lease area.]. The existing Toilet Blocks around the Park probably need upgrading, but should once again not exceed existing FOOTPRINT. Hayley Park is for the people of Christchurch to use as a precious Open Place, not to be built on and especially NOT a car park or further Covered Sports Facilities. This is another example of the CCC enjoying spending other people's money with unnecessary facilities. Let's wait and see if further facilities are needed following the completion of current building projects.

**Shirleyann Goodman-Young** Darryl Kevin Twiss I do not moan. I debate with people for positive and helpful ideas. I also pay rates, so I have a right to give my ideas. Pipes have to be replaced when necessary, otherwise problems may result. Upgraded facilities have to be done for health reasons, but the footprint of the existing ones should not be stretched. What about the new pools that have replaced QE2 complex. There is Wai Puna Ngai Sports grounds at Halswell, Metro Sports on Moorehouse Avenue and we are waiting for the Big covered Sports Stadium to be built. My opinion is lets wait and see what else is needed when all the above are finished. There is also the Red Zone that is still to be developed. Hagley Park, in my opinion are the lungs of Christchurch and should stay that way. 😊

**Darryl Kevin Twiss** Shirleyann Goodman-Young big park sports have been there for ever things need upgrading. Did you moan when they ripped it up and put new pipes in

**Glenn D'awsome** Shirleyann Goodman-Young and didn't the lights just look fantastic at Hagley Oval?! What a spectacle!



## 21. Representation Review - Initial Proposal

Reference / Te Tohutoro: 20/1527336

Report of / Te Pou  
Matua:

John Filsell, Head of Community Support, Governance and  
Partnerships  
john.filsell@ccc.govt.nz

General Manager /  
Pouwhakarae:

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

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

- 1.1 The purpose of this report is to recommend the Council resolve its initial proposal for representation arrangements for the 2022 and 2025 local authority elections and that the proposal be notified for public consultation.
- 1.2 The Local Electoral Act 2001 (LEA) requires local authorities to undertake a review of their representation arrangements at least once every six years to ensure the arrangements provide fair and effective representation for communities. The LEA prescribes a statutory timeframe to undertake representation reviews.
- 1.3 The Council last carried out a review in 2015 for the 2016 and 2019 triennial elections. It is therefore required to undertake another review in 2021 prior to the 2022 triennial election.
- 1.4 Representation reviews determine the number of councillors to be elected, the basis of election for councillors and, if this includes wards, the boundaries and names of those wards. Reviews also include whether there are to be community boards and, if so, arrangements for those boards. Representation arrangements are to be determined so as to provide fair and effective representation for individuals and communities. All elements of the Council's review are subject to rights of appeal and/or objection.
- 1.5 The initial proposal is:
  - To retain 16 councillors elected under the ward system, plus the Mayor elected at large, to provide effective representation to Christchurch residents and ratepayers.
  - Christchurch City Council divided into 16 wards, with some adjustment to boundaries to reflect current communities of interest and meet fair representation requirements (the +/- 10% rule).
  - Six community boards – five urban boards of three wards and the Banks Peninsula Community Board. This is a change from the existing six urban boards and Banks Peninsula Community Board.
  - Retain current ward names.
  - Formally use te reo Māori community board names in conjunction with the current ward names describing the community board area it represents.
- 1.6 Banks Peninsula is a geographically isolated community and does not meet the fair representation requirements. If the initial proposal is confirmed by the Council as its final proposal, the Council must refer the proposal to the Local Government Commission (the Commission) for a determination following the appeal and objection period.
- 1.7 The decisions in this report are of medium significance in relation to the Christchurch City Council's Significance and Engagement Policy. Although the representation review impacts all residents of Christchurch, the initial proposal retains much of the current representation



arrangements. Changes to ward boundaries must occur to meet the fair representation requirements, the significance of which differs between wards. The community engagement and consultation outlined in this report reflect the requirements of the LEA and the Local Government Act 2002 (LGA).

## 2. Officer Recommendations / Ngā Tūtohu

That the Council:

1. Has reviewed its representation arrangements in accordance with sections 19H and 19J of the Local Electoral Act 2001, and resolves that the following proposal applies for the Council and its community boards for the elections to be held on 8 October 2022:
  - a. the Christchurch City Council shall comprise a Mayor and 16 Councillors.
  - b. the members of the Christchurch City Council, other than the Mayor, continue to be elected by the electors of each ward.
  - c. the City continues to be divided into 16 wards with the population of each ward electing one member.
  - d. that the proposed names of the wards are set out in the table below together with the population each member will represent:

Ward	Members	Pop. Per Member	+/- 10%
Banks Peninsula	1	9,400	-62
Burwood	1	25,380	3
Cashmere	1	26,700	8
Central	1	23,260	-6
Coastal	1	26,490	7
Fendalton	1	26,410	7
Halswell	1	22,970	-7
Harewood	1	26,570	8
Heathcote	1	25,470	3
Hornby	1	25,710	4
Innes	1	25,990	5
Linwood	1	25,170	2
Papanui	1	26,270	7
Riccarton	1	27,030	10
Spreydon	1	25,080	2
Waimairi	1	26,510	8

- e. that the proposed boundaries of each Ward are those set out in the attached maps (see **initial proposal document as attached**):

f. that the 16 wards reflect the following identified communities of interest:

Ward	Communities	Statistical Area2 Name	Statistical Area2 ID
<b>Banks Peninsula</b>	Akaroa, Barrys Bay, Birdlings Flat, Diamond Harbour, Duvauchelle, French Farm, Gebbies Valley, Governors Bay, Little River, Lyttelton, Port Levy, Purau, Rapaki, Takamatua, Wainui	Akaroa, Akaroa Harbour, Banks Peninsula South, Diamond Harbour, Eastern Bays-Banks Peninsula, Governors Bay, Inland water Lake Ellesmere/Te Waihora South, Inlet Akaroa Harbour, Inlet Port Lyttelton, Inlets other Christchurch City, Lyttelton, Port Hills, Teddington	333500, 333300, 333100, 332900, 333200, 332200, 333000, 333400, 332600, 332300, 332500, 331600, 332800
<b>Burwood</b>	Aranui, Avondale, Avonside, Bexley, Bottle Lake, Burwood, Dallington, Marshland, Parklands, Richmond, Shirley, Wainoni	Aranui, Avondale (Christchurch City), Avonside, Bexley, Burwood, Dallington, Linwood North, Linwood West, Marshland, North Beach, Otakaro-Avon River Corridor, Parklands, Prestons, Queenspark, Richmond North (Christchurch City), Richmond South (Christchurch City), Shirley East, Shirley West, Styx, Travis Wetlands, Wainoni, Waitikiri	328600, 327500, 327800, 329800, 325600, 326500, 328500, 327900, 318400, 327200, 326200, 325100, 321300, 323700, 325900, 326800, 324600, 323400, 317200, 324000, 328400, 321600
<b>Cashmere</b>	Beckenham, Cashmere, Cracroft, Hillsborough, Huntsbury, Kennedys Bush, Lansdowne, St Martins, Somerfield, Sydenham, Westmorland	Beckenham, Cashmere East, Cashmere West, Hillsborough (Christchurch City), Hoon Hay East, Hoon Hay South, Huntsbury, Kennedys Bush, Opawa, Port Hills, Somerfield East, Somerfield West, Spreydon North, Spreydon South, St Martins, Sydenham North, Sydenham South, Sydenham West, Teddington, Waltham, Westmorland	330600, 331300, 330300, 331400, 327700, 329500, 331200, 329000, 330900, 331600, 329100, 329200, 327600, 328200, 330800, 329400, 329700, 328700, 332800, 329900, 330000
<b>Central</b>	Christchurch Central, Edgeware, Linwood, Merivale, Phillipstown, Richmond, St Albans	Addington North, Avonside, Charleston (Christchurch City), Christchurch Central, Christchurch Central-East, Christchurch Central-North, Christchurch Central-South, Christchurch Central-West, Edgeware, Ensors, Hagley Park, Holmwood, Lancaster Park, Linwood North, Linwood West, Merivale, Mona Vale, Phillipstown, Riccarton East, Richmond South (Christchurch City), St Albans East, St Albans West, Sydenham Central, Woolston North	326400, 327800, 329600, 326600, 327000, 325800, 327100, 325700, 325300, 330500, 324900, 322600, 328800, 328500, 327900, 323000, 323200, 328900, 325200, 326800, 324800, 323900, 328100, 330100

<b>Coastal</b>	<b>Bexley</b> , Bottle Lake, <b>Bromley</b> , Brooklands, <b>Kaianga</b> , <b>Marshland</b> , New Brighton, North New Brighton, <b>Parklands</b> , Pegasus Bay, South New Brighton, Southshore, Spencerville, Waimairi Beach	Aranui, Avondale (Christchurch City), Bromley North, Brookhaven-Ferrymead, Brooklands-Spencerville, Inlets other Christchurch City, Marshland, New Brighton, North Beach, Otakaro-Avon River Corridor, Parklands, Prestons, Queenspark, Rawhiti, South New Brighton, Styx, Travis Wetlands, Waimairi Beach, Waitikiri	328600, 327500, 330700, 331800, 317100, 332300, 318400, 330200, 327200, 326200, 325100, 321300, 323700, 328300, 331700, 317200, 324000, 326000, 321600
<b>Fendalton</b>	<b>Bryndwr</b> , <b>Burnside</b> , Fendalton, <b>Ilam</b> , Merivale, <b>St Albans</b> , <b>Strowan</b>	Bishopdale South, Bryndwr North, Bryndwr South, Burnside, Christchurch Central-West, Deans Bush, Fendalton, Hagley Park, Holmwood, Ilam North, Ilam South, Ilam University, Jellie Park, Malvern, Merivale, Mona Vale, Northlands (Christchurch City), Papanui East, Papanui West, Rutland, St Albans East, St Albans North, St Albans West, Strowan	319000, 319900, 320800, 319200, 325700, 322400, 321500, 324900, 322600, 320200, 320700, 321200, 320600, 322100, 323000, 323200, 320000, 320900, 320100, 322200, 324800, 323800, 323900, 321400
<b>Halswell</b>	<b>Aidanfield</b> , Halswell, <b>Hillmorton</b> , <b>Hoon Hay</b> , <b>Hornby</b> , <b>Kennedys Bush</b>	Aidanfield, Awatea North, Awatea South, Broken Run, Halswell North, Halswell South, Halswell West, Hillmorton, Hoon Hay East, Hoon Hay South, Hoon Hay West, Islington-Hornby Industrial, Kennedys Bush, Oaklands East, Oaklands West, Port Hills, Sockburn South, Westmorland	325400, 321900, 322900, 324700, 327300, 328000, 324500, 325000, 327700, 329500, 326700, 319100, 329000, 326300, 324300, 331600, 322300, 330000
<b>Harewood</b>	<b>Avonhead</b> , <b>Belfast</b> , <b>Bishopdale</b> , Broomfield, <b>Bryndwr</b> , <b>Casebrook</b> , Harewood, <b>Kainga</b> , McLeans Island, Northwood, <b>Redwood</b> , <b>Russley</b> , <b>Yaldhurst</b>	Belfast East, Belfast West, Bishopdale North, Bishopdale South, Bishopdale West, Broomfield, Bryndwr North, Burnside, Burnside Park, Casebrook, Christchurch Airport, Clearwater, Harewood, Hawthornden, Hei Hei, Marshland, McLeans Island, Northwood, Papanui North, Papanui West, Paparua, Redwood North, Redwood West, Regents Park, Riccarton Racecourse, Russley, Styx, Yaldhurst	317300, 316900, 317800, 319000, 318000, 318700, 319900, 319200, 318300, 317900, 316700, 316800, 317000, 317700, 319300, 318400, 316400, 317400, 319400, 320100, 316500, 318600, 318800, 317600, 319800, 317500, 317200, 316600
<b>Heathcote</b>	Bromley, Clifton, <b>Ferrymead</b> , Heathcote Valley, <b>Hillsborough</b> , McCormacks Bay, Moncks Bay, Mt Pleasant, Opawa, Redcliffs, Richmond Hill, St Martins, Scarborough, Sumner, <b>Sydenham</b> , Taylors Mistake, Waltham, <b>Woolston</b>	Beckenham, Bromley North, Bromley South, Brookhaven-Ferrymead, Christchurch Central-South, Clifton Hill, Ensors, Heathcote Valley, Hillsborough (Christchurch City), Inlet Port Lyttelton, Inlets other Christchurch City, Lancaster Park, Mount Pleasant, Opawa, Port Hills, Redcliffs, Somerfield East, St	330600, 330700, 330400, 331800, 327100, 332400, 330500, 331900, 331400, 332600, 332300, 328800, 332000, 330900, 331600, 332100, 329100, 330800, 332700, 328100, 329400, 329700, 328700, 329900, 331100, 331500, 331000

		Martins, Sumner, Sydenham Central, Sydenham North, Sydenham South, Sydenham West, Waltham, Woolston East, Woolston South, Woolston West	
<b>Hornby</b>	<b>Aidanfield</b> , Hei Hei, <b>Hillmorton</b> , <b>Hornby</b> , Hornby South, Islington, <b>Middleton</b> , <b>Sockburn</b> , Templeton, Wigram, <b>Yaldhurst</b>	Aidanfield, Awatea North, Awatea South, Broken Run, Broomfield, Halswell West, Hei Hei, Hillmorton, Hornby Central, Hornby South, Hornby West, Islington, Islington-Hornby Industrial, Middleton, Oaklands West, Paparua, Riccarton Racecourse, Sockburn South, Templeton, Wigram East, Wigram North, Wigram South, Wigram West, Yaldhurst	325400, 321900, 322900, 324700, 318700, 324500, 319300, 325000, 320400, 321100, 320300, 318200, 319100, 323500, 324300, 316500, 319800, 322300, 318100, 324100, 322500, 323600, 322800, 316600,
<b>Innes</b>	<b>Belfast</b> , Christchurch Central, <b>Edgeware</b> , Kainga, <b>Mairehau</b> , <b>Marshland</b> , <b>Redwood</b> , <b>Richmond</b> , Shirley, <b>St Albans</b>	Avonside, Belfast East, Belfast West, Christchurch Central-East, Christchurch Central-North, Clearwater, Dallington, Edgeware, Linwood West, Mairehau North, Mairehau South, Malvern, Marshland, Northwood, Prestons, Redwood North, Regents Park, Richmond North (Christchurch City), Richmond South (Christchurch City), Rutland, Shirley East, Shirley West, St Albans East, St Albans North, St Albans West, Styx	327800, 317300, 316900, 327000, 325800, 316800, 326500, 325300, 327900, 321700, 323100, 322100, 318400, 317400, 321300, 318600, 317600, 325900, 326800, 322200, 324600, 323400, 324800, 323800, 323900, 317200
<b>Linwood</b>	<b>Aranui</b> , Avonside, <b>Bexley</b> , <b>Bromley</b> , <b>Ferrymead</b> , <b>Linwood</b> , Wainoni, <b>Woolston</b>	Aranui, Avonside, Bexley, Bromley North, Bromley South, Brookhaven-Ferrymead, Charleston (Christchurch City), Ensors, Hillsborough (Christchurch City), Inlets other Christchurch City, Lancaster Park, Linwood East, Linwood North, Linwood West, Opawa, Otakaro-Avon River Corridor, Phillipstown, Wainoni, Woolston East, Woolston North, Woolston South, Woolston West,	328600, 327800, 329800, 330700, 330400, 331800, 329600, 330500, 331400, 332300, 328800, 329300, 328500, 327900, 330900, 326200, 328900, 328400, 331100, 330100, 331500, 331000

<b>Papanui</b>	Bishopdale, Bryndwr, Casebrook, Mairehau, Northcote, Papanui, Redwood, St Albans, Strowan	Bishopdale North, Bishopdale South, Bryndwr North, Bryndwr South, Casebrook, Mairehau North, Mairehau South, Malvern, Marshland, Northcote (Christchurch City), Northlands (Christchurch City), Papanui East, Papanui North, Papanui West, Redwood East, Redwood North, Redwood West, Regents Park, Rutland, Strowan	317800, 319000, 319900, 320800, 317900, 321700, 323100, 322100, 318400, 320500, 320000, 320900, 319400, 320100, 319600, 318600, 318800, 317600, 322200, 321400
<b>Riccarton</b>	Avonhead, Ilam, Middleton, Riccarton, Russley, Sockburn, Upper Riccarton	Addington North, Addington West, Avonhead South, Broomfield, Bush Inn, Deans Bush, Hagley Park, Hawthornden, Hornby Central, Ilam North, Ilam South, Ilam University, Middleton, Mona Vale, Riccarton Central, Riccarton East, Riccarton Racecourse, Riccarton South, Riccarton West, Sockburn North, Sockburn South, Tower Junction, Upper Riccarton, Wharenu	326400, 326100, 319700, 318700, 321800, 322400, 324900, 317700, 320400, 320200, 320700, 321200, 323500, 323200, 324200, 325200, 319800, 324400, 323300, 321000, 322300, 325500, 322000, 322700
<b>Spreydon</b>	Addington, Hillmorton, Hoon Hay, Somerfield, Spreydon, Sydenham, Wigram	Addington East, Addington North, Addington West, Christchurch Central-South, Hagley Park, Halswell North, Hillmorton, Hoon Hay East, Hoon Hay South, Hoon Hay West, Middleton, Sockburn South, Somerfield East, Somerfield West, Spreydon North, Spreydon South, Spreydon West, Sydenham Central, Sydenham North, Sydenham West, Tower Junction	327400, 326400, 326100, 327100, 324900, 327300, 325000, 327700, 329500, 326700, 323500, 322300, 329100, 329200, 327600, 328200, 326900, 328100, 329400, 328700, 325500
<b>Waimariri</b>	Avonhead, Burnside, Ilam, Russley, Upper Riccarton	Avonhead East, Avonhead North, Avonhead South, Avonhead West, Bishopdale South, Bishopdale West, Broomfield, Burnside, Burnside Park, Bush Inn, Christchurch Airport, Harewood, Hawthornden, Ilam North, Ilam South, Ilam University, Riccarton Racecourse, Russley, Sockburn North, Wharenu, Yaldhurst	319500, 318500, 319700, 318900, 319000, 318000, 318700, 319200, 318300, 321800, 316700, 317000, 317700, 320200, 320700, 321200, 319800, 317500, 321000, 322700, 316600

- g. in accordance with section 19V(2) of the Local Electoral Act 2001, the population that each member represents is within the range of 24,651 +/- 10%; and that only the representation of the Banks Peninsula Ward falls outside the stipulated range for fair representation.
- h. that the Banks Peninsula Ward warrants a single member because Banks Peninsula is an isolated community in terms of section 19V(3) of the Local Electoral Act 2001.



- i. that in light of the principle set out in section 4(1)(a) of the Local Electoral Act 2001, there be six communities represented by six Community Boards in Christchurch.
- j. that the proposed names of the Community Boards are set out in the table below:

Community Board	Communities	Statistical Area2 Name	Statistical Area2 ID
Te Pātaka o Rākaihāutu/Banks Peninsula Community Board	Akaroa, Barrys Bay, Birdlings Flat, Diamond Harbour, Duvauchelle, French Farm, Gebbies Valley, Governors Bay, Little River, Lyttelton, Port Levy, Purau, Rapaki, Takamatua, Wainui	Akaroa, Akaroa Harbour, Banks Peninsula South, Diamond Harbour, Eastern Bays-Banks Peninsula, Governors Bay, Inland water Lake Ellesmere/Te Waihora South, Inlet Akaroa Harbour, Inlet Port Lyttelton, Inlets other Christchurch City, Lyttelton, Port Hills, Teddington	333500, 333300, 333100, 332900, 333200, 332200, 333000, 333400, 332600, 332300, 332500, 331600, 332800
Waitai/Coastal-Burwood-Linwood Community Board	Aranui, Avondale, Avonside, Bexley, Bottle Lake, <b>Bromley</b> , Burwood, Brooklands, Dallington, <b>Ferrymead</b> , Kaianga, <b>Linwood</b> , <b>Marshland</b> , New Brighton, North New Brighton, Parklands, Pegasus Bay, Richmond, Shirley, South New Brighton, Southshore, Spencerville, Waimairi Beach, Wainoni, <b>Woolston</b>	Aranui, Avondale (Christchurch City), Avonside, Bexley, Bromley North, Bromley South, Brookhaven-Ferrymead, Brooklands-Spencerville, Burwood, Charleston (Christchurch City), Dallington, Ensors, Hillsborough (Christchurch City), Inlets other Christchurch City, Lancaster Park, Linwood East, Linwood North, Linwood West, Marshland, New Brighton, North Beach, Opawa, Ōtakaro-Avon River Corridor, Parklands, Phillipstown, Prestons, Queenspark, Rawhiti, Richmond North (Christchurch City), Richmond South (Christchurch City), Shirley East, Shirley West, South New Brighton, Styx, Travis Wetlands, Waimairi Beach, Wainoni, Waitikiri, Woolston East, Woolston North, Woolston South, Woolston West	317100, 317200, 318400, 321300, 321600, 323400, 323700, 324000, 324600, 325100, 325600, 325900, 326000, 326200, 326500, 326800, 327200, 327500, 327800, 327900, 328300, 328400, 328500, 328600, 328800, 328900, 329300, 329600, 329800, 330100, 330200, 330400, 330500, 330700, 330900, 331000, 331100, 331400, 331500, 331700, 331800, 332300
Waimāero/Fendalton-Waimairi-Harewood Community Board	Avonhead, Belfast, <b>Bishopdale</b> , Broomfield, <b>Bryndwr</b> , Burnside, <b>Casebrook</b> , Fendalton, Harewood, <b>Ilam</b> , <b>Kainga</b> , McLeans Island, <b>Merivale</b> , Northwood, <b>Redwood</b> , <b>Russley</b> , <b>St Albans</b> , <b>Strowan</b> , <b>Upper Riccarton</b> , <b>Yaldhurst</b>	Avonhead East, Avonhead North, Avonhead South, Avonhead West, Belfast East, Belfast West, Bishopdale North, Bishopdale South, Bishopdale West, Broomfield, Bryndwr North, Bryndwr South, Burnside Park, Burnside, Bush Inn, Casebrook, Christchurch Airport, Christchurch Central-West, Clearwater, Deans Bush, Fendalton, Hagley Park, Harewood, Hawthornden, Hei Hei, Holmwood, Ilam North, Ilam South, Ilam University,	316400, 316500, 316600, 316700, 316800, 316900, 317000, 317200, 317300, 317400, 317500, 317600, 317700, 317800, 317900, 318000, 318300, 318400, 318500, 318600, 318700, 318800, 318900, 319000, 319200, 319300, 319400, 319500, 319700, 319800, 319900, 320000, 320100, 320200, 320600, 320700, 320800, 320900, 321000, 321200, 321400, 321500, 321800, 322100, 322200, 322400, 322600, 322700,

		Jellie Park, Malvern, Marshland, McLeans Island, Merivale, Mona Vale, Northlands (Christchurch City), Northwood, Papanui East, Papanui North, Papanui West, Paparua, Redwood North, Redwood West, Regents Park, Riccarton Racecourse, Russley, Rutland, Sockburn North, St Albans East, St Albans North, St Albans West, Strowan, Styx, Wharenui, Yaldhurst	323000, 323200, 323800, 323900, 324800, 324900, 325700
Waipuna/Hornby-Halswell-Riccarton Community Board	Aidanfield, Avonhead, Halswell, Hei Hei, <b>Hillmorton</b> , <b>Hoon Hay</b> , Hornby, Hornby South, <b>Ilam</b> , Islington, <b>Kennedys Bush</b> , Middleton, Riccarton, <b>Russley</b> , Sockburn, Templeton, Upper Riccarton, <b>Wigram</b> , Yaldhurst	Addington North, Addington West, Aidanfield, Avonhead South, Awatea North, Awatea South, Broken Run, Broomfield, Bush Inn, Deans Bush, Hagley Park, Halswell North, Halswell South, Halswell West, Hawthornden, Hei Hei, Hillmorton, Hoon Hay East, Hoon Hay South, Hoon Hay West, Hornby Central, Hornby South, Hornby West, Ilam North, Ilam South, Ilam University, Islington, Islington-Hornby Industrial, Kennedys Bush, Middleton, Mona Vale, Oaklands East, Oaklands West, Paparua, Port Hills, Riccarton Central, Riccarton East, Riccarton Racecourse, Riccarton South, Riccarton West, Sockburn North, Sockburn South, Templeton, Tower Junction, Upper Riccarton, Westmorland, Wharenui, Wigram East, Wigram North, Wigram South, Wigram West, Yaldhurst	316500, 316600, 317700, 318100, 318200, 318700, 319100, 319300, 319700, 319800, 320200, 320300, 320400, 320700, 321000, 321100, 321200, 321800, 321900, 322000, 322300, 322400, 322500, 322700, 322800, 322900, 323200, 323300, 323500, 323600, 324100, 324200, 324300, 324400, 324500, 324700, 324900, 325000, 325200, 325400, 325500, 326100, 326300, 326400, 326700, 327300, 327700, 328000, 329000, 329500, 330000, 331600
Waipapa/Papanui-Innes-Central Community Board	Belfast, <b>Bishopdale</b> , Bryndwr, <b>Casebrook</b> , Christchurch Central, Edgware, <b>Kainga</b> , <b>Linwood</b> , Mairehau, <b>Marshland</b> , <b>Merivale</b> , Northcote, Papanui, Phillipstown, <b>Redwood</b> , Richmond, Shirley, <b>St Albans</b> , <b>Strowan</b>	Addington North, Avonside, Belfast East, Belfast West, Bishopdale North, Bishopdale South, Bryndwr North, Bryndwr South, Casebrook, Charleston (Christchurch City), Christchurch Central, Christchurch Central-East, Christchurch Central-North, Christchurch Central-South, Christchurch Central-West, Clearwater, Dallington, Edgware, Ensors, Hagley Park, Holmwood, Lancaster Park, Linwood North, Linwood West, Mairehau North, Mairehau South, Malvern, Marshland, Merivale, Mona Vale, Northcote	316800, 316900, 317200, 317300, 317400, 317600, 317800, 317900, 318400, 318600, 318800, 319000, 319400, 319600, 319900, 320000, 320100, 320500, 320800, 320900, 321300, 321400, 321700, 322100, 322200, 322600, 323000, 323100, 323200, 323400, 323800, 323900, 324600, 324800, 324900, 325200, 325300, 325700, 325800, 325900, 326400, 326500, 326600, 326800, 327000, 327100, 327800, 327900, 328100, 328500, 328800, 328900, 329600, 330100, 330500

		(Christchurch City), Northlands (Christchurch City), Northwood, Papanui East, Papanui North, Papanui West, Phillipstown, Prestons, Redwood East, Redwood North, Redwood West, Regents Park, Riccarton East, Richmond North (Christchurch City), Richmond South (Christchurch City), Rutland, Shirley East, Shirley West, St Albans East, St Albans North, St Albans West, Strowan, Styx, Sydenham Central, Woolston North	
Waihoru/Spreydon-Cashmere-Heathcote Community Board	Addington, Beckenham, <b>Bromley</b> , Cashmere, Clifton, Cracroft, <b>Ferry</b> mead, Heathcote Valley, <b>Hill</b> morton, Hillsborough, <b>Hoon</b> Hay, Huntsbury, <b>Kennedys</b> Bush, Lansdowne, McCormacks Bay, Moncks Bay, Mt Pleasant, Opawa, Redcliff, Richmond Hill, St Martins, Scarborough, Somerfield, Spreydon, Sydenham, Sumner, Taylors Mistake, Waltham, Westmorland, <b>Wigram</b> , <b>Woolston</b>	Addington East, Addington North, Addington West, Beckenham, Bromley North, Bromley South, Brookhaven-Ferry	mead, Cashmere East, Cashmere West, Christchurch Central-South, Clifton Hill, Ensors, Hagley Park, Halswell North, Heathcote Valley, Hillmorton, Hillsborough (Christchurch City), Hoon Hay East, Hoon Hay South, Hoon Hay West, Huntsbury, Inlet Port Lyttelton, Inlets other Christchurch City, Kennedys Bush, Lancaster Park, Middleton, Mount Pleasant, Opawa, Port Hills, Redcliffs, Sockburn South, Somerfield East, Somerfield West, Spreydon North, Spreydon South, Spreydon West, St Martins, Sumner, Sydenham Central, Sydenham North, Sydenham South, Sydenham West, Teddington, Tower Junction, Waltham, Westmorland, Woolston East, Woolston South, Woolston West

- k. notes that the current Linwood Central Heathcote community is abolished, and the Linwood, Central, and Heathcote wards are united with other communities.
- l. that the boundaries of each community and of its subdivisions are altered and are those set out in the attached maps (**see initial proposal document as attached**).
- m. that the communities continue to be subdivided for electoral purposes as follows:

Community Board	Ward/Subdivision
Te Pātaka o Rākaihāutu/Banks Peninsula Community Board	Akaroa subdivision
	Lyttelton subdivision
	Mt Herbert subdivision
	Wairewa subdivision
Waitai/Coastal-Burwood-Linwood Community Board	Burwood ward
	Coastal ward
	Linwood ward
Waimāero/Fendalton-Waimairi-Harewood Community Board	Fendalton ward
	Harewood ward
	Waimairi ward
Waipuna/Hornby-Halswell-Riccarton Community Board	Halswell ward
	Hornby ward
	Riccarton ward
Waipapa/Papanui-Innes-Central Community Board	Central ward
	Innes ward
	Papanui ward
Waihoru/Spreydon-Cashmere-Heathcote Community Board	Cashmere ward
	Heathcote ward
	Spreydon ward

- n. that with respect to the five Community Boards being Waitai/Coastal-Burwood-Linwood Community Board, Waimāero/Fendalton-Waimairi-Harewood Community Board, Waipuna/Hornby-Halswell-Riccarton Community Board, Waipapa/Papanui-Innes-Central Community Board and Waihoru/Spreydon-Cashmere-Heathcote –

- (i) comprise nine members each, being both elected and appointed members as set out in the table below:
- (ii) that the population each elected member will represent is as set out in the table below:

Community Board	Ward/ Subdivision	Ward/ Subdivision Population	Elected Members	Community Board Population	Pop Per Elected Member	Appointed members (Councillors)
Waitai/Coastal-Burwood- Linwood Community Board	Burwood	25,380	2	77,040	12,840	1
	Coastal	26,490	2			1
	Linwood	25,170	2			1
Waimāero/Fendalton- Waimairi-Harewood Community Board	Fendalton	26,410	2	79,490	13,248	1
	Harewood	26,570	2			1
	Waimairi	26,510	2			1
Waipuna/Hornby-Halswell- Riccarton Community Board	Halswell	22,970	2	75,710	12,618	1
	Hornby	25,710	2			1
	Riccarton	27,030	2			1
Waipapa/Papanui-Innes- Central Community Board	Central	23,260	2	75,520	12,587	1
	Innes	25,990	2			1
	Papanui	26,270	2			1
Waihoru/Spreydon- Cashmere-Heathcote Community Board	Cashmere	26,700	2	77,250	12,875	1
	Heathcote	25,470	2			1
	Spreydon	25,080	2			1

- o. that the Te Pātaka o Rākaihautū/Banks Peninsula Community Board
  - i. comprises eight members being both elected and appointed members as set out in the table below; and
  - ii. that the population each elected member will represent is as set out in the table below:

Community Board	Subdivision	Subdivision Population	Elected Members	Community Board Population	Pop Per Elected Member	Appointed members (Councillors)
Te Pātaka o Rākaihautū/Banks Peninsula Community Board	Akaroa	1950	2	9400	1,343	1
	Lyttelton	3080	2			
	Mt Herbert	3130	2			
	Wairewa	1240	1			



2. That in accordance with section 19K of the Local Electoral Act 2001, the reasons for the proposed changes are:
  - a. Retention of the single ward representation for councillors allows for connection between councillors and the communities they represent.
  - b. Adjustments to ward boundaries provide population equality per member, complying with the +/- 10% rule, with the exception of the Banks Peninsula Ward.
  - c. Retention of the Banks Peninsula ward and the Te Pātaka o Rākaihāutu/Banks Peninsula Community Board reflects the isolated nature of the ward, the distinct communities of interest and groups together communities with common interest and issues.
  - d. Reduction in the number of community boards to six best provides for fair and equitable representation city-wide based on geographical and community perspectives.
  - e. Use of gifted te reo Māori names for community boards recognises the gifts, the relationship and formalises the use of the names.
3. Notes that
  - a. the Council must give public notice of these proposals within 14 days of making this resolution, and that there is an opportunity for interested persons to make submissions on this proposal; and
  - b. the whole Council will hear any submissions on this proposal.

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

- 3.1 The Local Electoral Act 2001 requires local authorities to carry out a review of their representation arrangements at least once every six years. The Council carried out its last representation review in 2015 for the 2016 and 2019 triennial elections. The Council is now required to complete a review in 2021 for the 2022 local authority elections.
- 3.2 The recommendations will best ensure fair and equitable representation for Christchurch and Banks Peninsula going forward.
- 3.3 The initial proposal recognises and retains the single ward representation for Councillors for Christchurch, with single member wards allowing for a connection between Councillors and the communities they represent.
- 3.4 The adjustments to ward boundaries provide population equality per member, complying with the +/- 10% rule across the 15 city wards, and continued representation for communities of interest.
- 3.5 The rationale behind the proposed disestablishment of Waikura/Linwood Central Heathcote Community Board and the uniting of the Linwood Ward to the Waitai/Coastal-Burwood Board; the Central Ward to the Waipapa/Papanui-Innes Board; and the Heathcote Ward to the Waihoru/Spreydon-Cashmere Board is summarised below:
  - 3.5.1 It clearly aligns with how communities in each of the affected wards affiliate with neighbouring wards to form larger communities of interest. See the results of the survey of a geographically representative sample of Christchurch residents summarised in section 6.31-6.32 of this report.
  - 3.5.2 It results in the majority of community boards retained city wide.

- 3.5.3 It represents the optimum aggregation of wards into community board areas based on geographical and community perspectives and best provides for fair and equitable representation city wide.
- 3.6 The retention of the Banks Peninsula ward and the Te Pātaka o Rākaihāutu/Banks Peninsula Community Board continues to reflect the isolated nature of the ward, these distinct communities of interest and group together these communities with common interest and issues.
- 3.7 Incorporating the gifted te reo Māori names as part of the community board names recognises the gifts, the relationship and formalises the use of the names. The legal names of the community boards will be in both te reo Māori and English.

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

- 4.1 **No changes:** retaining the status quo without making any boundary adjustments would not meet the fair representation requirements of the LEA primarily the requirement that the population that each member represents is within the range of 24,651 +/- 10%.
- 4.2 **A more substantial review of community board boundaries:** A comprehensive approach was undertaken during the 2015 representation review in response to:
- The substantial change that occurred in Christchurch following the 2010/11 earthquakes; namely population movements, relocation of facilities - retail areas – schools and the connection that residents felt with their communities.
  - Antecedent wards not meeting the requirements of ‘fair representation’ under the LEA.
- 4.3 As part of the 2015 representation review, there was significant pre-engagement and consultation with the community. While the city continues to evolve post-earthquake, minor adjustments to boundaries to comply with the fair representation requirements are considered to be sufficient for this representation review and comply with requirements.
- 4.4 This current representation review effectively updates and builds on the previous review rather than duplicating previous work. It also provides the community opportunity to fine tune post-earthquake changes rather than incur further significant change.
- 4.5 **Alternative scenarios for electing councillors and community board members:** during November and December 2020, staff briefed councillors and community board members on a range of options. Elected members provided feedback whether to elect members at large, by ward or a mix of the two. The majority of feedback expressed preference for the initial proposal recommended in this report. Further councillor briefings were held in January and February 2021. Some concern was raised about how to ensure a cohesive and effective Council if councillors were to be a mix of some elected by ward and some at large. Elected members indicated that election by ward would best achieve fair and effective representation due to each members’ social and geographical affinity with the ward they would be elected to represent. Further detail is discussed in paragraphs 6.25-6.29 on elected member feedback below.
- 4.6 The results of a geographically representative survey completed by 940 residents in January/February 2021 also confirmed a preference for elected members to be elected by ward. See paragraphs 6.31-6.32 below for more detail.
- 4.7 **Alternative community board arrangements:** Seven scenarios depicting different ward make ups for community board arrangements were discussed with elected members in a

series of nine briefings during November and December 2020. Elected members considered alternative community board arrangements. A significant majority preferred the arrangement discussed and recommended in this report.

## 5. Detail / Te Whakamahuki

### Requirements of a Representation Review

- 5.1 The requirements relating to local authorities' representation reviews are contained in the Local Electoral Act 2001. These cover representation arrangements; representation reviews; and procedural steps and timelines. The Local Government Commission provides [Guidelines](#) for the purpose of assisting local authorities undertaking representation reviews.
- 5.2 A representation review determines arrangements for:
  - The number of wards (if any), and, if so their boundaries, names, and number of members
  - Basis of election (at large, wards, or a mix of both) – must consist of between five and 29 elected members (excluding the mayor)
  - Whether to have Community Boards, and if so how many, what their boundaries and membership should be.
- 5.3 In reviewing its representation arrangements, the Council must provide for “effective representation of communities of interest” (s19T) and “fair representation of electors” (s19V). Therefore, there are three key factors for local authorities to carefully consider:
  - Communities of interest
  - Effective representation of communities of interest
  - Fair representation of electors.
- 5.4 Effective representation is not defined in the LEA but relates to representation for identified communities of interest. This needs to take account of the nature and locality of those communities of interest and the size, nature and diversity of the district as a whole.
- 5.5 If the district (city) is divided into wards, arrangements must ensure that:
  - Membership of wards/constituencies is required to provide approximate population equality per member (referred to as the ‘+/-10% rule’) unless there are good (prescribed) reasons to depart from this requirement (s19V).
  - Ward boundaries coincide with current statistical mesh block areas (s19T(b) and s19W(c)).
  - Ward boundaries, as far as practicable, coincide with community boundaries.
- 5.6 In relation to community boards, the Council is also required to consider any applicable local government reorganisation criteria that the Council considers is appropriate (s19W(b)).
- 5.7 Further explanation of the legal requirements are detailed in the Legal Implications section of this report (section 10).
- 5.8 In addition to the representation arrangements, two other related processes were considered. In both cases the status quo is being maintained for the next triennial election:
  - **Electoral system:** First Past the Post is used as the electoral system.
  - **Māori wards:** the views of Papatipu Rūnanga were sought regarding the creation of a Māori Ward. A Māori Ward is not supported at this time. See the Impact of mana whenua section at paragraphs 8.8-8.11).

## 6. Christchurch representation arrangements

### Current representation arrangements

- 6.1 The current representation arrangements for Christchurch City Council were confirmed by the [Local Government Commission's Determination](#) dated 7 April 2016. This Determination assessed the Council's proposal following a comprehensive approach undertaken in addressing the profound effects of the earthquakes and the requirement of fair representation.
- 6.2 The Council comprises 16 councillors and the Mayor. Councillors are elected from each ward and the Mayor is elected at large.
- 6.3 The city is divided into 16 wards, with seven Community Boards. Two Community Board members are elected for each ward (and for Banks Peninsula, for each subdivision with the exception of Wairewa). The Community Boards are:
- Halswell-Hornby-Riccarton
  - Fendalton-Waimairi-Harewood
  - Linwood-Central-Heathcote
  - Spreydon-Cashmere
  - Coastal-Burwood
  - Papanui-Innes
  - Banks Peninsula

### Draft Initial Proposal for the 2022 election

- 6.4 The Council must resolve its initial proposal in accordance with the procedure and timelines outlined in the LEA. The full draft initial proposal is attached (**Attachment A**)
- 6.5 In summary, the draft initial proposal:
- Retains the numbers of councillors (16) elected on a ward basis, plus the Mayor elected at large.
  - Maintains similar ward boundaries and communities of interest, slightly adjusted commensurate to the impact of population and demographic change over recent years and to consider proposed growth.
  - Reduces the number of community boards from seven to six community boards comprising:
    - Five urban community boards of three wards each.
    - A Banks Peninsula Community Board with four subdivisions.
  - Retains the number of Community Board members (37) elected on a ward basis:
    - Two Community Board members per ward for each of the fifteen wards that make up the five urban community boards (30).
    - Two Community Board members for each of Akaroa, Lyttelton and Mt Herbert subdivisions of Banks Peninsula (six).
    - One Community Board member for the Wairewa subdivision of Banks Peninsula (one).
  - Retains the Banks Peninsula ward, considered an isolated community.

- Incorporates the gifted te reo Māori names into the legal names of community boards.

### **Wards and councillors**

- 6.6 The city is divided into 16 wards and the Council considers that the current ward structure still reflects the city's communities of interest. However, the review of representation arrangements provides the opportunity for the Council to adjust ward boundaries to ensure fair representation. No changes to ward names are being proposed.
- 6.7 It is considered that the current arrangement of 16 councillors elected by ward, plus the Mayor elected at large, will continue to provide effective representation to constituents. Staff have mapped and modelled minor changes to existing ward boundaries to ensure wards are of roughly equal population (within +/-10% of the average population being 24,651) while maintaining existing communities of interest intact.
- 6.8 The adjustments to the ward boundaries ensure fair representation and allow for projected future growth. All source material has been updated with the most recent demographic information (StatisticsNZ subnational population estimates (June 2020) and the 2020 meshblock pattern). For additional detail about the wards and proposed changes:
- A description of each ward is provided in **Attachment B**.
  - A summary of proposed ward boundary changes is provided in **Attachment C**.
- 6.9 The latest population estimates for each ward are listed in **Recommendation 1(d)**.

### **Communities of interest**

- 6.10 Communities of interest take into account distinct and recognisable geographical boundaries, similarities in activities and characteristics of the residents of a community and services in an area. Wards may contain more than one distinct community of interest, but these communities have sufficient commonalities to be grouped together. The initial proposal does not recommend any changes to the known existing communities of interest, however some new and developing communities of interest have been identified. These are largely residential neighbourhoods that are new or have been significantly developed since the last representation review. Refer to **Recommendation 1(f)** for the communities of interest in Christchurch.

### **Banks Peninsula – isolated community**

- 6.11 The Banks Peninsula ward does not comply with the +/-10% fair representation requirement of section 19V(2). The initial proposal does not recommend any significant change to Banks Peninsula's communities of interest, isolated situation, or shared commonalities. The status quo is supported by councillors and the current Banks Peninsula Community Board.
- 6.12 The Banks Peninsula ward is sparsely populated and comprises an area of approximately 108,000 hectares. Comparatively, the rest of Christchurch is primarily densely populated and covers an area of approximately 45,000 hectares. Parts of Banks Peninsula are distinct culturally, historically, geographically, and economically and should be considered as unique and an isolated community.
- 6.13 Since Banks Peninsula District Council amalgamated with the City in 2006, the Council has included the Banks Peninsula ward in its final proposals for representation as an isolated community. The Commission has upheld the decisions for the Banks Peninsula ward. In its 2010 determination, the Commission stated that was not an enduring situation for Banks Peninsula representation and the Council should give careful consideration to the situation in its next review.



- 6.14 In its last representation review, the Council had proposed in its initial proposal to include Banks Peninsula in a ward that complied with the +/-10% requirement. This was met by a negative reaction on both sides of the Port Hills through both the submissions and appeals/objections processes. The Council's final proposal took those views into account and retained the Banks Peninsula ward with a population to member ratio outside the +/-10% requirement, and provided for a separate Banks Peninsula Community Board.
- 6.15 The Commission's [2016 determination](#) considered that non-compliance with the +/-10% rule for a Banks Peninsula ward was necessary in order to provide effective representation of the community. The issue of Banks Peninsula representation and the impact of the earthquakes were significant factors taken into account by the Council for that review.
- 6.16 As the initial proposal proposes that Banks Peninsula continues to be an isolated community, under s19V(3) of the LEA, the Council must recommend this to the Commission for a determination. This process is described in section 7 below.

### Community Boards and Community Board Members

- 6.17 The initial proposal recommends changing the community board arrangement from seven community boards to six, being:
- five urban community boards made up of three wards each (a change from the current six which are a mix of three three-ward boards and three two-ward boards)
  - a Banks Peninsula community board with four subdivisions (no change from the status quo).
- 6.18 This is considered to be the most equitable option to ensure fair and effective representation as it has evenly sized communities and community boards across the district, with the exception of Banks Peninsula. Having city- based community boards of varying sizes has resulted in the uneven distribution of resources, workload and perceived ability to fairly and equitably represent the community.
- 6.19 The uniformity and consistency of makeup (i.e. five community boards made up of three wards) will be easily understood by communities. The reduction in the number of community boards may, however, be perceived by some as reducing effective local representation. However as there will be no change to the number of elected members or the wards they represent such a perception will not actuate into reality.
- 6.20 The proposed new boundaries for community boards incorporate the adjusted ward boundaries. No changes are proposed for the Banks Peninsula board area. In order to make the current two-ward community boards into three-ward boards, the proposal makes some changes, this particularly affects the Linwood-Central-Heathcote board which is proposed to be disestablished and the wards that currently make it up included in other community boards, namely:
- The Linwood ward would join the existing Burwood-Coastal Community Board area.
  - The Central Ward would join the existing Papanui-Innes Community Board area.
  - The Heathcote Ward would join the existing Spreydon-Cashmere Community Board area.
- 6.21 The initial proposal includes the gifted te reo Māori name as part of each boards' formal name. The existing ward names remain to describe the area it represents and to help the public identify with their community board.

- 6.22 No changes have been proposed to any other community board member representation arrangement. Therefore, the number of members elected to community boards is not altered by the initial proposal. Community board members will continue to be elected by ward.
- 6.23 Overall, these changes will enable the community boards to better meet the changing needs of communities for governance and services into the future, as well as effectively perform or exercise its responsibilities, duties, and powers delegated to them. The changes also support the principles of the existing Governance Partnership Agreements between the Council and its Community Boards which seek to encourage communication, coordination and cooperation between the Council and the Community Boards to enable them to work together to facilitate local decision making and action by, and on behalf of, communities<sup>1</sup>.
- 6.24 **Recommendations 1(n) and 1(o)** details the community board make-up, including the number of community board members and the population each member and board represent.

### **Elected member input into the development of the initial proposal**

- 6.25 Fourteen briefings with Councillors and Community Board members have been held on the representation review between November 2020 and February 2021. This report's recommendations reflect the general consensus; that the current arrangement is the preferred representation model, though with small changes to ward boundaries to bring them into line with the requirements for population equality under the legislation and a reduction in Community Boards to six in total.
- 6.26 On 3 November 2020, the Council was briefed on the approach for the representation review, including seeking the view of councillors on representation arrangements, including alternative community board scenarios and whether councillors and community board members should be elected at large or by ward. This was followed by a Combined Community Board Briefing which all elected members were invited to attend and the recording made available following the briefing. The purpose of the briefing was to provide an overview of the Representation Review process, especially for those that had not been through the process previously.
- 6.27 During November and December 2020 all seven Community Boards were briefed individually. The purpose of these briefings was to provide a deeper overview of the process and to seek their feedback on representation arrangements. The Boards were asked the same questions as the councillors to understand their preference on how elected members are elected and on how the wards are aggregated to form Community Boards. A meeting of Community Board Chairpersons was given an update on the project on 12 February 2021, followed by a combined Community Board briefing on 22 February 2021.
- 6.28 On 26 January 2021 councillors were briefed on the feedback from all elected members and given an opportunity to provide further comments. Further briefings to discuss ward boundaries in detail, feedback and themes from the survey of a geographically representative sample were held on 9, 16 and 23 February 2021.
- 6.29 Elected Members clearly indicated a preference for the status quo on how they are elected. There was also clear consensus on the preferred community board arrangements as discussed in this report. It is noted that members of the Coastal-Burwood Community Board indicated a different preference. In their experience they considered they share more community issues with the Innes Ward than with the Linwood Ward. A coastal ward including Heathcote was also

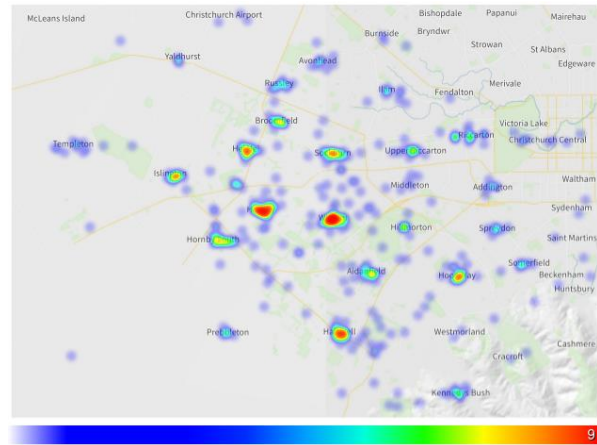
<sup>1</sup> In 2019 the Council entered into Governance Partnership Agreements with each of its Community Boards. These agreements set out the way in which the Boards and the Council would work together and endorsed devolving greater decision making authority and responsibilities to community boards.

explored. Members of the Halswell-Hornby-Riccarton Community Board had mixed views on options that could disestablish their Community Board.

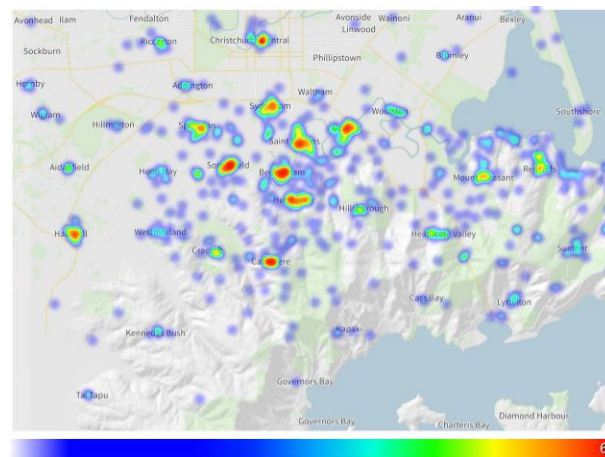
### Community views and preferences

- 6.30 The decision affects all wards/Community Board areas. As part of the representation review process, the Council must consult the public on its initial proposal within legislated timeframes. The Council must consider all submissions and may change its proposal as a result. The procedural steps and timeline is outlined in the next section of this report.
- 6.31 In developing the Initial Proposal, the Council carried out an online survey of a geographically representative sample over January-February 2021 (summarised in **Attachment D**). This survey was sent to 3147 residents and we received 940 responses (a 30 per cent completion rate). The results of the survey also indicate a preference for the status quo:
- The majority (48 per cent) of respondents supported electing councillors by wards; 3 per cent of respondents indicated that they would support multi-member wards.
  - Comments from respondents indicated that they felt that councillors being elected from wards, to represent an area and communities that they know well would result in the best outcomes.
  - Those who supported a mix of both wards and at large felt that having some councillors elected at large may bring greater diversity and expertise in specific areas.
- 6.32 Residents identified their local communities based on areas they feel an affinity with; where they have things in common with their neighbours; and areas where they use shared facilities and services, e.g. schools, recreational and cultural facilities, parks, shops and shopping centres, and public transport. The results show residents in the:

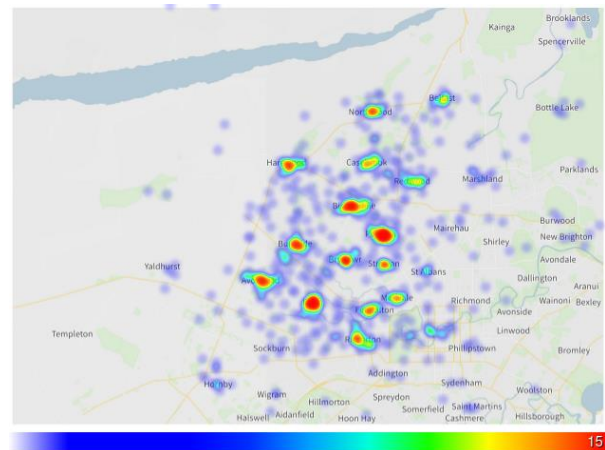
**South-West: identify strongly with their main centres, particularly Hornby, Wigram and Halswell, tending not to cross over Memorial Ave.**



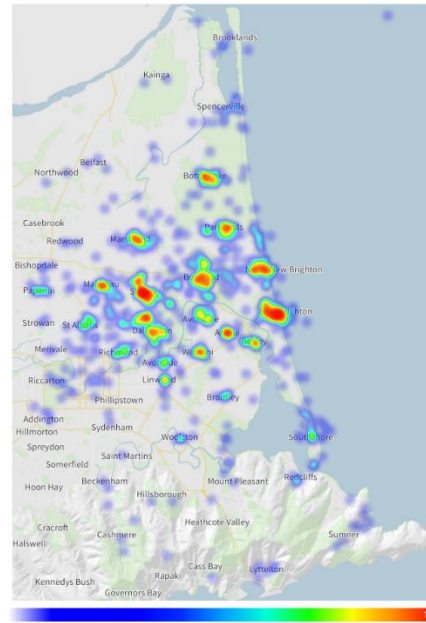
**South and South-East: identify their community as being along the hills and to the east, as well as areas of Saint Martins, Beckenham, Huntsbury, Cashmere and Somerfield.**



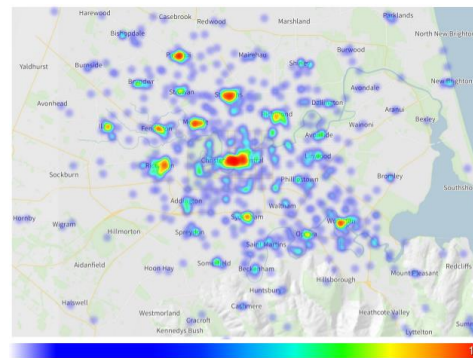
**North-West: identify areas around main shopping centres as being their local communities, such as Bishopdale, Avonhead and Papanui.**



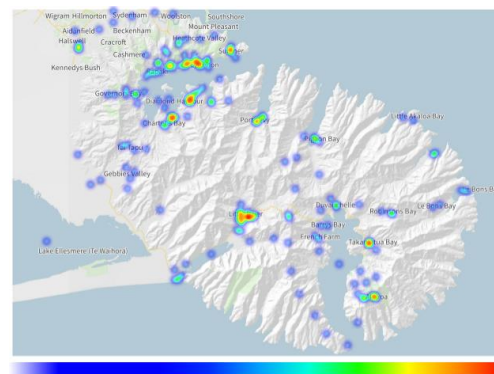
**East and North-East:** indicated connections with communities running along the coast, such as New Brighton and South New Brighton, as well as Burwood, Parklands and Shirley. Overall respondents identify their community as being east of Marshland Road and North of the estuary.



**Central and surrounds:** largely identify the central city as being their community, as well as centres such as Riccarton, Merivale, St Albans and Richmond.



**Banks Peninsula:** tend to identify their local centres as the communities they identify with. There is an emerging relationship between Lyttelton and the city side of the hill



## 7. Procedural steps and timeline for the representation review

- 7.1 The Council is required to adopt an initial proposal on its representation arrangements for the 2022 election and follow the statutory timeframes. It is important to note that once the initial proposal has been resolved, there is no opportunity to stop or delay the statutory process. As discussed at briefings with elected members, it is desirable to embark on public consultation on an initial proposal early in the process.
- 7.2 Once the initial proposal is resolved, the Council must give public notice within 14 days and invite submissions. The public consultation period must be open for at least one month, we



are proposing that the consultation period is for eight weeks. Information will be available on the Have Your Say page on the Council's website, at libraries and service centres, and through online channels. The Council is required to consider any submissions it receives on its initial proposal, and then either confirm or amend its earlier decision and give public notice of its final decision within six weeks of the closing date of submissions. The review is subject to rights of appeal and/or objections which will be considered by the Local Government Commission.

7.3 A summary of the proposed timeline is:

	Date	Statutory requirement
<b>Report to Council – Initial Proposal</b>	11 March 2021	No earlier than 1 March the year prior to an election
<b>Public Notice</b>	20 March 2021	Within 14 days of adoption of initial proposal and no later than 8 September 2021
<b>Consultation Period</b>	20 March - 16 May 2021 (8 weeks)	Submissions close no earlier than one month after public notice
<b>Hearings</b>	Late May	
<b>Final Proposal Adopted</b>	Mid June 2021	
<b>Public Notice of Final Proposal</b>	25 June 2021 at the latest	Within six weeks of closing of submissions
<b>Appeals and Objections close</b>	25 July 2021	1 month from public notice of final proposal
<b>Forward appeals and objections and any other information to the Commission</b>	As soon as practicable	No later than 15 January 2022
<b>Commission makes Determination</b>	By 11 April 2022	By 11 April 2022

#### *Referral to the Local Government Commission*

7.4 The Local Government Commission is not involved in developing initial or final local authority representation proposals, other than providing procedural or technical advice when requested. However, the local authority must refer its final proposal to the Commission if:

- An appeal is made by a submitter on the initial proposal about matters related to their original submission (s190).
- An objection is lodged by any person or organisation if a local authority's final proposal differs from its initial proposal (s19P). The objection must identify the matters to which the objection relates.
- The proposal does not comply with the requirements for achieving fair representation in s19V(2), i.e. the '+/-10% rule'.

7.5 In these situations the Commission must determine the representation arrangements for the local authority, including any constituent community boards, for the upcoming local authority election (s19R). It must issue its decision no later than 11 April of the election year (2022).

7.6 If the only reason for referral to the Commission is non-compliance with s19V(2), the Commission's role is solely to determine the non-complying arrangements. As Banks Peninsula does not comply with the +/-10% rule in the initial proposal, the Council must refer

its final proposal to the Commission regardless of any appeals or objections on the initial proposal.

7.7 Commission determinations may be:

- Appealed only on a point of law.
- Subject to judicial review regarding matters of process.

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

### Strategic Alignment /Te Rautaki Tīaroaro

- 8.1 The initial proposal for representation arrangements aligns with the Council's Strategic Priority "Enabling active and connected communities to own their future". Regular reviews of the representation arrangements give citizens an opportunity to input into the decision making to achieve fair and effective representation for our city.
- 8.2 It also aligns with the Community Outcomes for Resilient Communities, in particular:
- Active participation in civic life
  - Strong sense of community
  - Valuing the voice of all cultures and ages
- 8.3 This report supports the [Council's Long Term Plan \(2018 - 2028\)](#):
- 8.3.1 Activity: Governance & Decision Making
- Level of Service: 4.1.2 Provide processes that ensure all local elections, polls and representation reviews are held with full statutory compliance - 100% compliance
  - [Level of Service: 4.1.8 Participation in and contribution to Council decision-making.](#)

### Policy Consistency / Te Whai Kaupapa here

- 8.4 The decision is consistent with Council's Plans and Policies. It is also consistent with the Local Electoral Act 2001 requirements and the Local Government Act 2002.

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

- 8.5 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 specifically impact Mana Whenua, their culture and traditions. However, a representation review should seek to engage Māori in the consultation process.

#### *Te reo names for Community Boards*

- 8.6 Te reo Māori names were gifted to the current community boards. Following discussions with Council's Ngāi Tahu Partnership Team it is confirmed that the proposed change in the arrangement of community boards will not require new or changed te reo Māori names. It is intended that the te reo Māori names become part of the legal name of each community board.
- 8.7 The details of the names of the current community boards proposed to be retained are below:
- **Waipapa**/Papanui – Innes Community Board
    - wai – waters, papa – land / space
    - This name signifies the vast expanse of flat land, which Papanui got its name.
  - **Waitai**/Coastal – Burwood Community Board
    - wai – waters, tai – shore

- This name signifies the relationship the Ward has with the shore and coastal waters
- **Waihoru**/Spreydon – Cashmere Community Board
  - wai – waters, horo – rush, landslip
  - Signifies the connection this Board has with the hills, and how the rain water rushes down towards the water channels and tributaries.
- **Waipuna**/Hornby – Halswell – Riccarton Community Board
  - wai – waters, puna – spring
  - Signifies the connection this Board has with many of our punawai (spring waters)
- **Waimāero**/Fendalton – Waimairi – Harewood Community Board
  - wai – waters, māero(ero) - traditional Ngāi Tahu name for springs
  - Signifies the connection with Waimāero and its punawai (spring waters)
- **Te Pātaka o Rākaihāutu**/Banks Peninsula Community Board
  - Will retain its existing Maori name which covers the majority of the Peninsula and was already used prior to this process of naming Boards.

1.1.1

*Māori ward consideration*

- 8.8 In addition to the above representation arrangements, a local authority may resolve to establish Māori wards/constituencies. At the time of writing this report, the Government has introduced legislation to provide that local authorities may pass such a resolution by 21 May 2021, and that such resolutions cannot be countermanded by a poll demanded by electors.<sup>2</sup>
- 8.9 If this Council were to pass such a resolution, the decision to establish a Māori ward(s) would become subject to the representation review.
- 8.10 Staff sought the views of Papatipu Rūnanga regarding the creation of a Māori ward. A Māori ward is not supported at this time. At the 26 November 2020 councillor briefing on the representation review process, the Council decided not to seek a formal resolution on whether to establish Māori wards.
- 8.11 The Council provides other mechanisms for Māori involvement in decision-making, including formalising a relationship with Ngā Rūnanga, the establishment of Te Hononga Council and Ngāi Tahu Relationship Advisors, and reaching a Memorandum of Understanding) with Mahaanui Kurataiao Limited.

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

- 8.12 There are no climate change implications associated with the legislative process to review representation arrangements.

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

- 8.13 There are no accessibility implications associated with the legislative process to review representation arrangements. Following the public notice, consultation material on the initial proposal will be made available on the Have Your Say website and on request at service centres.

<sup>2</sup> See Local Electoral (Māori Wards and Māori Constituencies) Amendment Bill

## 9. Resource Implications / Ngā Hīraunga Rauemi

### Capex/Opex / Ngā Utu Whakahaere

- 9.1 Cost to Implement - A provisional sum of \$30,000 has been set aside to cover the implementation of any proposed changes. This includes but is not limited to communication, signage, changes to data systems and processes.
- 9.2 Maintenance/Ongoing costs - Once proposed changes are made any ongoing costs are the same (or less) than the existing costs to support elected members, so no additional funding has been budgeted.
- 9.3 Funding Source - The cost to implement proposed change along with the costs to support elected members is fully provided for in the 2018-28 LTP and draft 2021-31 LTP.

### Other / He mea anō

- 9.4 Should the proposal to reduce the number of city community boards from six to five proceed there may be operational savings. The nature of savings, if any, cannot be determined at this time as discussions will need to take place with stakeholders, Council employees and others to inform any decision making going forward.

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

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

- 10.1 Part 1A of the LEA sets out the provisions for the Council's representation arrangements (as detailed above at paragraph 5.1) and the requirement for a review of those arrangements. Under section 19J, a representation review must be carried out at least once in a six year period. This Council must carry out a representation review before the 2022 election as its last review was six years ago.
- 10.2 Section 19J of the LEA also requires that when the Council carries out a representation review it must also determine whether there should be communities and community boards, and if so, the nature of any community and the structure of any community board.

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

- 10.3 The provisions in Part 1A of the LEA relating to representation reviews provide that the Council must ensure:
  - 10.3.1 that the election of members of the territorial authority (other than the mayor) will provide effective representation of communities of interest within the district; and
  - 10.3.2 that ward boundaries coincide with the boundaries of the current statistical meshblock areas determined by Statistics New Zealand and used for parliamentary electoral purposes; and
  - 10.3.3 that, so far as is practicable, ward boundaries coincide with any local board area or community boundaries.
- 10.4 The LEA also provides that in determining the number of members to be elected by the electors of any ward or subdivision, the Council must ensure that the electors of the ward or subdivision receive fair representation, having regard to the population of every district and every ward or subdivision within the district.
- 10.5 Fair representation is determined by ensuring that the population of each ward or subdivision, divided by the number of members to be elected by that ward or subdivision, produces a figure no more than 10% greater or smaller than the population of the district or community

divided by the total number of elected members (other than members elected by the electors of a territorial authority as a whole, if any, and the mayor, if any).

10.6 With respect to communities, the Council must ensure:

- that the election of members of the community board will provide effective representation of communities of interest within the community and fair representation of electors; and
- that the boundaries of every community, and of every subdivision of a community, coincide with the boundaries of the current statistical meshblock areas determined by Statistics New Zealand and used for parliamentary electoral purposes.

10.7 The LEA also requires the Council in considering community board arrangements to have regard to such of the criteria as apply to local government reorganisation as the Council considered appropriate. This is very broadly worded.<sup>3</sup> The Local Government Commission Guidelines suggest that it can include administrative changes resulting from changing existing community board arrangements as well as any allocation of resources and funding, and any delegation of statutory authority to enable a community board to discharge responsibilities referred or delegated to by the Council.

10.8 The LEA sets out detailed requirements for the resolutions which the Council must make in relation to the representation review.

10.9 Following the Council making the necessary resolutions under sections 19J and 19H, the statutory process for public consultation must be followed. This is discussed above in section 7 of this report.

10.10 This proposal complies with the requirements of the LEA.

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

## 11. Risk Management Implications / Ngā Hīraunga Tūraru

11.1 The Council must complete its representation review within the prescribed timeframe in the LEA in the year prior to an election being held. Council must decide on an initial proposal no earlier than 1 March 2021 and no later than 7 September 2021.

11.2 If it does not agree on an initial proposal and meet the review process requirements, it would be a significant breach of the Council's statutory obligations. Elected members were briefed and consulted on the draft initial proposal, and to ensure they were aware of Local Electoral Act 2001 requirements.

<sup>3</sup> This could include reference to the objectives that the Local Government Commission must consider in any reorganisation investigation, such as

- That any local authority established or changed has the resources necessary to enable it to effectively perform or exercise its responsibilities, duties, and powers:
- The enhanced ability of local government to meet the changing needs of communities for governance and services into the future. See clause 10, Schedule 3, Local Government Act 2002.



## Attachments / Ngā Tāpirihanga

No.	Title	Page
A <a href="#">↓</a>	Draft Initial Proposal for Representation Review 2021	214
B <a href="#">↓</a>	Description of ward boundaries	257
C <a href="#">↓</a>	Summary of changes to ward boundaries	260
D <a href="#">↓</a>	Survey Results	262

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

Document Name	Location / File Link
Local Government Commission, Guidelines for local authorities undertaking representation reviews	<a href="http://www.lgc.govt.nz/assets/Representation-Reviews/Representation-Review-Guidelines-2020.pdf">http://www.lgc.govt.nz/assets/Representation-Reviews/Representation-Review-Guidelines-2020.pdf</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>Authors</b>	Libby Elvidge - Senior Policy Analyst Jo Daly - Council Secretary John Filsell - Head of Community Support, Governance and Partnerships Aimee Martin - Research Analyst
<b>Approved By</b>	John Filsell - Head of Community Support, Governance and Partnerships Mary Richardson - General Manager Citizens & Community

## Christchurch City Council Representation Review Initial Proposal for the 2022 Local Authority Election

### Representation review requirements

1. The Local Electoral Act 2001 (LEA) requires local authorities to undertake a review of their representation arrangements at least once every six years to ensure the arrangements provide fair and effective representation for communities. The Council last carried out a review in 2015 for the 2016 and 2019 triennial elections. We are therefore required to undertake another review in 2021 prior to the 2022 triennial election.
2. The LEA sets out the requirements for representation reviews which all councils must follow. This includes a statutory process and timeframe. All elements of the review are subject to rights of appeal and/or objection. As part of this process, we must develop an Initial Proposal.
3. A representation review for Christchurch City needs to address our shifting population, and ensure everyone is represented fairly, with each ward representing roughly the same number of people. Representation arrangements include:
  - The number of councillors to be elected to the Council – must consist of between five and 29 elected members (excluding the mayor).
  - The basis of election for councillors, i.e. whether councillors are elected at large, by wards or a mix of both (excluding the mayor, who is elected at large).
  - If elected by wards, the number, boundaries and names of these wards and the number of councillors that will represent them.
  - The number of electoral subdivisions (such as those currently in Banks Peninsula), if any, and their boundaries, names and number of members.
  - Whether to have community boards, and if so how many there should be, the boundaries and membership.
4. In reviewing its representation arrangements, councils must provide for “effective representation of communities of interest” (s19T) and “fair representation of electors” (s19V). Therefore, there are three key factors to carefully consider:
  - Communities of interest
  - Effective representation of communities of interest
  - Fair representation of electors.

#### Consideration of related processes:

5. In addition to the representation arrangements, we also considered two other related processes. In both cases the status quo is being maintained for the next triennial election:
  - **Electoral system:** we use First Past the Post as the electoral system.
  - **Māori wards:** we sought the views of Papatipu Rūnanga regarding the creation of a Māori Ward. A Māori Ward is not supported at this time. The Council provides other mechanisms for Māori involvement in decision-making, including formalising a relationship with Ngā Rūnanga, the establishment of Te Hononga Council and Ngāi Tahu Relationship Advisors, and reaching a Memorandum of Understanding with Mahaanui Kurataiao Limited.

## Current representation arrangements for Christchurch

6. The current representation arrangements for Christchurch City Council were confirmed by the [Local Government Commission's Determination](http://www.lgc.govt.nz/decisions-and-determinations/view/christchurch-city-2016) dated 7 April 2016 (<http://www.lgc.govt.nz/decisions-and-determinations/view/christchurch-city-2016>). This Determination assessed the Council's proposal following a comprehensive approach undertaken in addressing the profound effects of the earthquakes and the requirement of fair representation.
7. The Council comprises 16 councillors and the Mayor. Councillors are elected from each ward and the Mayor is elected at large.
8. The city is divided into 16 wards, with seven community boards. Two community board members are elected for each ward (and for Banks Peninsula, for each subdivision with the exception of Wairewa). The current Community Boards are:
  - Halswell-Hornby-Riccarton
  - Fendalton-Waimairi-Harewood
  - Linwood-Central-Heathcote
  - Spreydon-Cashmere
  - Coastal-Burwood
  - Papanui-Innes
  - Banks Peninsula

## Initial Proposal for Christchurch City Council

9. The proposed arrangements in our Initial Proposal provide fair representation of electors by grouping communities of interest together, accounting for population growth and shifts, and accommodating the special nature and geographic isolation of Banks Peninsula.
10. When determining specific representation arrangements, we considered:
  - Grouping recognised communities of interest, and not grouping together communities that have few common interests.
  - Accessibility, size and configuration of wards and community boards.
  - The changing locations of communities of interest over time.
11. We held 14 briefings on the representation review with councillors and community board members between November 2020 and February 2021. At these briefings, elected members considered the approach for the representation review, including views on representation arrangements, alternative community board scenarios and whether councillors and community board members should be elected at large or by ward. Elected members also considered ward boundaries in detail.
12. The Initial Proposal reflects the general consensus of elected members; that the current arrangement is the preferred representation model, though with small changes to ward boundaries to bring them into line with the requirements for population equality under the legislation and a reduction in community boards to six in total.
13. The rationale for this approach takes into account:

- The comprehensive approach of the review for the 2016 election to address the profound effect the earthquakes had on Christchurch's population and on the need for fair representation.
  - Feedback from elected members and others, that city-based community boards of either two or three wards creates an uneven distribution of resources, workload and perceived ability to fairly represent the community.
  - The Banks Peninsula ward does not comply with the +/-10 per cent fair representation requirement of section 19V(2). This ward is sparsely populated and some parts are distinct culturally, historically, geographically, and economically. The Banks Peninsula ward warrants a single member and should be considered as unique and an isolated community.
14. As well as discussing the representation arrangements with elected members, we also carried out a survey of a geographically representative sample of Christchurch residents. This survey was emailed to 3147 residents and we received 940 responses (a 30 per cent completion rate). The results of the survey also indicate a preference for the status quo.
15. Residents identified their local communities based on areas they feel an affinity with; where they have things in common with their neighbours; and areas where they use shared facilities and services, e.g. schools, recreational and cultural facilities, parks, shops and shopping centres, and public transport. The results show residents:
- **South-West:** identify strongly with their main centres, particularly Hornby, Wigram and Halswell, tending not to cross over Memorial Ave.
  - **South and South-East:** identify their community as being along the hills and to the east, as well as areas of Saint Martins, Beckenham, Huntsbury, Cashmere and Somerfield.
  - **North-West:** identify areas around main shopping centres as being their local communities, such as Bishopdale, Avonhead and Papanui.
  - **East and North-East:** indicated connections with communities running along the coast, such as New Brighton and South New Brighton, as well as Burwood, Parklands and Shirley. Overall respondents identify their community as being east of Marshland Road and North of the estuary.
  - **Central and surrounds:** largely identify the central city as being their community, as well as centres such as Riccarton, Merivale, St Albans and Richmond.
  - **Banks Peninsula:** tend to identify their local centres as the communities they identify with. There is an emerging relationship between Lyttelton and the city side of the hill.
16. We propose the following representation arrangements for future local body elections, including those in 2022 and 2025:

#### Council representation

17. We propose:
- Christchurch City Council comprise a mayor and 16 councillors.
  - The members of the Christchurch City Council, other than the mayor, continue to be elected by the ward system.
  - That the Banks Peninsula ward warrants a single member because Banks Peninsula is an isolated community in terms of section 19V(3) of the Local Electoral Act 2001.

#### Wards

18. Section 19V(2) of the Local Electoral Act 2001 requires the population to comply with the '+/-10 per cent rule' for fair representation. Ward boundaries must coincide with the boundaries of the current statistical meshblock areas determined by Statistics New Zealand and used for parliamentary electoral purposes. Where practicable, ward boundaries should also coincide with any local board area or community boundaries.
19. Apart from Banks Peninsula, the population that each member represents in this Initial Proposal is within the range of 24,651 +/- 10 per cent. This meant that we had to adjust some of the existing ward boundaries to ensure the fair representation requirements are met.
20. We propose the city continues to be divided into 16 wards with the population of each ward electing one member. The proposed boundaries of each ward are set out in the attached maps.
21. The names of the wards are retained and are set out in the table below together with the population each member will represent:

#### Wards, elected members and population per member:

Ward	Members	Pop. Per Member	+/- 10%
Banks Peninsula	1	9,400	-62
Burwood	1	25,380	3
Cashmere	1	26,700	8
Central	1	23,260	-6
Coastal	1	26,490	7
Fendalton	1	26,410	7
Halswell	1	22,970	-7
Harewood	1	26,570	8
Heathcote	1	25,470	3
Hornby	1	25,710	4
Innes	1	25,990	5
Linwood	1	25,170	2
Papanui	1	26,270	7
Riccarton	1	27,030	10
Spreydon	1	25,080	2
Waimairi	1	26,510	8



## Communities of interest

22. Communities of interest take into account distinct and recognisable geographical boundaries, similarities in activities and characteristics of the residents of a community and services in an area. Wards may contain more than one distinct community of interest, but these communities must have sufficient commonalities to be grouped together.
23. Effective representation is not defined in the LEA but relates to representation for identified communities of interest. This needs to take account of the nature and locality of those communities of interest and the size, nature and diversity of the district as a whole.
24. This proposal does not recommend any changes to the known existing communities of interest, however some new and developing communities of interest have been identified. These are largely residential neighbourhoods that are new or have been significantly developed since the last representation review.
25. We propose that the 16 wards reflect the following identified communities of interest:

### Table of Communities by ward

Communities in bold signal that the community may be split across two or more wards. As there are no official suburb boundaries in Christchurch (with the exception of Cracroft), this is open to a certain level of interpretation.

Ward	Communities	Statistical Area 2 Name	Statistical Area 2 ID
<b>Banks Peninsula</b>	Akaroa, Barrys Bay, Birdlings Flat, Diamond Harbour, Duvauchelle, French Farm, Gebbies Valley, Governors Bay, Little River, Lyttelton, Port Levy, Purau, Rapaki, Takamatua, Wainui	Akaroa, Akaroa Harbour, Banks Peninsula South, Diamond Harbour, Eastern Bays-Banks Peninsula, Governors Bay, Inland water Lake Ellesmere/Te Waihora South, Inlet Akaroa Harbour, Inlet Port Lyttelton, Inlets other Christchurch City, Lyttelton, Port Hills, Teddington	333500, 333300, 333100, 332900, 333200, 332200, 333000, 333400, 332600, 332300, 332500, 331600, 332800
<b>Burwood</b>	Aranui, Avondale, Avonside, Bexley, Bottle Lake, Burwood, Dallington, Marshland, Parklands, Richmond, Shirley, Wainoni	Aranui, Avondale (Christchurch City), Avonside, Bexley, Burwood, Dallington, Linwood North, Linwood West, Marshland, North Beach, Otakaro-Avon River Corridor, Parklands, Prestons, Queenspark, Richmond North (Christchurch City), Richmond South (Christchurch City), Shirley East, Shirley West, Styx, Travis Wetlands, Wainoni, Waitikiri	328600, 327500, 327800, 329800, 325600, 326500, 328500, 327900, 318400, 327200, 326200, 325100, 321300, 323700, 325900, 326800, 324600, 323400, 317200, 324000, 328400, 321600
<b>Cashmere</b>	Beckenham, Cashmere, Cracroft, Hillsborough, Huntsbury, Kennedys Bush, Lansdowne, Saint Martins, Somerfield, Sydenham, Westmorland	Beckenham, Cashmere East, Cashmere West, Hillsborough (Christchurch City), Hoon Hay East, Hoon Hay South, Huntsbury, Kennedys Bush, Opawa, Port Hills, Somerfield East, Somerfield West, Spreydon North, Spreydon South, Saint Martins, Sydenham North, Sydenham South, Sydenham West, Teddington, Waltham, Westmorland	330600, 331300, 330300, 331400, 327700, 329500, 331200, 329000, 330900, 331600, 329100, 329200, 327600, 328200, 330800, 329400, 329700, 328700, 332800, 329900, 330000

<b>Central</b>	Christchurch Central, Edgware, Linwood, Merivale, Phillipstown, Richmond, St Albans	Addington North, Avonside, Charleston (Christchurch City), Christchurch Central, Christchurch Central-East, Christchurch Central-North, Christchurch Central-South, Christchurch Central-West, Edgware, Ensors, Hagley Park, Holmwood, Lancaster Park, Linwood North, Linwood West, Merivale, Mona Vale, Phillipstown, Riccarton East, Richmond South (Christchurch City), St Albans East, St Albans West, Sydenham Central, Woolston North	326400, 327800, 329600, 326600, 327000, 325800, 327100, 325700, 325300, 330500, 324900, 322600, 328800, 328500, 327900, 323000, 323200, 328900, 325200, 326800, 324800, 323900, 328100, 330100
<b>Coastal</b>	Bexley, Bottle Lake, Bromley, Brooklands, Kaianga, Marshland, New Brighton, North New Brighton, Parklands, Pegasus Bay, South New Brighton, Southshore, Spencerville, Waimairi Beach	Aranui, Avondale (Christchurch City), Bromley North, Brookhaven-Ferrymead, Brooklands-Spencerville, Inlets other Christchurch City, Marshland, New Brighton, North Beach, Otakaro-Avon River Corridor, Parklands, Prestons, Queenspark, Rawhiti, South New Brighton, Styx, Travis Wetlands, Waimairi Beach, Waitikiri	328600, 327500, 330700, 331800, 317100, 332300, 318400, 330200, 327200, 326200, 325100, 321300, 323700, 328300, 331700, 317200, 324000, 326000, 321600
<b>Fendalton</b>	Bryndwr, Burnside, Fendalton, Ilam, Merivale, St Albans, Strowan	Bishopdale South, Bryndwr North, Bryndwr South, Burnside, Christchurch Central-West, Deans Bush, Fendalton, Hagley Park, Holmwood, Ilam North, Ilam South, Ilam University, Jellie Park, Malvern, Merivale, Mona Vale, Northlands (Christchurch City), Papanui East, Papanui West, Rutland, St Albans East, St Albans North, St Albans West, Strowan	319000, 319900, 320800, 319200, 325700, 322400, 321500, 324900, 322600, 320200, 320700, 321200, 320600, 322100, 323000, 323200, 320000, 320900, 320100, 322200, 324800, 323800, 323900, 321400
<b>Halswell</b>	Aidanfield, Halswell, Hillmorton, Hoon Hay, Hornby, Kennedys Bush	Aidanfield, Awatea North, Awatea South, Broken Run, Halswell North, Halswell South, Halswell West, Hillmorton, Hoon Hay East, Hoon Hay South, Hoon Hay West, Islington-Hornby Industrial, Kennedys Bush, Oaklands East, Oaklands West, Port Hills, Sockburn South, Westmorland	325400, 321900, 322900, 324700, 327300, 328000, 324500, 325000, 327700, 329500, 326700, 319100, 329000, 326300, 324300, 331600, 322300, 330000

<b>Harewood</b>	Avonhead, Belfast, Bishopdale, Broomfield, Bryndwr, Casebrook, Harewood, Kainga, McLeans Island, Northwood, Redwood, Russley, Yaldhurst	Belfast East, Belfast West, Bishopdale North, Bishopdale South, Bishopdale West, Broomfield, Bryndwr North, Burnside, Burnside Park, Casebrook, Christchurch Airport, Clearwater, Harewood, Hawthornden, Hei Hei, Marshland, McLeans Island, Northwood, Papanui North, Papanui West, Paparua, Redwood North, Redwood West, Regents Park, Riccarton Racecourse, Russley, Styx, Yaldhurst	317300, 316900, 317800, 319000, 318000, 318700, 319900, 319200, 318300, 317900, 316700, 316800, 317000, 317700, 319300, 318400, 316400, 317400, 319400, 320100, 316500, 318600, 318800, 317600, 319800, 317500, 317200, 316600
<b>Heathcote</b>	Bromley, Clifton, Ferrymead, Heathcote Valley, Hillsborough, McCormacks Bay, Moncks Bay, Mount Pleasant, Opawa, Redcliffs, Richmond Hill, Saint Martins, Scarborough, Sumner, Sydenham, Taylors Mistake, Waltham, Woolston	Beckenham, Bromley North, Bromley South, Brookhaven-Ferrymead, Christchurch Central-South, Clifton Hill, Ensors, Heathcote Valley, Hillsborough (Christchurch City), Inlet Port, Lyttelton, Inlets other, Christchurch City, Lancaster Park, Mount Pleasant, Opawa, Port Hills, Redcliffs, Somerfield East, Saint Martins, Sumner, Sydenham Central, Sydenham North, Sydenham South, Sydenham West, Waltham, Woolston East, Woolston South, Woolston West	330600, 330700, 330400, 331800, 327100, 332400, 330500, 331900, 331400, 332600, 332300, 328800, 332000, 330900, 331600, 332100, 329100, 330800, 332700, 328100, 329400, 329700, 328700, 329900, 331100, 331500, 331000
<b>Hornby</b>	Aidanfield, Hei Hei, Hillmorton, Hornby, Hornby South, Islington, Middleton, Sockburn, Templeton, Wigram, Yaldhurst	Aidanfield, Awatea North, Awatea South, Broken Run, Broomfield, Halswell West, Hei Hei, Hillmorton, Hornby Central, Hornby South, Hornby West, Islington, Islington-Hornby Industrial, Middleton, Oaklands West, Paparua, Riccarton Racecourse, Sockburn South, Templeton, Wigram East, Wigram North, Wigram South, Wigram West, Yaldhurst	325400, 321900, 322900, 324700, 318700, 324500, 319300, 325000, 320400, 321100, 320300, 318200, 319100, 323500, 324300, 316500, 319800, 322300, 318100, 324100, 322500, 323600, 322800, 316600,
<b>Innes</b>	Belfast, Christchurch Central, Edgeware, Kainga, Mairehau, Marshland, Redwood, Richmond, Shirley, St Albans	Avonside, Belfast East, Belfast West, Christchurch Central-East, Christchurch Central-North, Clearwater, Dallington, Edgeware, Linwood West, Mairehau North, Mairehau South, Malvern, Marshland, Northwood, Prestons, Redwood North, Regents Park, Richmond North (Christchurch City), Richmond South (Christchurch City), Rutland, Shirley East, Shirley West, St	327800, 317300, 316900, 327000, 325800, 316800, 326500, 325300, 327900, 321700, 323100, 322100, 318400, 317400, 321300, 318600, 317600, 325900, 326800, 322200, 324600, 323400, 324800, 323800, 323900, 317200

		Albans East, St Albans North, St Albans West, Styx	
<b>Linwood</b>	Aranui, Avonside, Bexley, Bromley, Ferryroad, Linwood, Wainoni, Woolston	Aranui, Avonside, Bexley, Bromley North, Bromley South, Brookhaven-Ferryroad, Charleston (Christchurch City), Ensors, Hillsborough (Christchurch City), Inlets other Christchurch City, Lancaster Park, Linwood East, Linwood North, Linwood West, Opawa, Otakaro-Avon River Corridor, Phillipstown, Wainoni, Woolston East, Woolston North, Woolston South, Woolston West,	328600, 327800, 329800, 330700, 330400, 331800, 329600, 330500, 331400, 332300, 328800, 329300, 328500, 327900, 330900, 326200, 328900, 328400, 331100, 330100, 331500, 331000
<b>Papanui</b>	Bishopdale, Bryndwr, Casebrook, Mairehau, Northcote, Papanui, Redwood, St Albans, Strowan	Bishopdale North, Bishopdale South, Bryndwr North, Bryndwr South, Casebrook, Mairehau North, Mairehau South, Malvern, Marshland, Northcote (Christchurch City), Northlands (Christchurch City), Papanui East, Papanui North, Papanui West, Redwood East, Redwood North, Redwood West, Regents Park, Rutland, Strowan	317800, 319000, 319900, 320800, 317900, 321700, 323100, 322100, 318400, 320500, 320000, 320900, 319400, 320100, 319600, 318600, 318800, 317600, 322200, 321400
<b>Riccarton</b>	Avonhead, Ilam, Middleton, Riccarton, Russley, Sockburn, Upper Riccarton	Addington North, Addington West, Avonhead South, Broomfield, Bush Inn, Deans Bush, Hagley Park, Hawthornden, Hornby Central, Ilam North, Ilam South, Ilam University, Middleton, Mona Vale, Riccarton Central, Riccarton East, Riccarton Racecourse, Riccarton South, Riccarton West, Sockburn North, Sockburn South, Tower Junction, Upper Riccarton, Wharenu	326400, 326100, 319700, 318700, 321800, 322400, 324900, 317700, 320400, 320200, 320700, 321200, 323500, 323200, 324200, 325200, 319800, 324400, 323300, 321000, 322300, 325500, 322000, 322700
<b>Spreydon</b>	Addington, Hillmorton, Hoon Hay, Somerfield, Spreydon, Sydenham, Wigram	Addington East, Addington North, Addington West, Christchurch Central-South, Hagley Park, Halswell North, Hillmorton, Hoon Hay East, Hoon Hay South, Hoon Hay West, Middleton, Sockburn South, Somerfield East, Somerfield West, Spreydon North, Spreydon South, Spreydon West, Sydenham Central, Sydenham North, Sydenham West, Tower Junction	327400, 326400, 326100, 327100, 324900, 327300, 325000, 327700, 329500, 326700, 323500, 322300, 329100, 329200, 327600, 328200, 326900, 328100, 329400, 328700, 325500

Waimariri	Avonhead, Burnside, Ilam, Russley, Upper Riccarton	Avonhead East, Avonhead North, Avonhead South, Avonhead West, Bishopdale South, Bishopdale West, Broomfield, Burnside, Burnside Park, Bush Inn, Christchurch Airport, Harewood, Hawthornden, Ilam North, Ilam South, Ilam University, Riccarton Racecourse, Russley, Sockburn North, Wharenu, Yaldhurst	319500, 318500, 319700, 318900, 319000, 318000, 318700, 319200, 318300, 321800, 316700, 317000, 317700, 320200, 320700, 321200, 319800, 317500, 321000, 322700, 316600
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#### Community Boards

26. The main roles of community boards are to:

- Represent and act as an advocate for the interests of its community.
- Consider and report on all matters referred to it by the Council, or any matter of interest or concern to the board.
- Maintain an overview of services provided by the Council within the community.
- Prepare an annual submission to the Council for expenditure within the community.
- Communicate with community organisations and special interest groups within the community.
- Undertake any other responsibilities that are delegated to them by the Council.

27. Every community board must consist of at least four members but not more than 12 members. It must include at least four elected members and may include appointed members. The number of appointed members is to be less than half the total number of members.

28. We propose changing the community board arrangement from seven community boards to six, being:

- Five urban community boards made up of three wards each (a change from the current six which are a mix of three three-ward boards and three two-ward boards)
- A Banks Peninsula community board with four subdivisions (no change from the status quo).

29. This is considered to be the most equitable option to ensure fair and effective representation as it has evenly sized communities and community boards across the district, with the exception of Banks Peninsula. Having city- based community boards of varying sizes has resulted in the uneven distribution of resources, workload and perceived ability to fairly and equitably represent the community. The proposed new boundaries for community boards incorporate the adjusted ward boundaries. No changes are proposed for the Banks Peninsula board area.

30. In order to make the current two-ward community boards into three-ward community boards, we propose the Linwood-Central-Heathcote Community Board is disestablished and the wards that currently make it up included in other community boards, namely:

- The Linwood ward would join the existing Burwood-Coastal Community Board area.
- The Central Ward would join the existing Papanui-Innes Community Board area.
- The Heathcote Ward would join the existing Spreydon-Cashmere Community Board area.



31. This results in the majority of community boards across the city being retained; aligns with how communities in each of the affected wards affiliate with neighbouring wards to form larger communities of interest; and best provides for fair and equitable representation city wide.
32. We propose the community boards formally use their gifted te reo Māori name, with the name of each ward that comprises the board area describing the coverage. No changes have been proposed to any other community board member representation arrangement. Therefore, the number of members elected to community boards is not affected by the initial proposal. Community board members will continue to be elected by ward.
33. We propose that the communities continue to be subdivided for electoral purposes as follows:

Community Board	Ward/Subdivision
Te Pātaka o Rākaihāutu/Banks Peninsula Community Board	Akaroa subdivision
	Lyttelton subdivision
	Mt Herbert subdivision
	Wairewa subdivision
Waitai/Burwood-Coastal-Linwood Community Board	Burwood ward
	Coastal ward
	Linwood ward
Waimāero/Fendalton-Waimairi-Harewood Community Board	Fendalton ward
	Harewood ward
	Waimairi ward
Waipuna/Hornby-Halswell-Riccarton Community Board	Halswell ward
	Hornby ward
	Riccarton ward
Waipapa/Papanui-Innes-Central Community Board	Central ward
	Innes ward
	Papanui ward
Waihoru/Spreydon-Cashmere/Heathcote Community Board	Cashmere ward
	Heathcote ward
	Spreydon ward

34. The boundaries of each community board area are set out in the attached maps.
35. We propose that the five Community Boards being Waitai/Coastal-Burwood-Linwood, Waimāero/Fendalton-Waimairi-Harewood, Waipuna/Hornby-Halswell-Riccarton, Waipapa/Papanui-Innes-Central and Waihoru/Spreydon-Cashmere-Heathcote:

- comprise nine members each, being both elected and appointed members as set out in the table below:
- that the population each elected member will represent is as set out in the table below:

Community Board	Ward/ Subdivision	Ward/ Subdivision Population	Elected Members	Community Board Population	Pop Per Elected Member	Appointed members (Councillors)
Waitai/Coastal-Burwood- Linwood Community Board	Burwood	25,380	2	77,040	12,840	1
	Coastal	26,490	2			1
	Linwood	25,170	2			1
Waimāero/Fendalton- Waimairi-Harewood Community Board	Fendalton	26,410	2	79,490	13,248	1
	Harewood	26,570	2			1
	Waimairi	26,510	2			1
Waipuna/Hornby-Halswell- Riccarton Community Board	Halswell	22,970	2	75,710	12,618	1
	Hornby	25,710	2			1
	Riccarton	27,030	2			1
Waipapa/Papanui-Innes- Central Community Board	Central	23,260	2	75,520	12,587	1
	Innes	25,990	2			1
	Papanui	26,270	2			1
Waihoru/Spreydon- Cashmere-Heathcote Community Board	Cashmere	26,700	2	77,250	12,875	1
	Heathcote	25,470	2			1
	Spreydon	25,080	2			1

36. We propose that the Te Pātaka o Rākaihautu/Banks Peninsula Community Board:

- comprises eight members being both elected and appointed members as set out in the table below; and
- that the population each elected member will represent is as set out in the table below:

Community Board	Subdivision	Subdivision Population	Elected Members	Community Board Population	Pop Per Elected Member	Appointed members (Councillors)
Te Pātaka o Rākaihautu/Banks Peninsula Community Board	Akaroa	1950	2	9400	1,343	1
	Lyttelton	3080	2			
	Mt Herbert	3130	2			
	Wairewa	1240	1			

37. We propose the community boards will include the following communities:

### Table of Communities by community board

Communities in bold signal that the community may be split across two or more wards. As there are no official suburb boundaries in Christchurch (with the exception of Cracroft), this is open to a certain level of interpretation.

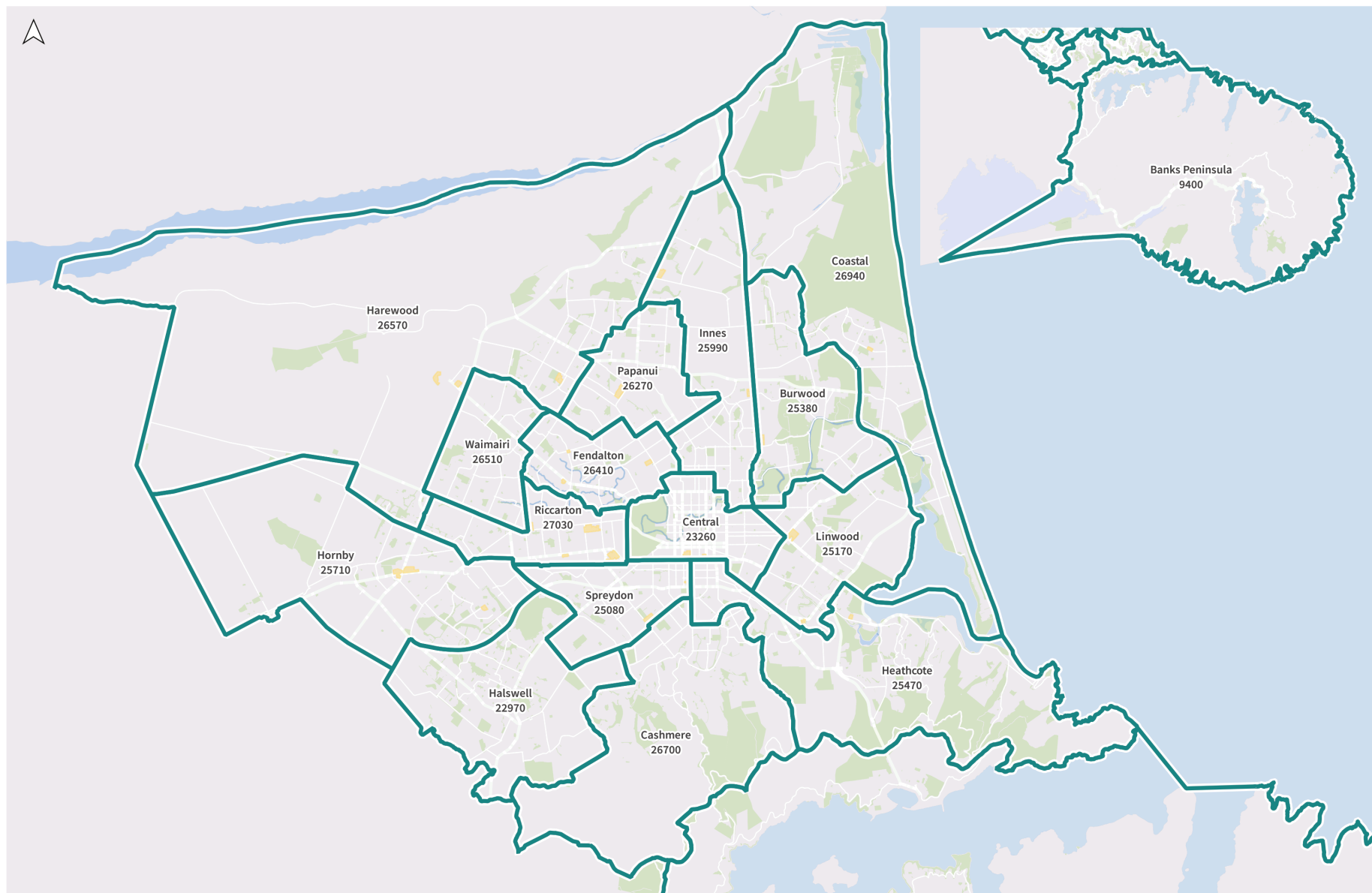
Community Board	Communities	SA2 Name	SA2 ID
Te Pātaka o Rākaihāutu/Banks Peninsula Community Board	Akaroa, Barrys Bay, Birdlings Flat, Diamond Harbour, Duvauchelle, French Farm, Gebbies Valley, Governors Bay, Little River, Lyttelton, Port Levy, Purau, Rapaki, Takamatua, Wainui	Akaroa, Akaroa Harbour, Banks Peninsula South, Diamond Harbour, Eastern Bays-Banks Peninsula, Governors Bay, Inland water Lake Ellesmere/Te Waihora South, Inlet Akaroa Harbour, Inlet Port Lyttelton, Inlets other Christchurch City, Lyttelton, Port Hills, Teddington	333500, 333300, 333100, 332900, 333200, 332200, 333000, 333400, 332600, 332300, 332500, 331600, 332800
Waitai/Coastal- Burwood-Linwood Community Board	Aranui, Avondale, Avonside, Bexley, Bottle Lake, <b>Bromley</b> , Burwood, Brooklands, Dallington, <b>Ferrymead</b> , Kaianga, <b>Linwood</b> , Marshland, New Brighton, North New Brighton, Parklands, Pegasus Bay, Richmond, Shirley, South New Brighton, Southshore, Spencerville, Waimairi Beach, Wainoni, <b>Woolston</b>	Aranui, Avondale (Christchurch City), Avonside, Bexley, Bromley North, Bromley South, Brookhaven-Ferrymead, Brooklands-Spencerville, Burwood, Charleston (Christchurch City), Dallington, Ensors, Hillsborough (Christchurch City), Inlets other Christchurch City, Lancaster Park, Linwood East, Linwood North, Linwood West, Marshland, New Brighton, North Beach, Opawa, Ōtakaro-Avon River Corridor, Parklands, Phillipstown, Prestons, Queenspark, Rawhiti, Richmond North (Christchurch City), Richmond South (Christchurch City), Shirley East, Shirley West, South New Brighton, Styx, Travis Wetlands, Waimairi Beach, Wainoni, Waitikiri, Woolston East, Woolston North, Woolston South, Woolston West	317100, 317200, 318400, 321300, 321600, 323400, 323700, 324000, 324600, 325100, 325600, 325900, 326000, 326200, 326500, 326800, 327200, 327500, 327800, 327900, 328300, 328400, 328500, 328600, 328800, 328900, 329300, 329600, 329800, 330100, 330200, 330400, 330500, 330700, 330900, 331000, 331100, 331400, 331500, 331700, 331800, 332300
Waimāero/Fendalton- Waimairi-Harewood Community Board	Avonhead, Belfast, <b>Bishopdale</b> , Broomfield, <b>Bryndwr</b> , Burnside, Casebrook, Fendalton, Harewood, <b>Ilam</b> , <b>Kainga</b> , McLeans Island, <b>Merivale</b> , Northwood, Redwood, Russley, St Albans,	Avonhead East, Avonhead North, Avonhead South, Avonhead West, Belfast East, Belfast West, Bishopdale North, Bishopdale South, Bishopdale West,	316400, 316500, 316600, 316700, 316800, 316900, 317000, 317200, 317300, 317400, 317500, 317600, 317700, 317800, 317900, 318000, 318300, 318400, 318500, 318600, 318700,

	Strowan, Upper Riccarton, Yaldhurst	Broomfield, Bryndwr North, Bryndwr South, Burnside Park, Burnside, Bush Inn, Casebrook, Christchurch Airport, Christchurch Central-West, Clearwater, Deans Bush, Fendalton, Hagley Park, Harewood, Hawthornden, Hei Hei, Holmwood, Ilam North, Ilam South, Ilam University, Jessie Park, Malvern, Marshland, McLeans Island, Merivale, Mona Vale, Northlands (Christchurch City), Northwood, Papanui East, Papanui North, Papanui West, Paparua, Redwood North, Redwood West, Regents Park, Riccarton Racecourse, Russley, Rutland, Sockburn North, St Albans East, St Albans North, St Albans West, Strowan, Styx, Wharenu, Yaldhurst	318800, 318900, 319000, 319200, 319300, 319400, 319500, 319700, 319800, 319900, 320000, 320100, 320200, 320600, 320700, 320800, 320900, 321000, 321200, 321400, 321500, 321800, 322100, 322200, 322400, 322600, 322700, 323000, 323200, 323800, 323900, 324800, 324900, 325700
Waipuna/Hornby-Halswell-Riccarton Community Board	Aidanfield, Avonhead, Halswell, Hei Hei, Hillmorton, Hoon Hay, Hornby, Hornby South, Ilam, Islington, Kennedys Bush, Middleton, Riccarton, Russley, Sockburn, Templeton, Upper Riccarton, Wigram, Yaldhurst	Addington North, Addington West, Aidanfield, Avonhead South, Awatea North, Awatea South, Broken Run, Broomfield, Bush Inn, Deans Bush, Hagley Park, Halswell North, Halswell South, Halswell West, Hawthornden, Hei Hei, Hillmorton, Hoon Hay East, Hoon Hay South, Hoon Hay West, Hornby Central, Hornby South, Hornby West, Ilam North, Ilam South, Ilam University, Islington, Islington-Hornby Industrial, Kennedys Bush, Middleton, Mona Vale, Oaklands East, Oaklands West, Paparua, Port Hills, Riccarton Central, Riccarton East, Riccarton Racecourse, Riccarton South, Riccarton West, Sockburn North, Sockburn South, Templeton, Tower Junction, Upper Riccarton, Westmorland, Wharenu, Wigram East, Wigram	316500, 316600, 317700, 318100, 318200, 318700, 319100, 319300, 319700, 319800, 320200, 320300, 320400, 320700, 321000, 321100, 321200, 321800, 321900, 322000, 322300, 322400, 322500, 322700, 322800, 322900, 323200, 323300, 323500, 323600, 324100, 324200, 324300, 324400, 324500, 324700, 324900, 325000, 325200, 325400, 325500, 326100, 326300, 326400, 326700, 327300, 327700, 328000, 329000, 329500, 330000, 331600

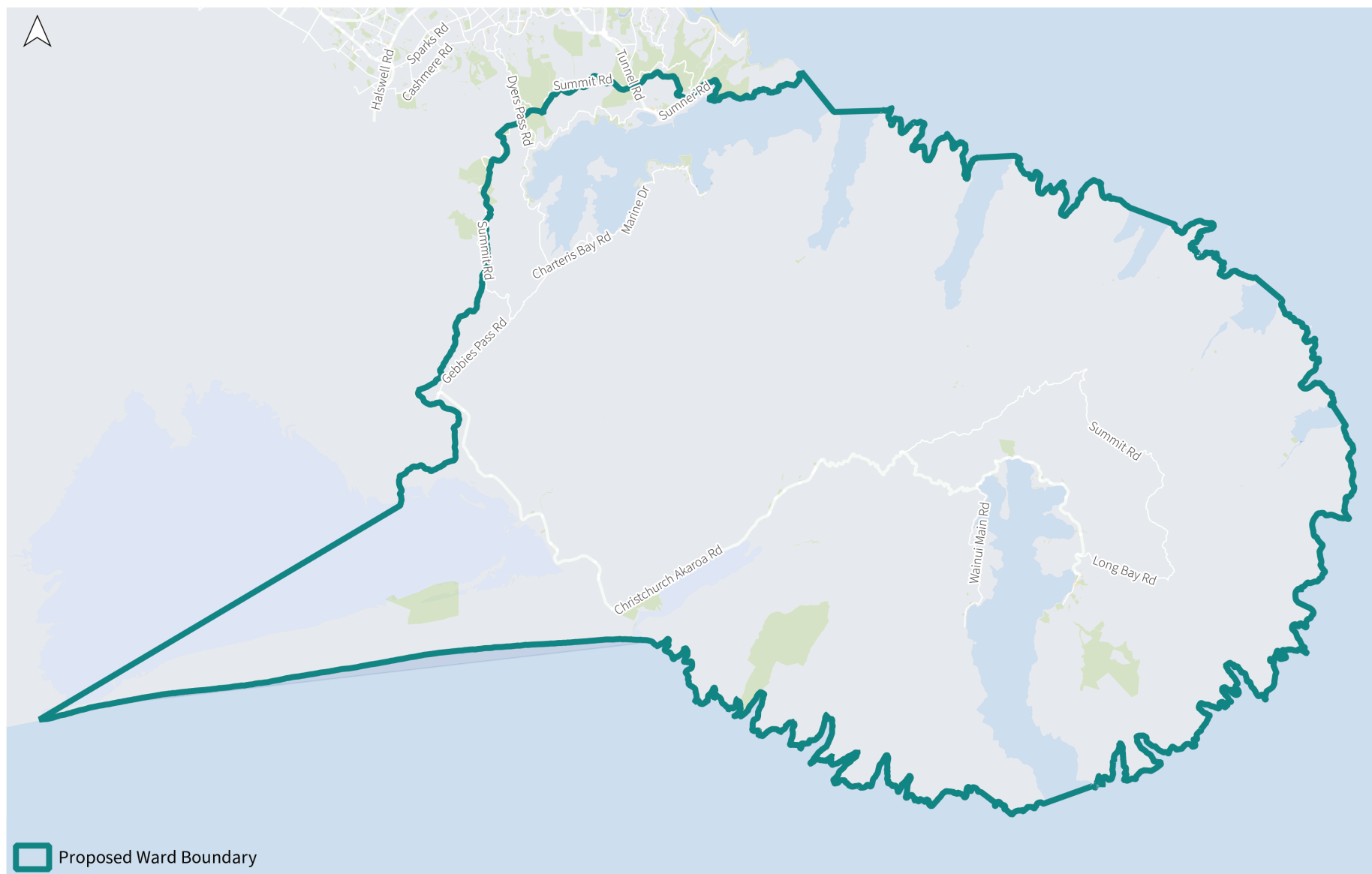
		North, Wigram South, Wigram West, Yaldhurst	
Waipapa/Papanui-Innes-Central Community Board	Belfast, Bishopdale, Bryndwr, Casebrook, Christchurch Central, Edgeware, Kainga, Linwood, Mairehau, Marshland, Merivale, Northcote, Papanui, Phillipstown, Redwood, Richmond, Shirley, St Albans, Strowan	Addington North, Avonside, Belfast East, Belfast West, Bishopdale North, Bishopdale South, Bryndwr North, Bryndwr South, Casebrook, Charleston (Christchurch City), Christchurch Central, Christchurch Central-East, Christchurch Central-North, Christchurch Central-South, Christchurch Central-West, Clearwater, Dallington, Edgeware, Ensors, Hagley Park, Holmwood, Lancaster Park, Linwood North, Linwood West, Mairehau North, Mairehau South, Malvern, Marshland, Merivale, Mona Vale, Northcote (Christchurch City), Northlands (Christchurch City), Northwood, Papanui East, Papanui North, Papanui West, Phillipstown, Prestons, Redwood East, Redwood North, Redwood West, Regents Park, Riccarton East, Richmond North (Christchurch City), Richmond South (Christchurch City), Rutland, Shirley East, Shirley West, St Albans East, St Albans North, St Albans West, Strowan, Styx, Sydenham Central, Woolston North	316800, 316900, 317200, 317300, 317400, 317600, 317800, 317900, 318400, 318600, 318800, 319000, 319400, 319600, 319900, 320000, 320100, 320500, 320800, 320900, 321300, 321400, 321700, 322100, 322200, 322600, 323000, 323100, 323200, 323400, 323800, 323900, 324600, 324800, 324900, 325200, 325300, 325700, 325800, 325900, 326400, 326500, 326600, 326800, 327000, 327100, 327800, 327900, 328100, 328500, 328800, 328900, 329600, 330100, 330500
Waihoru/Spreydon-Cashmere-Heathcote Community Board	Addington, Beckenham, Bromley, Cashmere, Clifton, Cracroft, Ferrymead, Heathcote Valley, Hillmorton, Hillsborough, Hoon Hay, Huntsbury, Kennedys Bush, Lansdowne, McCormacks Bay, Moncks Bay, Mount Pleasant, Opawa, Redcliff, Richmond Hill, Saint Martins, Scarborough, Somerfield, Spreydon, Sydenham, Sumner, Taylors Mistake, Waltham, Westmorland, Wigram, Woolston	Addington East, Addington North, Addington West, Beckenham, Bromley North, Bromley South, Brookhaven-Ferrymead, Cashmere East, Cashmere West, Christchurch Central-South, Clifton Hill, Ensors, Hagley Park, Halswell North, Heathcote Valley, Hillmorton, Hillsborough (Christchurch City), Hoon Hay East, Hoon Hay South,	322300, 323500, 324900, 325000, 325500, 326100, 326400, 326700, 326900, 327100, 327300, 327400, 327600, 327700, 328100, 328200, 328700, 328800, 329000, 329100, 329200, 329400, 329500, 329700, 329900, 330000, 330300, 330400, 330500, 330600, 330700, 330800, 330900, 331000, 331100, 331200, 331300, 331400, 331500,



		Hoon Hay West, Huntsbury, Inlet Port Lyttelton, Inlets other Christchurch City, Kennedys Bush, Lancaster Park, Middleton, Mount Pleasant, Opawa, Port Hills, Redcliffs, Sockburn South, Somerfield East, Somerfield West, Spreydon North, Spreydon South, Spreydon West, Saint Martins, Sumner, Sydenham Central, Sydenham North, Sydenham South, Sydenham West, Teddington, Tower Junction, Waltham, Westmorland, Woolston East, Woolston South, Woolston West	331600, 331800, 331900, 332000, 332100, 332300, 332400, 332600, 332700, 332800
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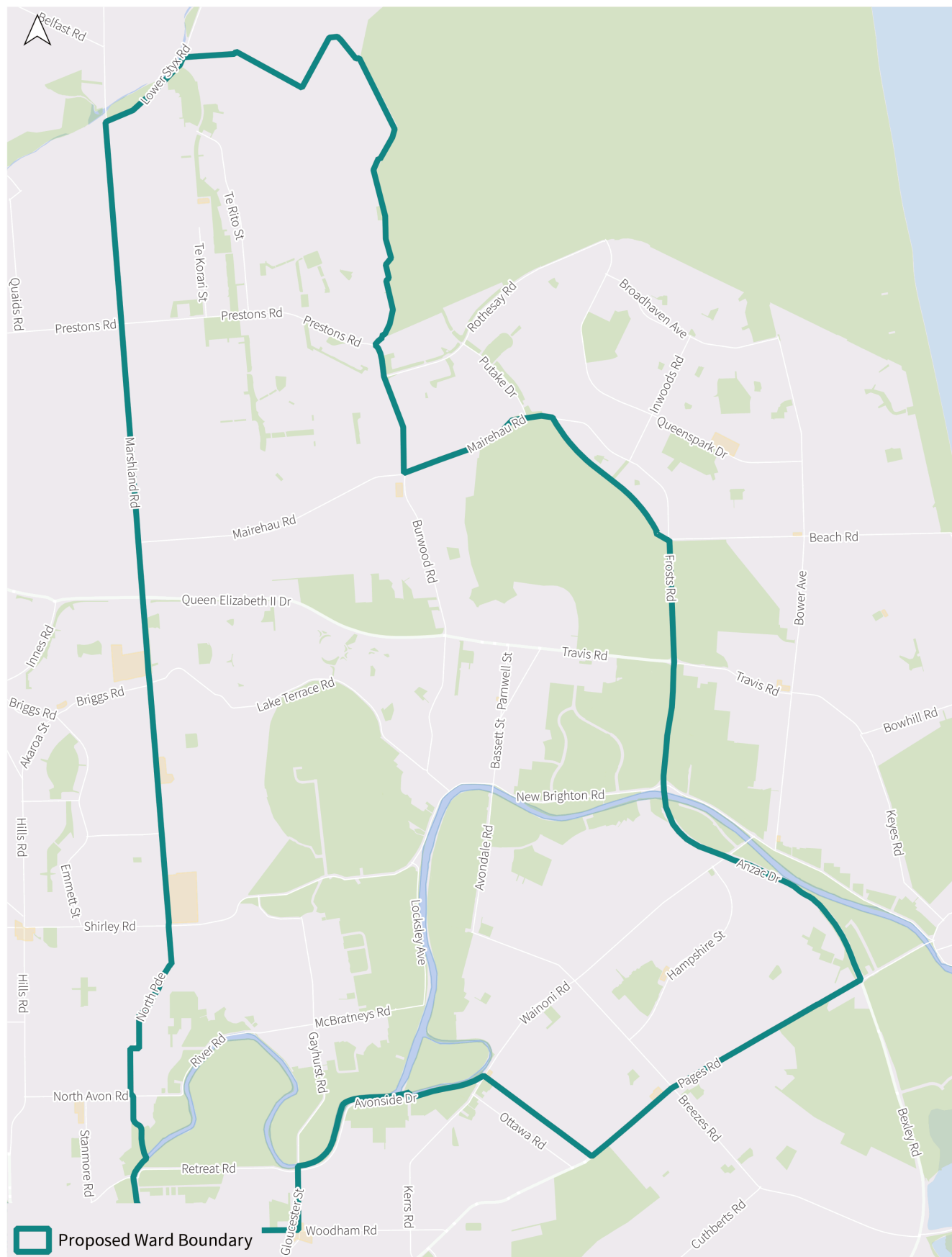


**Christchurch City Council Representation Review 2021**  
Proposed Ward Arrangement



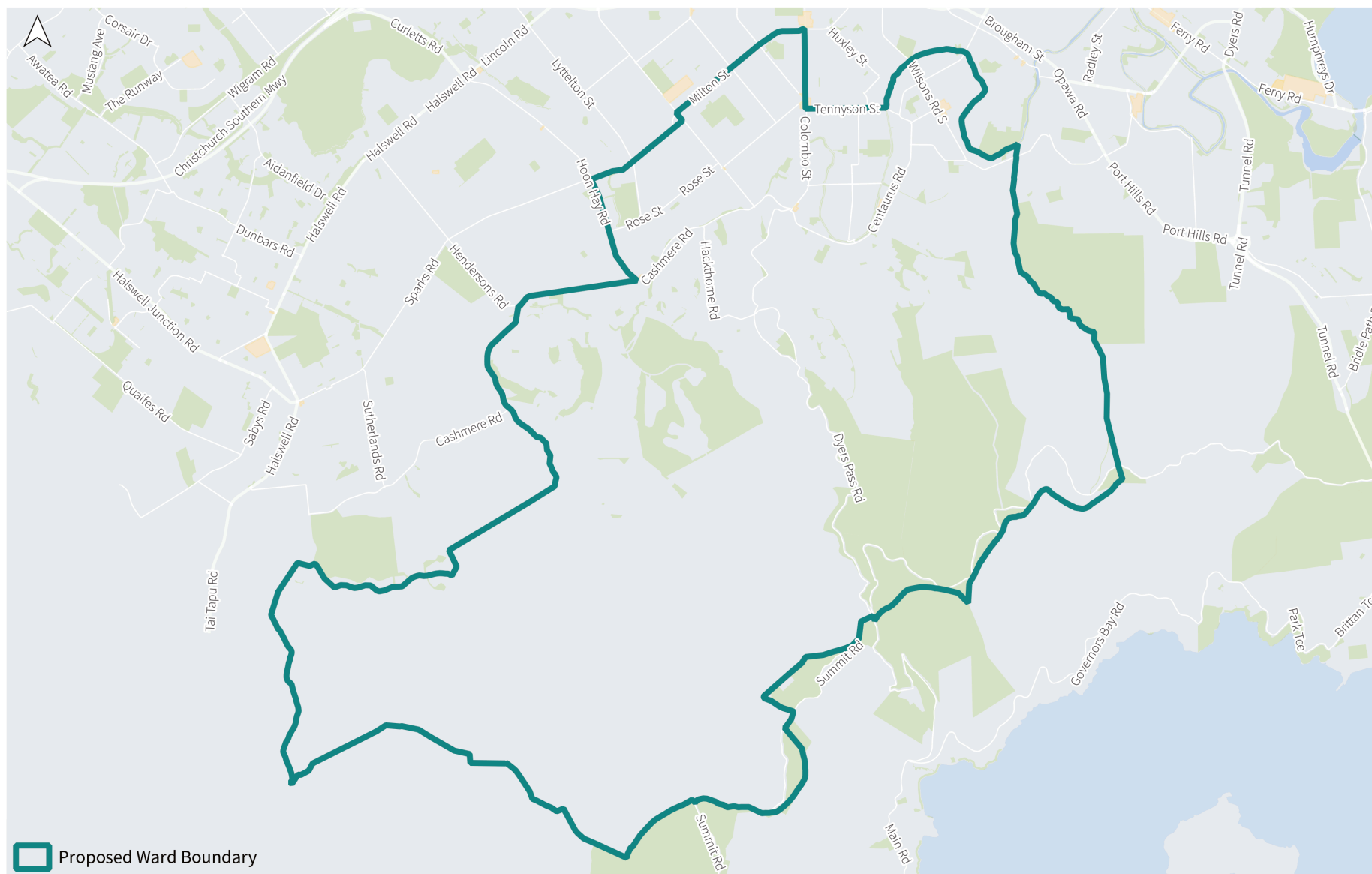
**Christchurch City Council Representation Review 2021**

Proposed Banks Peninsula Ward | Population 9400 (- 62%)



**Christchurch City Council Representation Review 2021**

Proposed Burwood Ward | Population 25380 (+ 3%)



### Christchurch City Council Representation Review 2021

Proposed Cashmere Ward | Population 26700 (+ 8%)







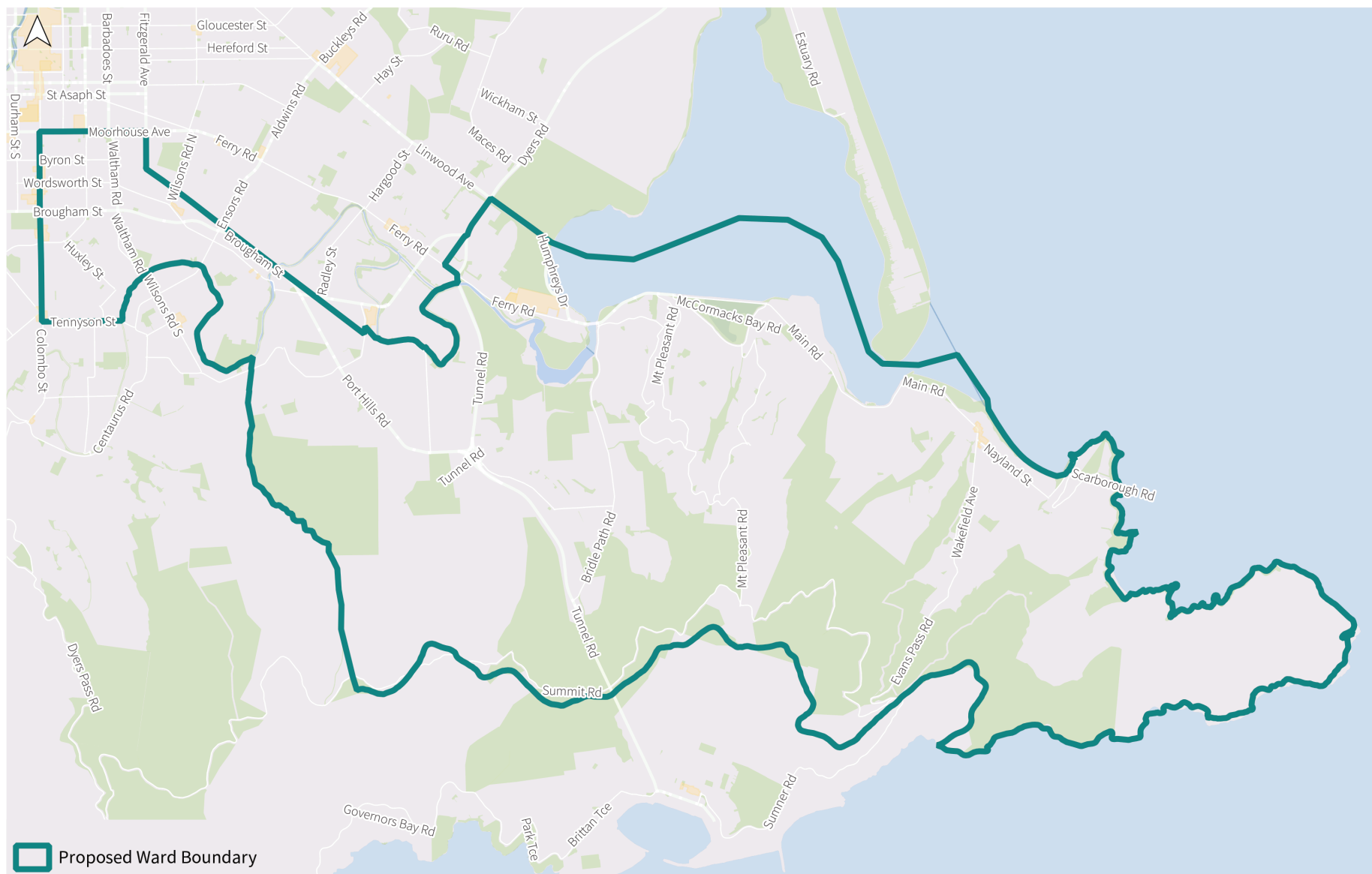
**Christchurch**  
City Council







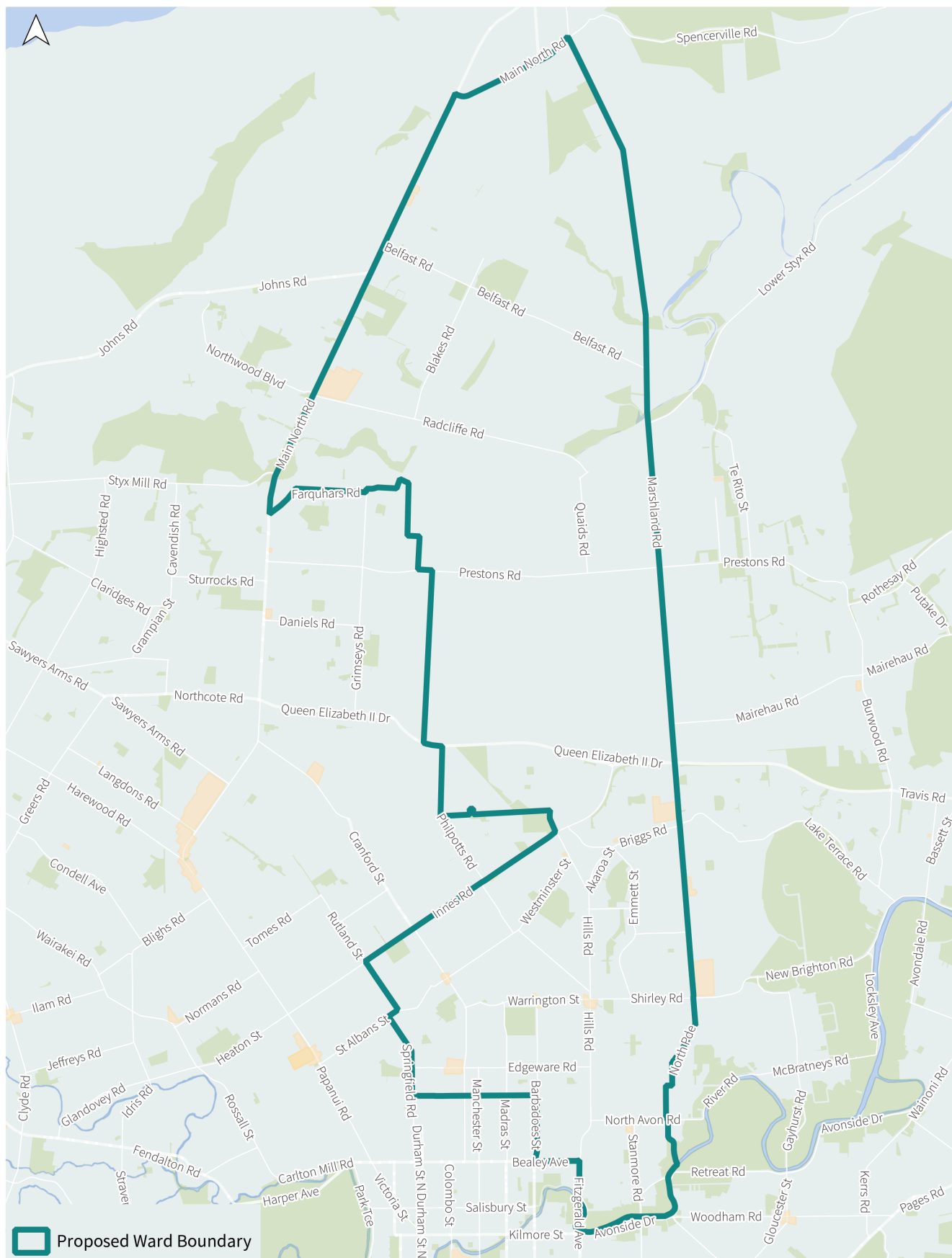




**Christchurch City Council Representation Review 2021**

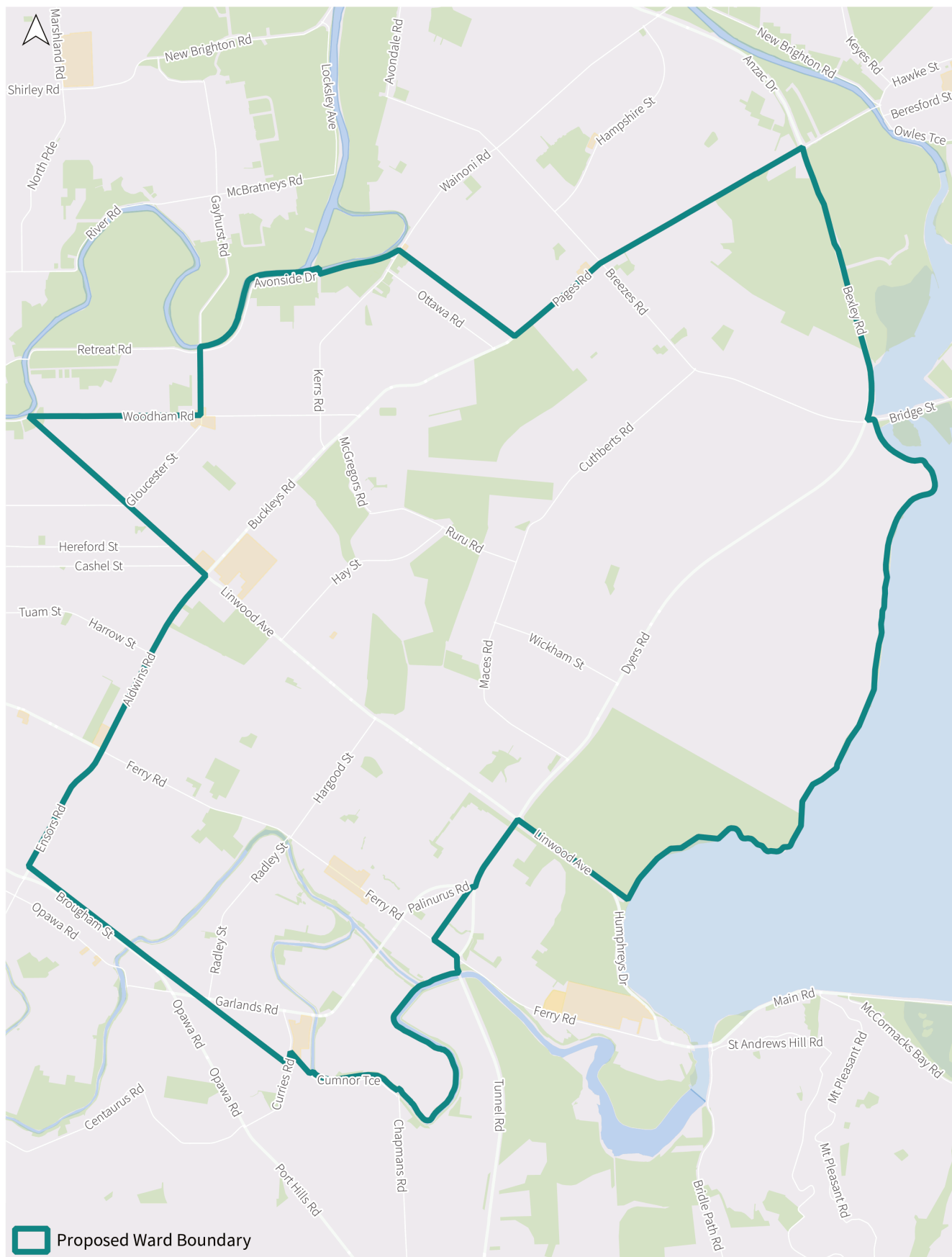
Proposed Heathcote Ward | Population 25470 (+ 3%)





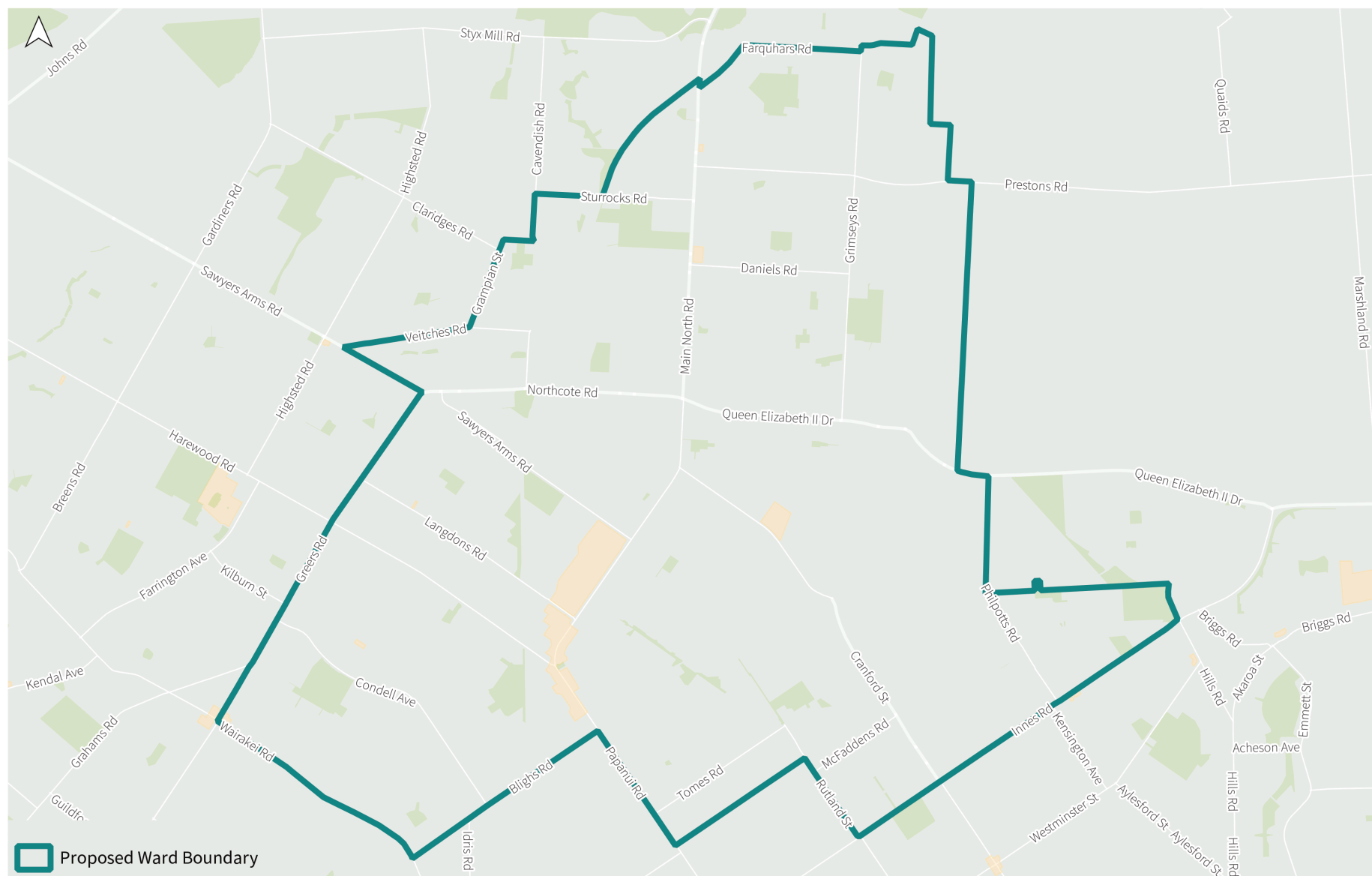
**Christchurch City Council Representation Review 2021**

Proposed Innes Ward | Population 25990 (+ 5%)



**Christchurch City Council Representation Review 2021**

Proposed Linwood Ward | Population 25170 (+ 2%)

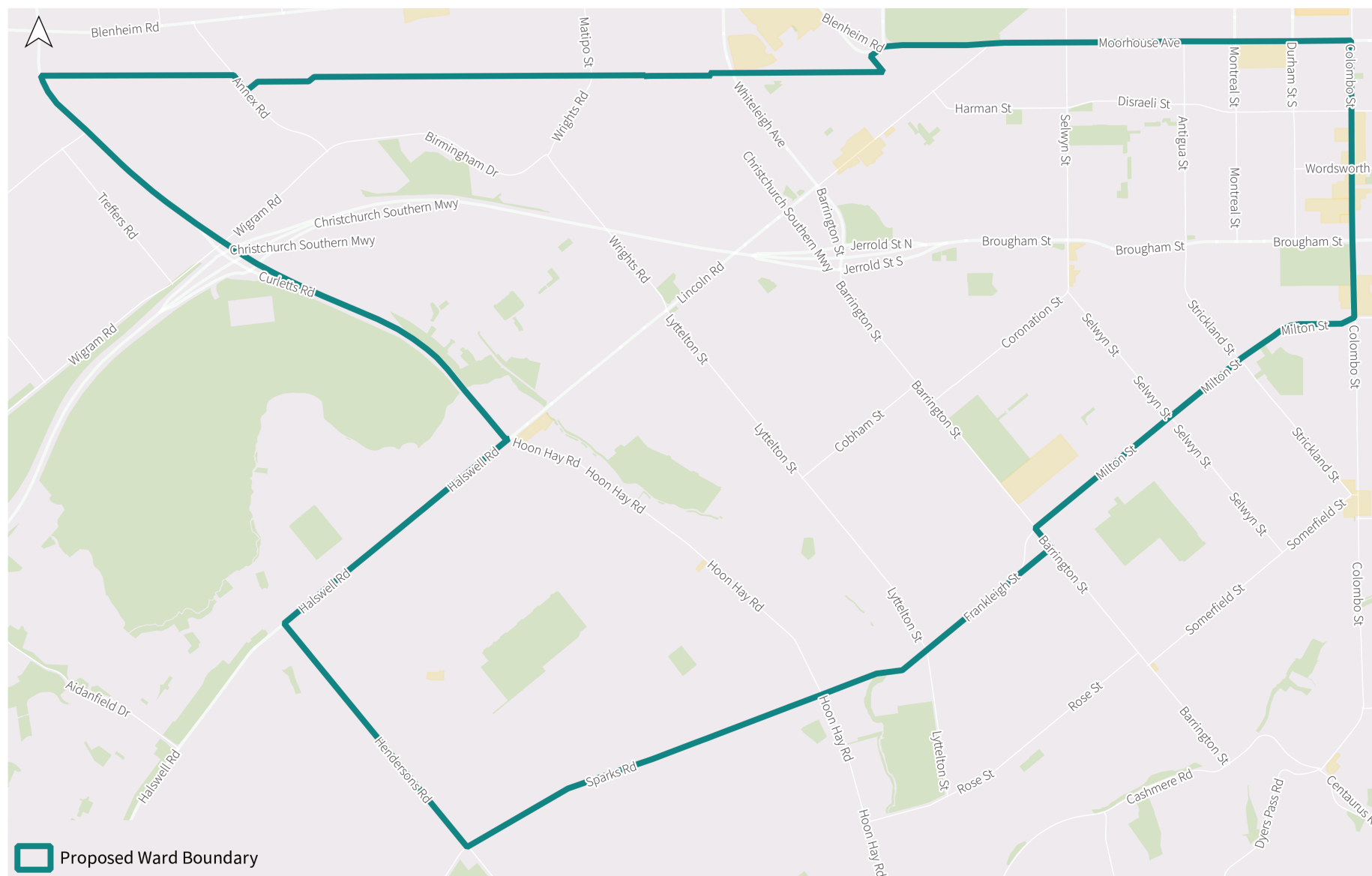


# Christchurch City Council Representation Review 2021

Proposed Papanui Ward | Population 26270 (+ 7%)

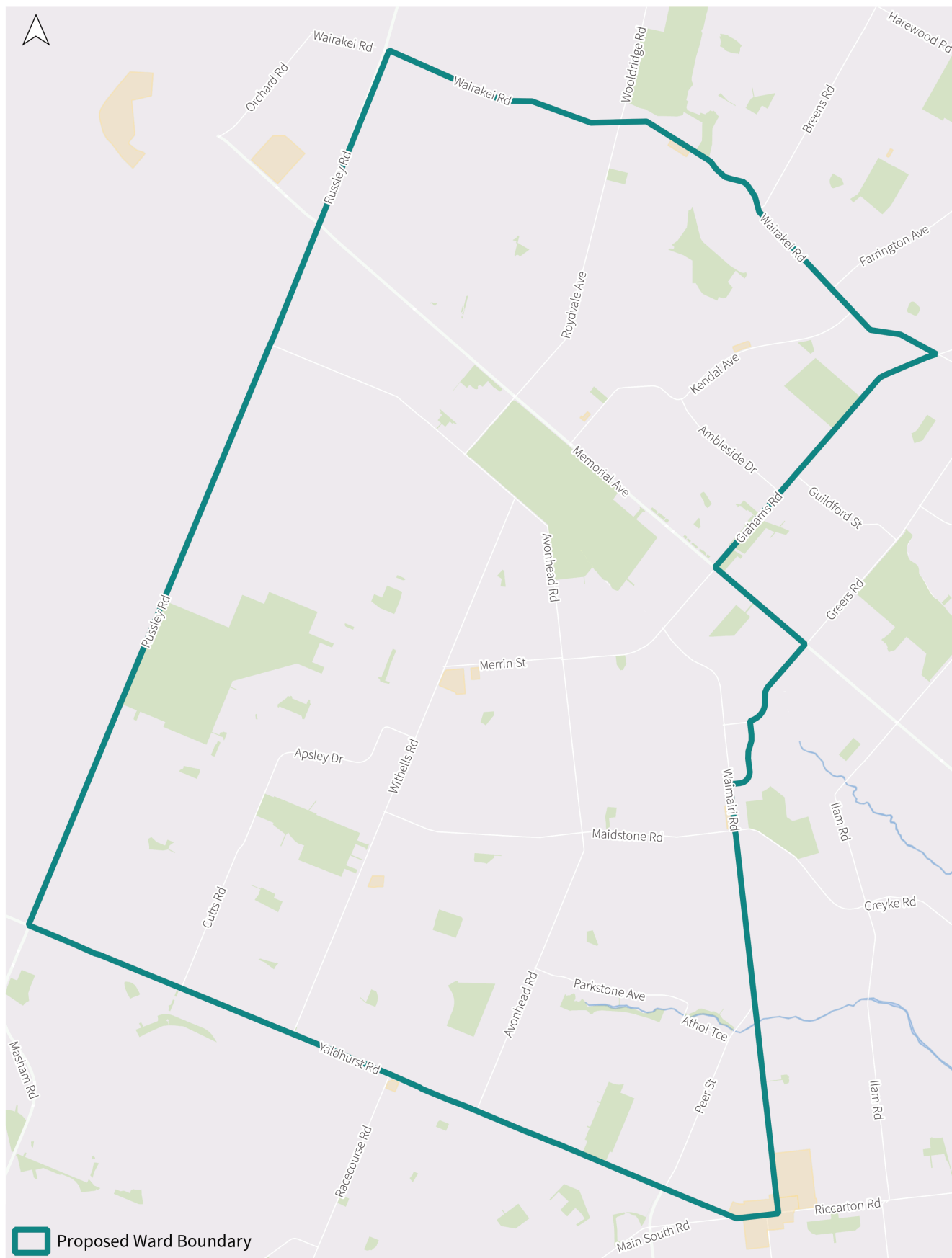






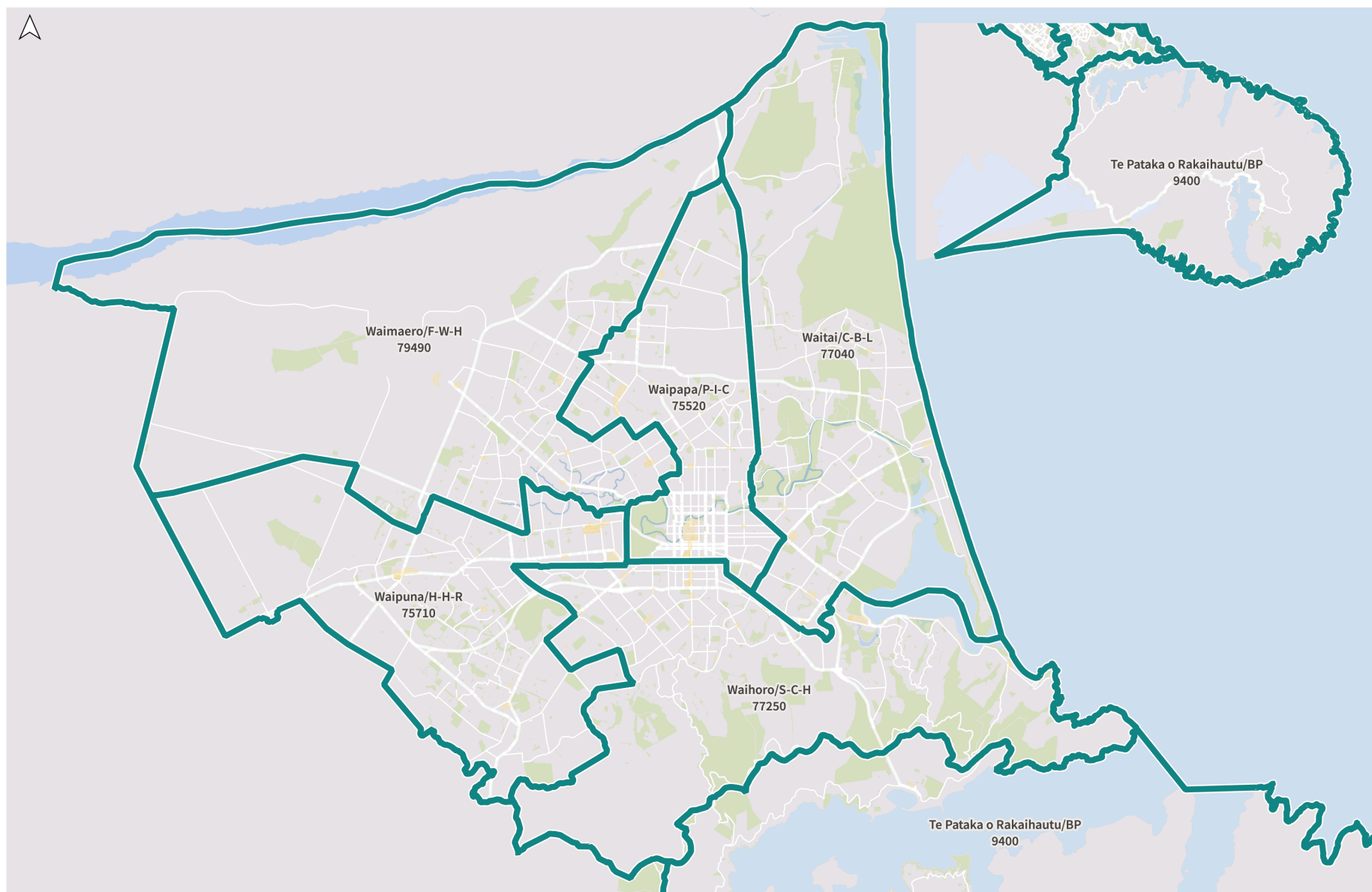
### Christchurch City Council Representation Review 2021

Proposed Spreydon Ward | Population 25080 (+ 2%)

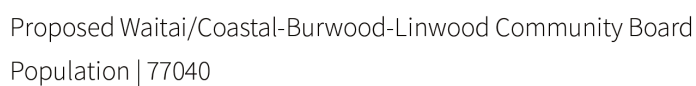


## Christchurch City Council Representation Review 2021

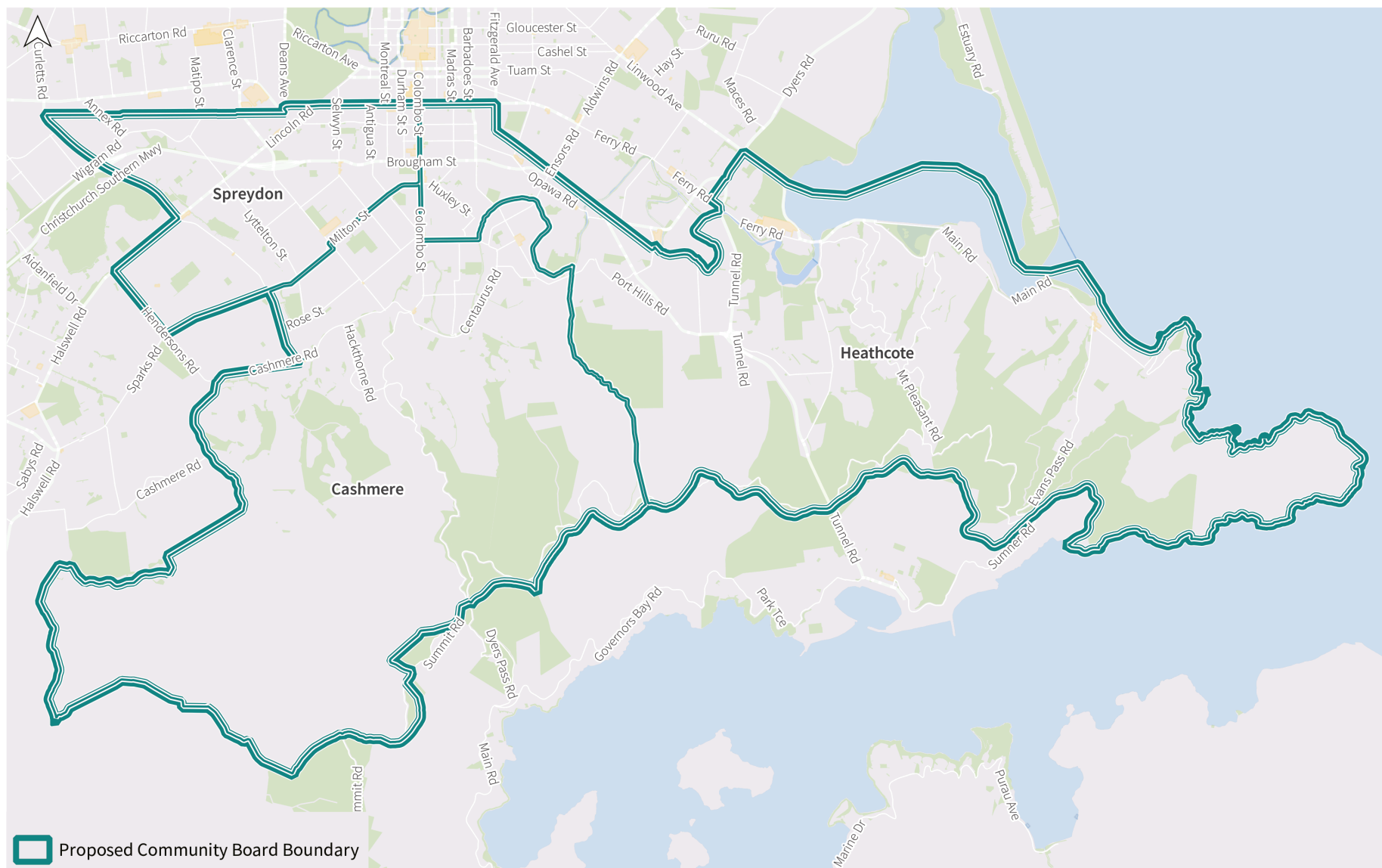
Proposed Waimairi Ward | Population 26510 (+ 8%)



**Christchurch City Council Representation Review 2021**  
Proposed Community Board Arrangement





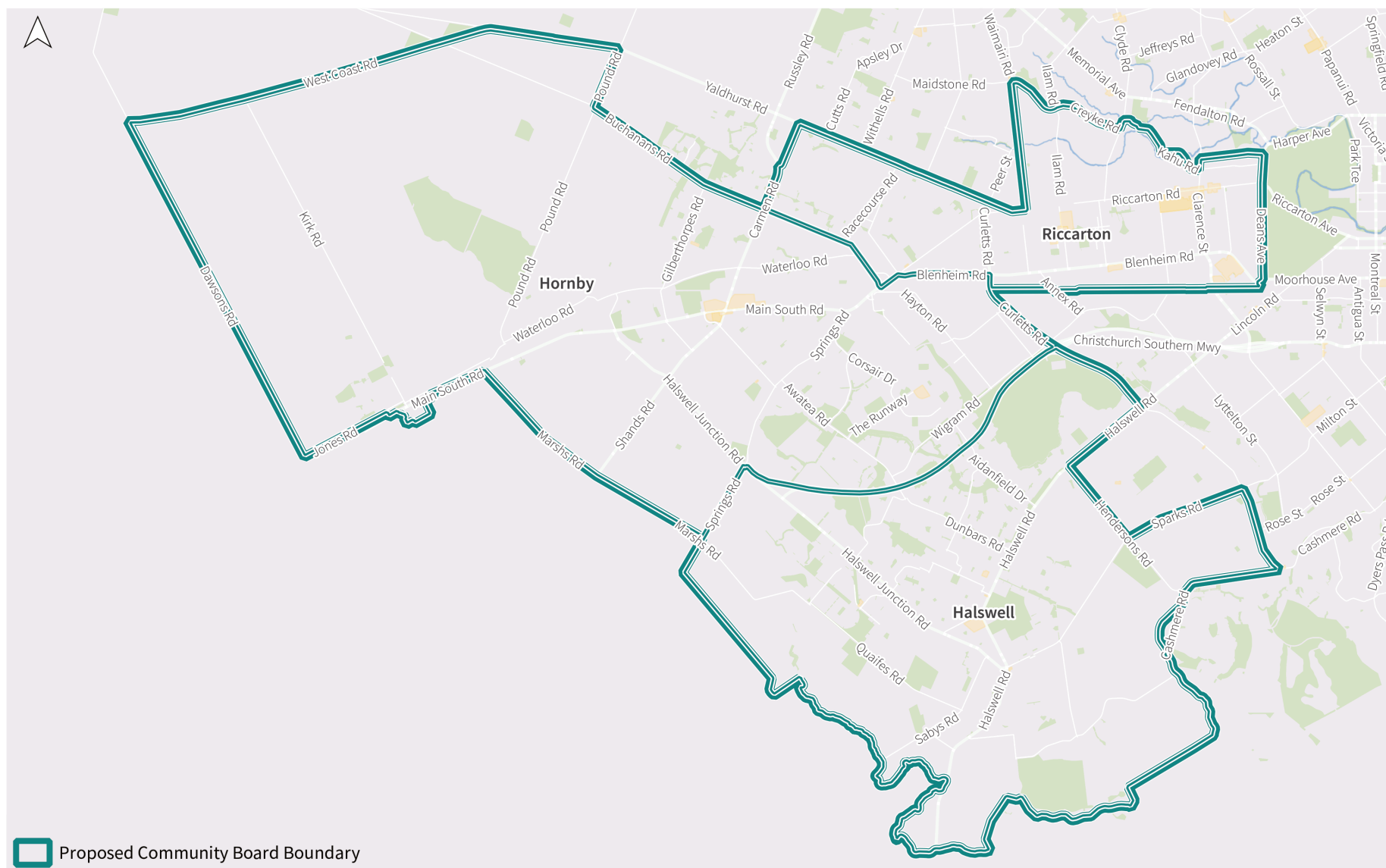


### Christchurch City Council Representation Review 2021

Proposed Waihoru/Spreydon-Cashmere-Heathcote Community Board

Population | 77250

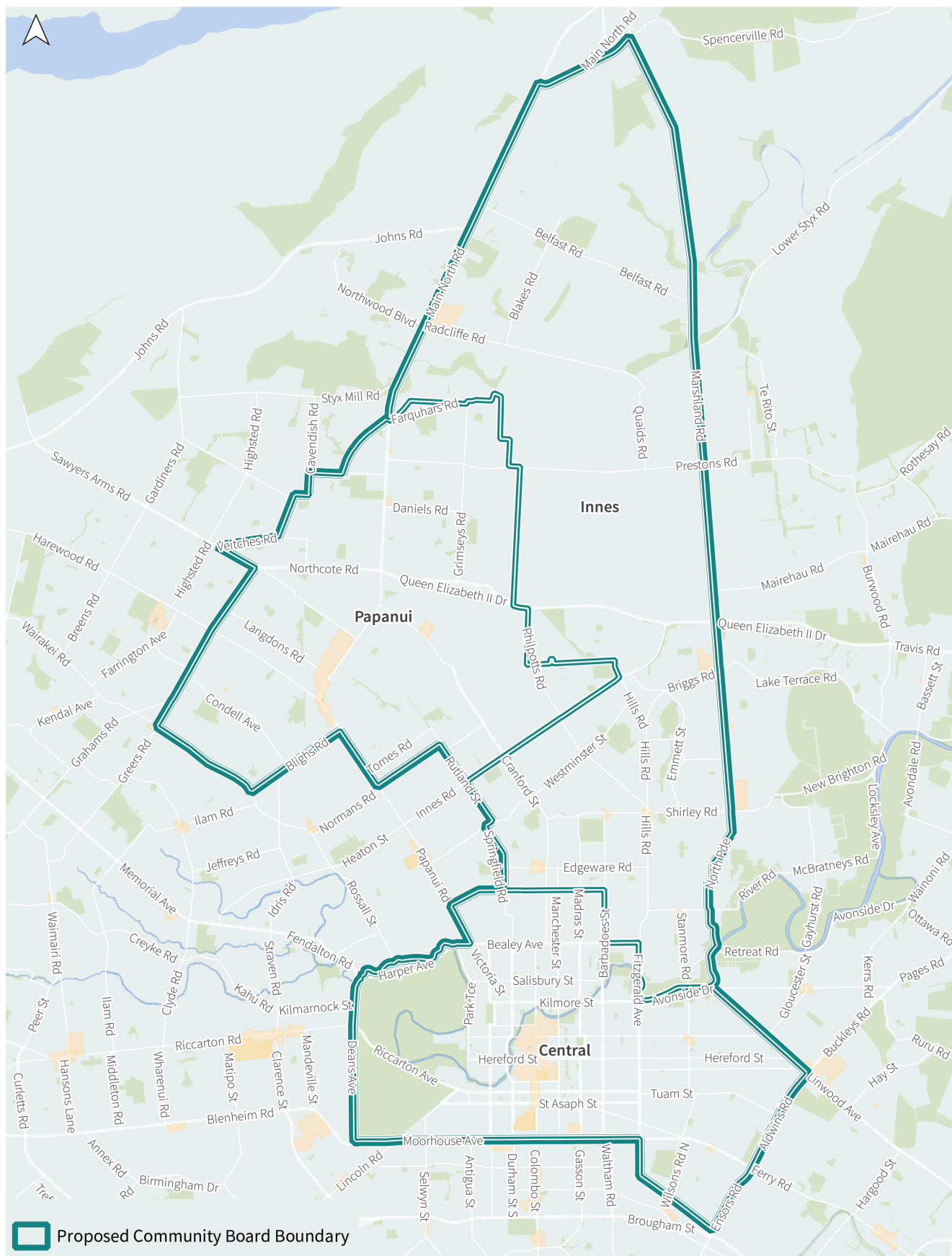




### Christchurch City Council Representation Review 2021

Proposed Waipuna/Halswell-Hornby-Riccarton Community Board

Population | 75710

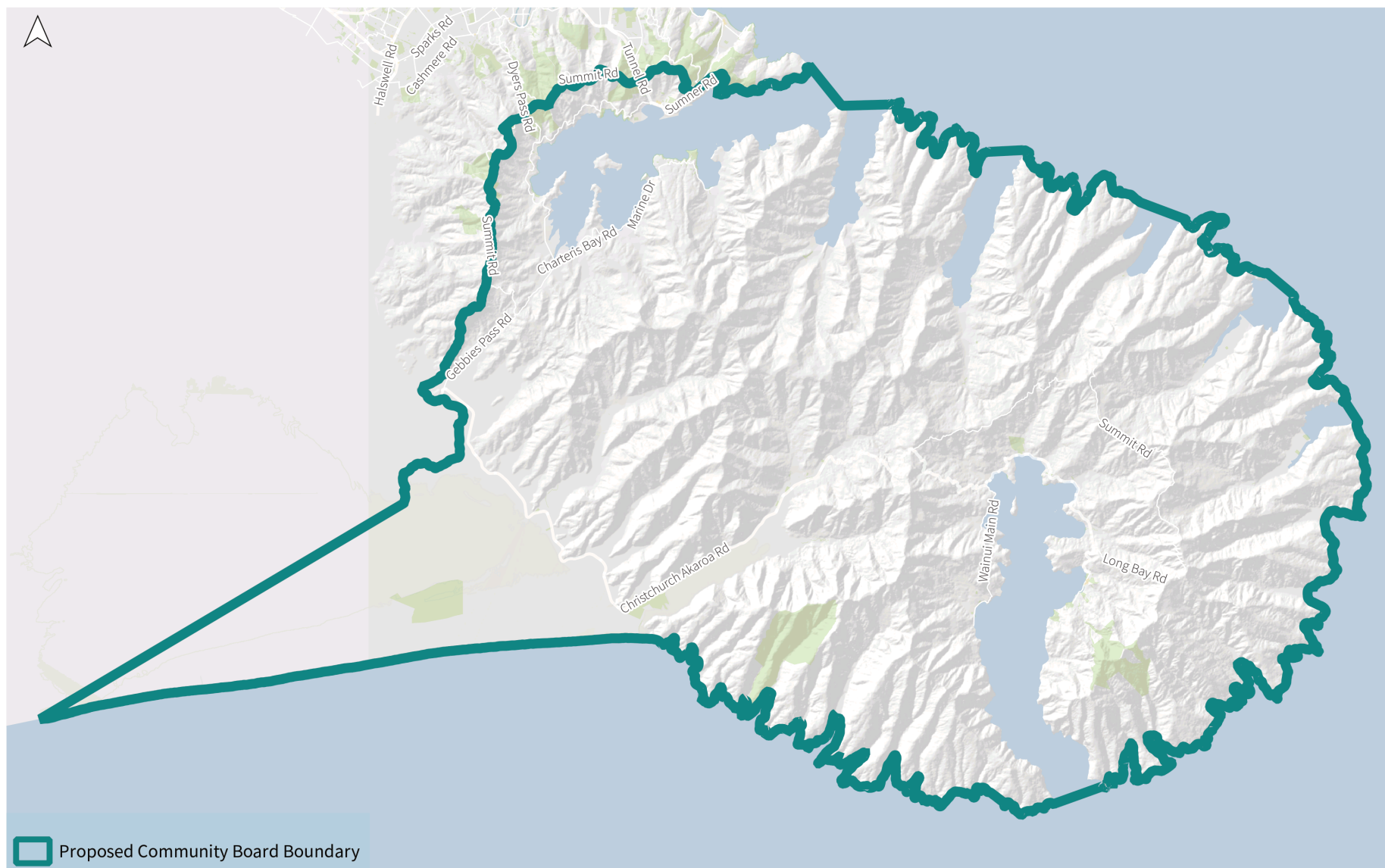


## Christchurch City Council Representation Review 2021

Proposed Waipapa/Papanui-Innes-Central Community Board

Population | 75520



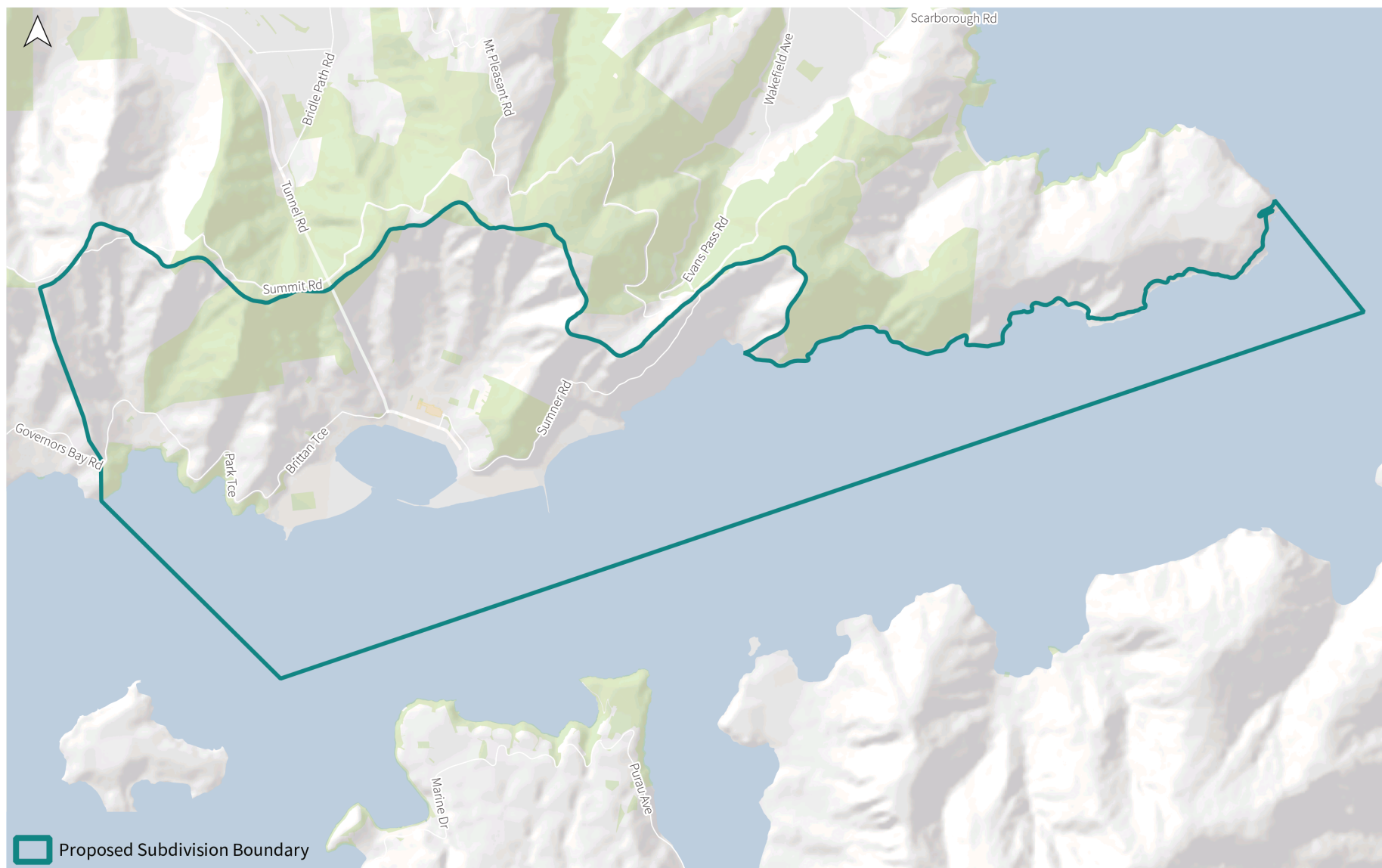


### Christchurch City Council Representation Review 2021

Proposed Te Pataka o Rakaihautu/ Banks Peninsula Community Board

Population | 9400

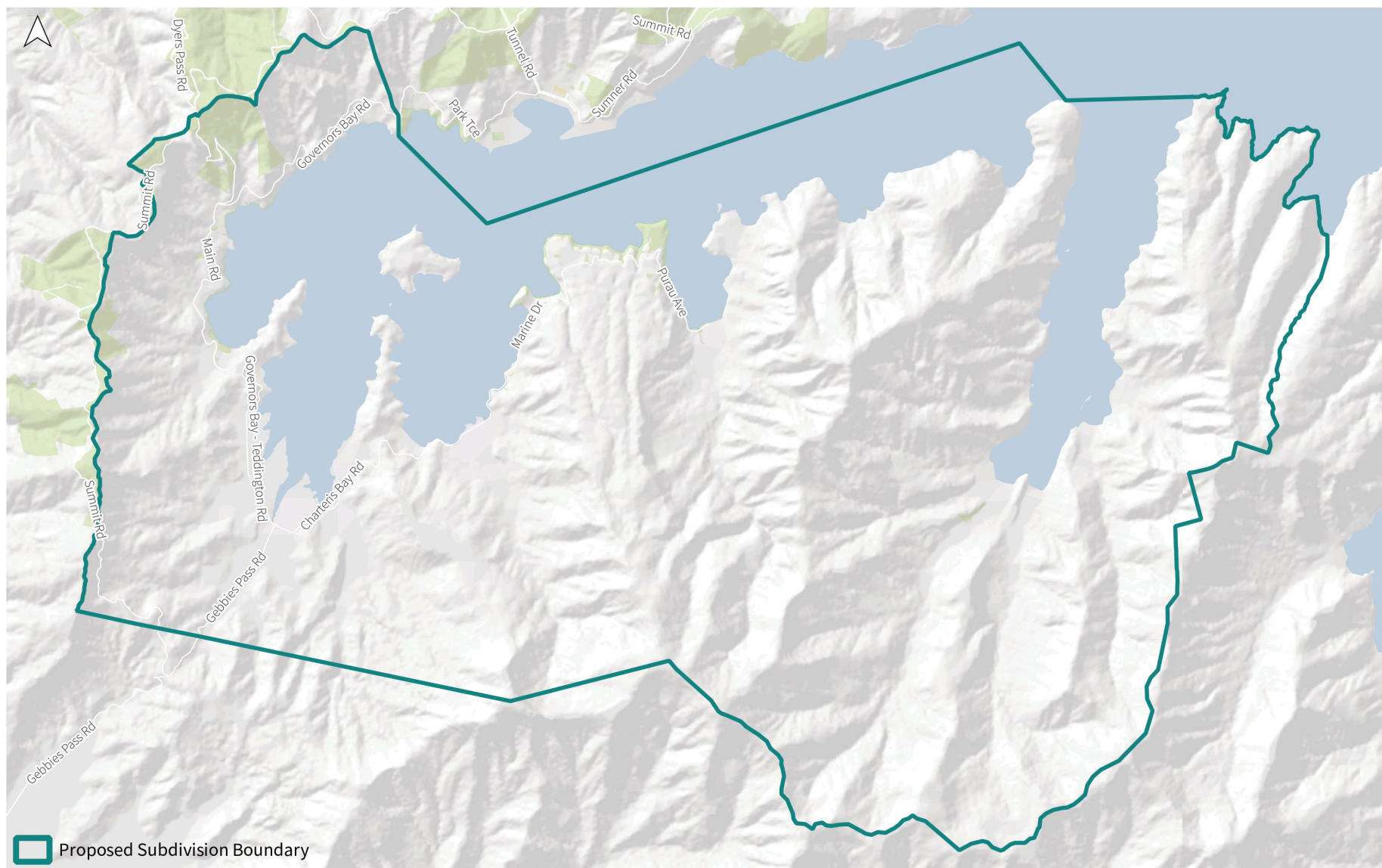




### Christchurch City Council Representation Review 2021

Proposed Lyttelton Subdivision

Population | 3080



**Christchurch City Council Representation Review 2021**

Proposed Mt Herbert Subdivision

Population | 3130

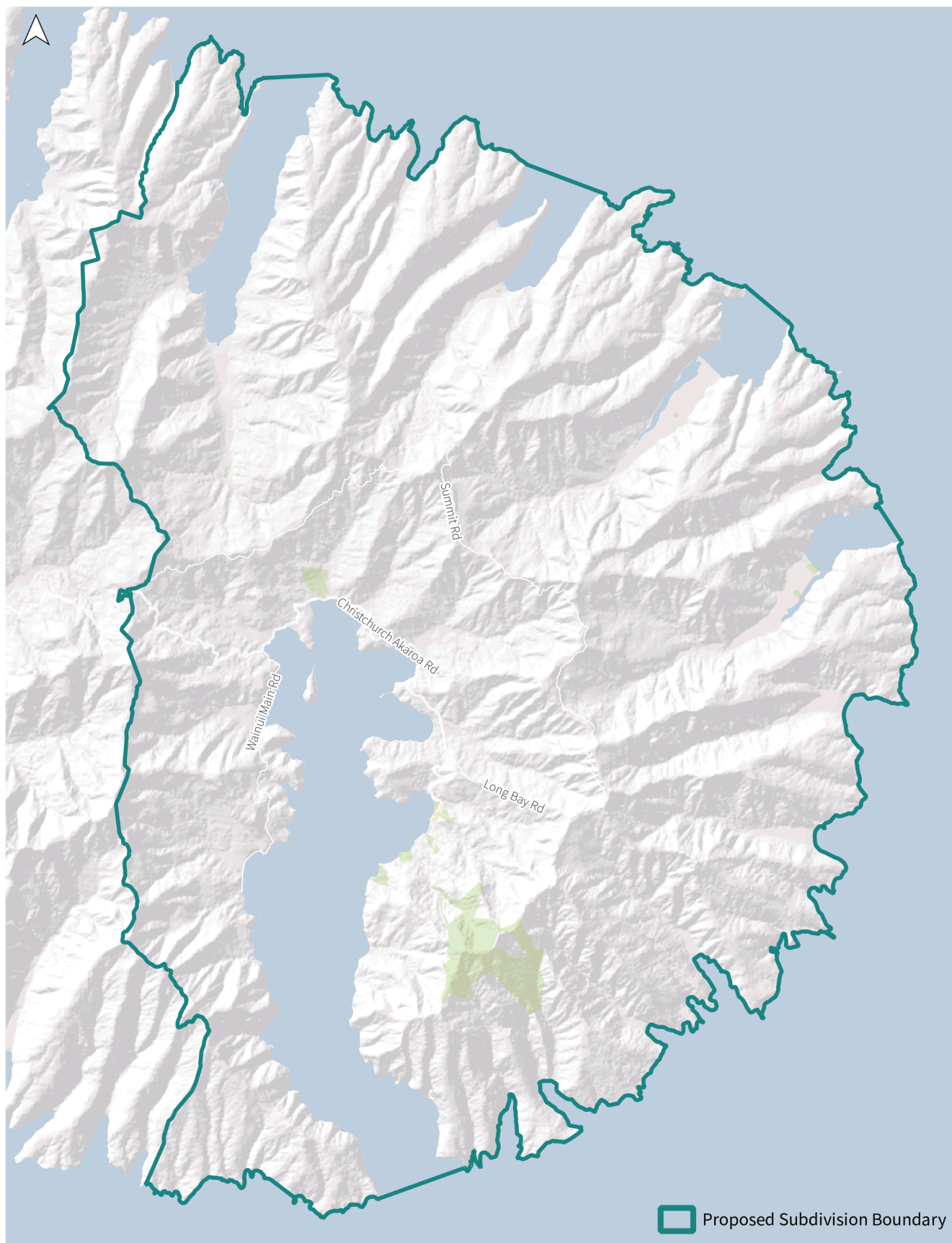


**Christchurch City Council Representation Review 2021**

Proposed Wairewa Subdivision

Population | 1240





**Christchurch City Council Representation Review 2021**

Proposed Akaroa Subdivision

Population | 1950



### Descriptions of proposed boundaries

Date: 22/02/2021

**Banks Peninsula:** The Banks Peninsula ward encompasses all parts of the Peninsula including Lyttelton, Mt Herbert, Akaroa and Wairewa. The boundary between the Banks Peninsula Ward and the urban wards runs along the top of the Port Hills, largely parallel to the summit road. This Ward remains unchanged.

**Burwood:** The population for the Burwood Ward was 15% over the total city average. The southern boundary has been adjusted from Breezes Street to instead run along Pages Road and up Avonside Drive. The south-western corner has been extended to the corner of Gloucester Street and Woodham Road. The eastern boundary follows along Anzac Drive and Frosts Road until Mairehau Road and up Burwood Road. These adjustments to the boundary means the population decreases to 3% over the total city average. The ward's western boundary runs north along Marshlands Road.

**Cashmere:** The Cashmere ward is comprised of a large majority of the city's hill suburbs, spanning from Cashmere Road in the west, to Rapaki Road and Track in the east. Cashmere's northern boundary follows the Heathcote River in parts, Frankleigh Street and Milton Street until it meets Hoon Hay Road. The western boundary extends along the Cashmere Road, encompassing what was the southern section of Halswell. Cashmere was originally -6% under the city's average population. The proposed changes made increase the population to 8% with the inclusion of Westmorland on the west, helping to decrease the population of the Halswell ward.

**Central:** The central ward is bound on its western side by Hagley Park, with the boundary running down Deans Avenue. To the north, the boundary runs along Holly Road and Canon Street until Barbadoes Street where it travels down and along Bealey, Fitzgerald Avenue and Avonside Drive. The eastern side of the central ward extends along Linwood Avenue, Aldwins and Ensors Roads, now encompassing all of Phillipstown. The southern boundary has been bought up from Brougham Street and now follows the train tracks from the eastern boundary, to Fitzgerald Avenue and along Moorehouse Avenue. These adjustments decrease the Central population to -6% of the city average, from 3%, allowing room for expected population growth.

**Coastal:** In the south, the ward is bound by part of the Avon Heathcote Estuary. The ward then extends as far north as it can go, where the ward is bound by the Waimakariri River. The western boundary now runs along Main North and Marshlands Road, following the top of the Prestons area and along the golf course to meet Mairehau Road. The boundary then follows Anzac Drive and Bexley Road. These changes increase the wards population from 0% over the city average, to 7%.

**Fendalton:** The Fendalton ward spans from Papanui Road, Rutland Street and Springfield Road in the east. The western boundary runs along Grahams Road, Memorial Avenue and Greers Road, which is an expansion of the original boundary into the Waimairi Ward. Wairakei and Blighs Roads form the northern boundary, whilst the southern boundary is formed by Creyke, Kotare, Kahu Roads and Matai Street, and then follows the edge of Little Hagley Park all the way through to Bealey Avenue. Together, with the slight expansion to the west and southern boundaries, brings the Fendalton population up from -1%, to 7%.

**Halswell:** The Halswell ward has experienced significant population growth and the current boundaries have a population of 29% over the city average; it is known that growth in Halswell is set to continue. To accommodate this growth and future growth, the proposed northern boundary runs along the Christchurch Southern Motorway, where originally the boundary ran along Springs Road.



The southern boundary follows along part of Kennedys Bush Road, cutting across to Hoon Hay Valley Road. The western boundary is dictated by the boundary between Christchurch City and Selwyn, whilst the eastern edge of the ward follows Cashmere Road until Hoon Hay Road, then up Hendersons Road and along Sparks and Halswell Road, a change from the original boundary. These proposed changes bring the Halswell population to -7% of the city average, accommodating future growth.

**Harewood:** Harewood contains a substantial proportion of the city's western Greenfield areas, as well as capturing parts of Papanui, Bishopdale and Casebrook. The southern boundary now runs along West Coast Road, and travels down Pound Road to Buchanans Road. To the north the ward is bound by the border between Christchurch City and Waimakariri District, which follows the Waimakariri River. The western boundary is formed by the border between Christchurch City and Selwyn District. To the east the boundary now follows Main North Road until the train tracks, along Surrocks and Cavendish Road. It then follows Grampian Street and continues down Greers Road until Wairakei Road and then down Russley Road. This increases the Harwood population from -7%, to 8% above the city average.

**Heathcote:** Based on the current boundaries Heathcote's population is 10% over the city average, and so where possible minor changes to the boundaries were made. The Heathcote ward spans all the way from Godley Head in the east, encompassing the rest of the city's coastal areas including Sumner, Redcliffs and Mt Pleasant. To the west, the proposed boundary runs along part of Colombo Street, following along Tennyson Street, Fifield Terrace and Rapaki Road. The southern boundary, which is shared with the Cashmere and Banks Peninsula wards, goes down Tennyson Street, follows the Banks Peninsula Summit Road boundary. To the north, the ward boundary follows the pattern of Main Road through the estuary, goes up and around Brookhaven, and then follows Brougham Street into the central city. The adjustments to the boundary decrease the population to within 3% of the city's population average.

**Hornby:** Hornby has the capacity to accommodate a portion of the population in Halswell. To the west and south, the ward is bound by the border between Christchurch City and Selwyn district. The proposed eastern boundary is shared with Halswell, starting at Springs Road, and running up along the Christchurch Southern Motorway until Curletts Road. The proposed northern boundary comprises of Buchanans, Pound and West Coast Roads, which gives Hornby the extra capacity to accommodate the additional population from Halswell. This changes Hornby's population from 0% over the city average population, to 4% over.

**Innes:** Large parts of the Innes ward are zoned as residential medium density, to help accommodate the increase in population that will come with intensification it is proposed that the northern boundary is moved south to the junction of Main North and Marshland Roads. The eastern boundary follows Marshland Road and North Parade. To the west, the ward is bound by Main North Road, Farquhars Road, running down Philpotts Road and Innes Road. The southern boundary is shared with the Central ward and runs along Holly Road, Packe Street, Bealey Avenue, and Avonside Drive. These changes put the population in Innes 5% above the city average.

**Linwood:** The Linwood ward is bordered by the Burwood ward in the north, and the Heathcote ward in the south. The northern boundary runs along Avonside Drive, down Bickerton Road and along Pages Road; the southern boundary follows Brougham Street until Cumnor Terrace where it begins following the Heathcote River. To the east the boundary follows the edge of the Avon Heathcote Estuary, and the proposed western boundary is comprised of Aldwins Road, Linwood Avenue and Woodham Road. As large parts of the Linwood ward are zoned as residential medium density and

residential suburban density transition this change allows for population growth over the next 6 years, bringing the population down from 6% over the city average, to 2% over the city average.

**Riccarton:** The Riccarton Ward lies to the west of Hagley Park, bordered by the Fendalton Ward in the north, and Spreydon in the south. The eastern boundary runs down Deans Avenue, while the western boundary is comprised of Waimairi Road, Yaldhurst Road and Steadman Road. The southern boundary follows the railway lines to Annex Road, then goes up Curletts Road and along Blenheim to meet Main South Road and up Buchanans Road. The ward's proposed northern boundary is comprised of Maidstone Road, Creyke Road, Kotare, Kahu and Matai Streets. The proposed boundary changes increase the wards population to 10% over the cities average, an increase from 8%.

**Spreydon:** The Spreydon ward is comprised of the Spreydon area, along with parts of Barrington, Hoon Hay and Riccarton. The northern boundary is shared with the Riccarton ward and runs along part of Moorehouse Avenue and the railway tracks; the southern boundary is comprised of Sparks Road, Frankleigh and Milton Street. To the west the proposed boundary is Curletts Road, Halswell and Hendersons Road, originally it ran along the river to Curletts Road. The eastern boundary is shared with Cashmere and Heathcote wards, and is comprised of Colombo Street. These changes decrease the Spreydon population from 5% to 2% below the cities average population. This accounts for further population growth.

**Papanui:** The proposed northern boundary of Papanui is shared with Innes, and follows along Farquhars Road. The eastern boundary remains unchanged until Philpotts Road where it runs down and across to Hills Road. The southern boundary is made up of Innes Road, Rutland Street, Mays, Papanui, Blighs and Wairakei Road. The western boundary goes up Greers Road, along part of Sawyer Arms and Veitch Road, up Grampian Street, Cavendish Road and Sturrocks Road, where it then follows the train tracks up to the northern boundary. These boundary adjustments change the population average to 7%, up from 1%.

**Waimairi:** The Waimairi northern ward boundary runs along Wairakei Road, and Russley Road makes up the western boundary. The proposed eastern boundary follows Graham Road down to Memorial Avenue, along part of Greers Road and Tudor Avenue, and down Waimairi Road. Yaldhurst Road marks the southern boundary. These boundary changes -2% below the city average, to 8% above the city average.

**The proposed ward boundaries include the following changes:**

NB: Where a boundary runs along a road, the street centreline is the boundary.

1. The northern boundary of the Hornby ward shifts to the south, running down West Coast Road. The area to the north of West Coast Road moves into the Harewood ward.
2. The area of the Hornby ward bounded by Pound Road, Yaldhurst Road, Steadman Road, Carmen Road and Buchanans Road is proposed to move to the Harewood ward.
3. The area of the Hornby ward bounded by Carmen Road, Steadman Road, Yaldhurst Road, English Street, Main South Road, Racecourse Road and Buchanans Road is proposed to move to the Riccarton ward.
4. Wigram moves from the Halswell ward to the Hornby ward, the boundary between the Hornby and Halswell wards becomes the Christchurch Southern Motorway.
5. The northwest boundary of the Spreydon ward shifts further to the west from Annex Road to Curletts Road.
6. To the south, the boundary between the Spreydon and Cashmere wards shifts from the river to Halswell Road.
7. The area of the Spreydon ward bounded by Sparks Road, Lyttelton Street, Marley View Street, and the Heathcote River is proposed to be split between the Cashmere and Halswell wards. The area to the west of Hoon Hay Road shifts to the Halswell ward while the area to the east shifts to the Cashmere ward.
8. Westmorland moves into the Cashmere ward, and the boundary between the Cashmere ward and the Hornby ward is now Cashmere Road and Kennedys Bush Road.
9. The corner of the Spreydon ward boarded by Milton Street, Colombo Street and Strickland Street moves into the Cashmere ward.
10. The northern boundary of the Spreydon ward shifts to Moorhouse Avenue, and the area bounded by Moorhouse Ave, Colombo Street, Brougham Street and Selwyn Street moves from the Central ward into the Spreydon ward. This retains all of Sydenham within a single community board.
11. The area bounded by Moorhouse Avenue, Fitzgerald Avenue, Shakespeare Road, Waltham Road, Brougham Street and Colombo Street moves from the Central Ward into the Heathcote ward.
12. A small change to the Heathcote ward moves the boundary north from Shakespeare Road to Brougham Street where it joins the current boundary.
13. The area of the Linwood ward bounded by Brougham Street, Ensors Road, Aldwins Road, Linwood Avenue, Olliviers Road, Tuam Street and Fitzgerald Avenue moves to the Central Ward.
14. The area of the Central ward bounded by Linwood Avenue, Woodham Road and Worcester Street moves to the Linwood ward.

15. The boundary between the Linwood and Burwood wards shifts to Pages Road, and the area bounded by Pages Road, Shuttle Drive, Cuthberts Road, Breezes Road, and Bexley Road moves from the Burwood ward into the Linwood ward.
16. A small change to the boundary between the Burwood and Coastal wards moves the boundary to Anzac Drive.
17. The area bounded by Rothesay Road, Mairehau Road and Burwood Avenue that is currently in the Burwood ward moves to the Coastal ward.
18. The area of the Central ward bounded by North Parade, the Avon River, Gloucester Street, Woodham Road, the Avon River and Eveleyn Couzins Avenue moves to the Burwood ward.
19. The boundary between the Central and Innes wards moves to Barbadoes Street and Bealey Avenue.
20. The area of the Central ward bounded by Eveleyn Couzins Avenue, the Avon River, Fitzgerald Avenue, Bealey Avenue, Barbadoes Street, Canon Street, Geraldine Street, Edgeware Road, Hills Road and North Avon Road moves to the Innes ward.
21. The area to the north of the Innes ward bounded the current Boundary of the Coastal ward in the east and south and Marshland Road in the west moves to the Coastal ward.
22. The northern boundary of the Papanui ward moves south to Farquhars Road, the area to the north of Farquhars Road moves to the Innes ward.
23. The corner of the Innes ward bounded by Cranford Street, Innes Road, Hills Road, Philpotts Road, Queen Elizabeth II Drive and Winters Road moves to the Papanui ward.
24. A small change moves the boundary between the Papanui and Harewood ward to Cavendish Road and Sturrocks Road.
25. The area of the Waimairi ward bounded by Memorial Avenue, Grahams Road, Wairakei Road and Greers Road moves to the Fendalton ward.
26. The south east boundary between the Fendalton and Waimairi wards moves from Ilam Road and Ilam Stream to Greers Road, Tudor Avenue and Waimairi Road.
27. The boundary between the Waimairi ward and Riccarton ward moves from Avonhead Road and Maidstone Road to Yaldhurst Road, Riccarton Road and Waimairi Road.

## Representation Review Survey

In developing the Initial Proposal for its representation arrangements for the 2022 triennial election, the Council's Research and Monitoring Team carried out an online survey of a geographically representative sample of Christchurch residents. The Representation Review Survey was open from January to the beginning of February 2021. The survey was emailed to 3147 residents and received a total of 940 responses from Christchurch residents.

The Representation Review Survey sought feedback from a random, geographically representative sample of Christchurch residents to help determine where communities of interest are, and how councillors and community board members should be elected.

Those surveyed identified their local communities based on areas they feel an affinity with; where they have things in common with their neighbours; and areas where they use shared facilities and services, e.g. schools, recreational and cultural facilities, parks, shops and shopping centres, and public transport.

All wards met their representative quota with the exception of Central (-1%) and Fendalton (-1%).

Ward	Target (%)	Actual (%)
Banks Peninsula	2	4
Burwood	7	7
Cashmere	6	6
Central	7	6
Coastal	6	6
Fendalton	6	5
Halswell	7	7
Harewood	6	6
Heathcote	7	7
Hornby	6	6
Innes	6	6
Linwood	7	7
Papanui	7	7
Riccarton	7	7
Spreydon	7	7
Waimairi	6	6

*Thinking about how we elect councillors for Christchurch City... Should councillors be elected from wards, 'at large' across the whole city, or by a mix of both from wards and 'at large'?*

Answer	%
From wards (status quo)	48%
At large across the whole city	8%



By a mix of both wards and at large	41%
Multi-member wards	3%

*Thinking about how we elect community board members for Christchurch City... Should community board members be elected 'at large' across the whole community board area, or by subdivisions for electoral purposes?*

#### Metropolitan Boards

Answer	%
By ward for electoral purposes (status quo)	73%
'At large' across the community board area	28%

#### Banks Peninsula

Answer	%
Using subdivisions for electoral purposes (status quo)	84%
'At large' across the community board area	16%

**We asked respondents to tell us about their local communities...**

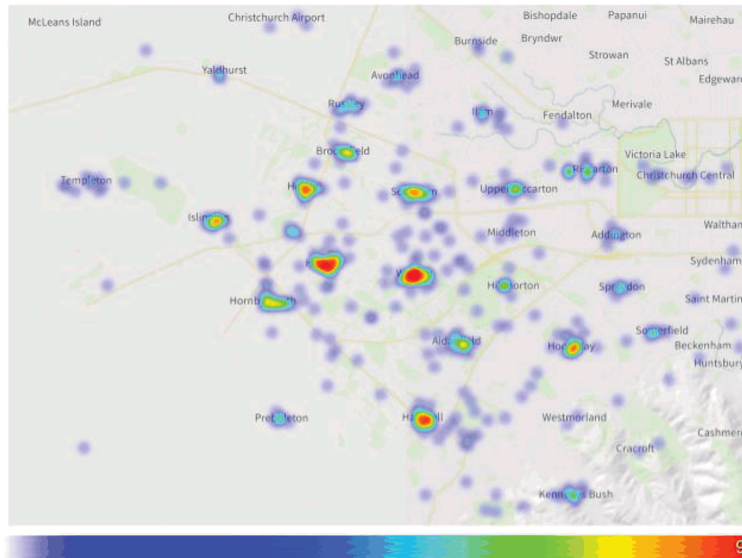
*“It is important that our representation arrangements achieve fair and effective representation for communities in our city. To achieve the best representation arrangement for our communities, it is important that we understand where these communities of interest are.*

*Using the map below, please indicate the area(s) that you consider **best represent your local community**.*

*To help define your local community, think about:*

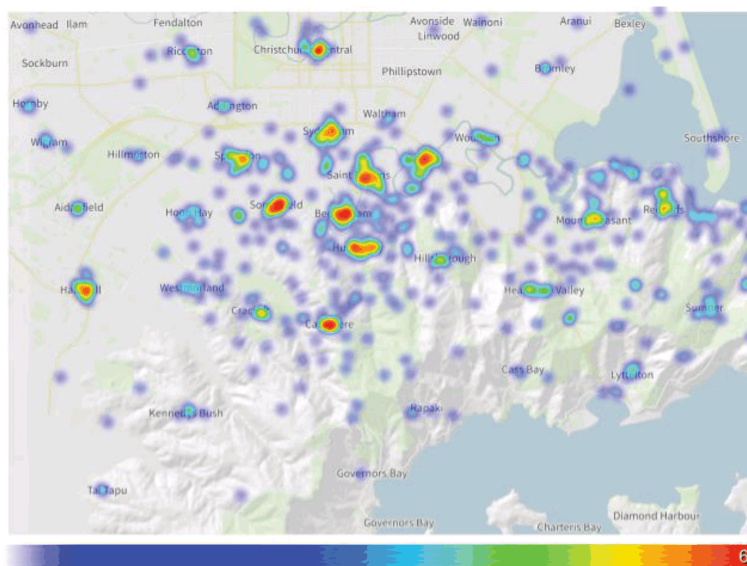
- *Areas in and around your neighbourhood where you use shared facilities and services such as schools, recreational and cultural facilities, parks, shops and shopping centres, and public transport,*
- *Areas where you feel that you have things in common with others living there, your neighbourhoods share like issues, or you feel you have shared history with,*
- *And areas where you feel that you belong or areas you feel a particular affinity with.”*

## South West



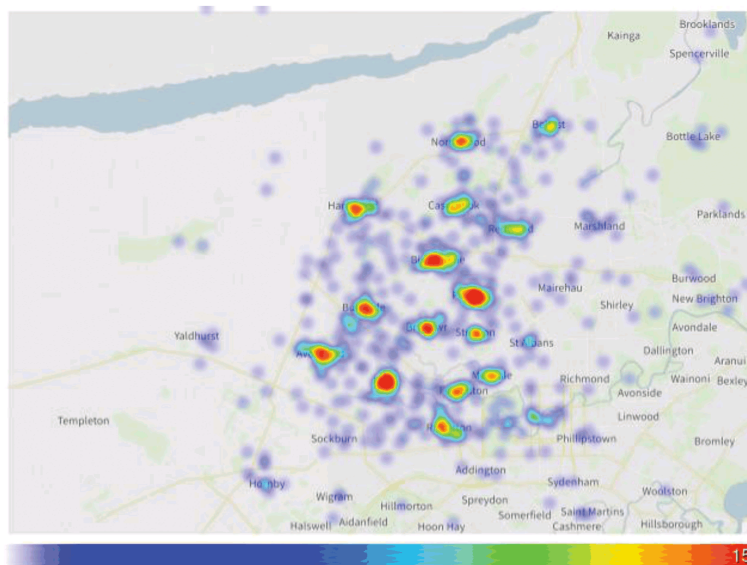
Respondents living in the South West of Christchurch identify strongly with their main centres, particularly Hornby, Wigram and Halswell, tending not to cross over Memorial Ave.

## South and South East



Respondents living in the South and South East of Christchurch identify their community as being along the hills and to the east, as well as areas of Saint Martins, Beckenham, Huntsbury, Cashmere and Somerfield.

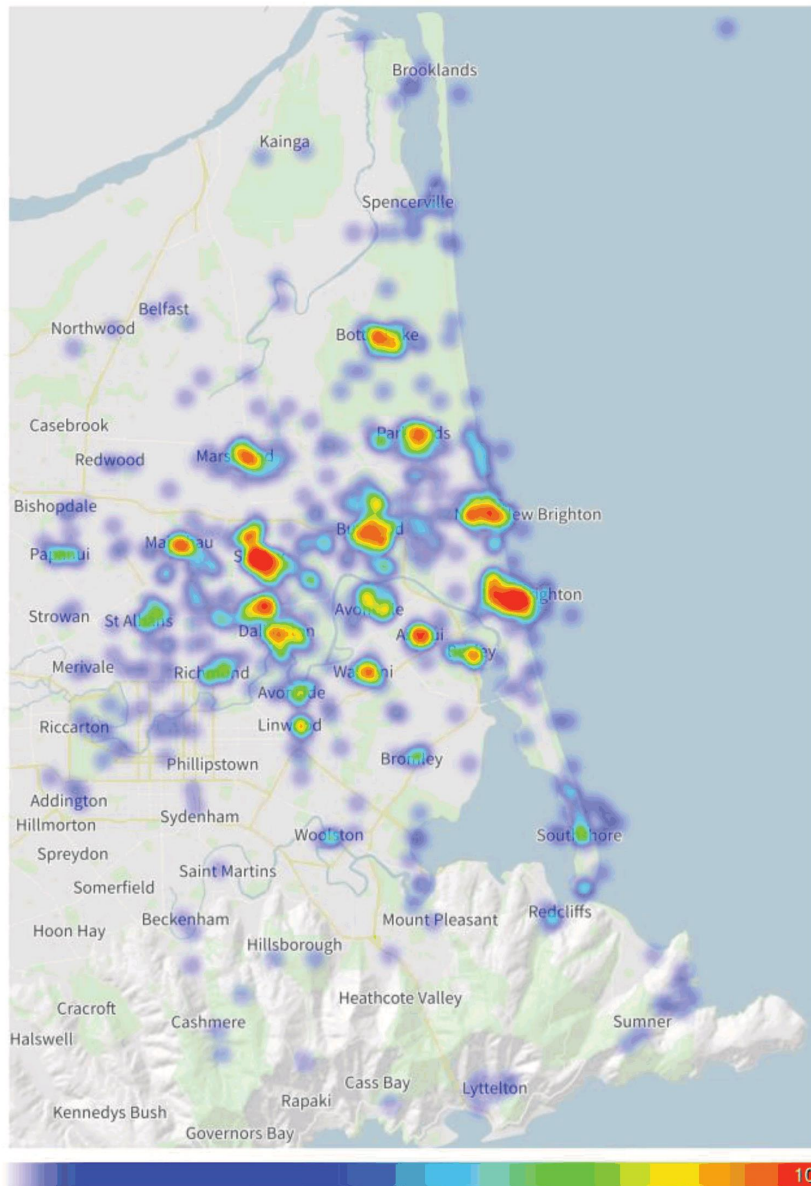
#### North West



Respondents living in the North West of Christchurch identify areas around main shopping centres as being their local communities, such as Bishopdale, Avonhead and Papanui.

East

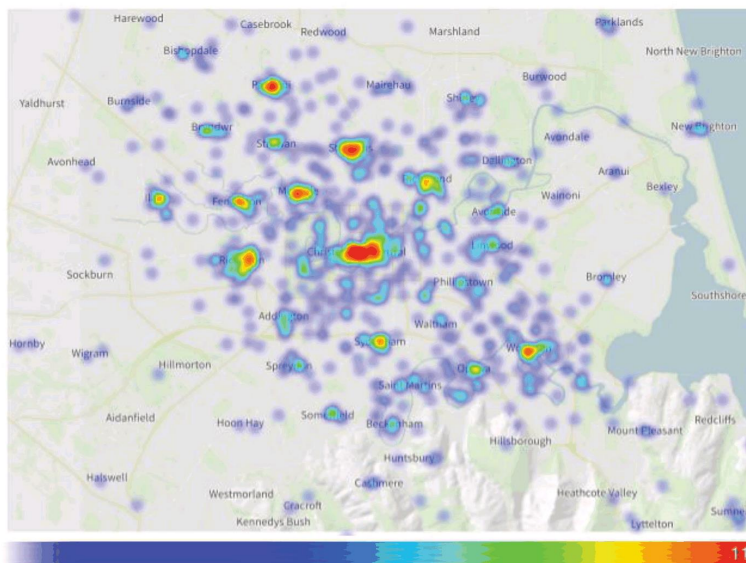
and North East



Respondents living in the East and North East of Christchurch have indicated connections with communities running along the coast, such as New Brighton and South New Brighton, as well as Burwood, Parklands and Shirley. Overall respondents identify their community as being east of Marshlands Road and North of the estuary.

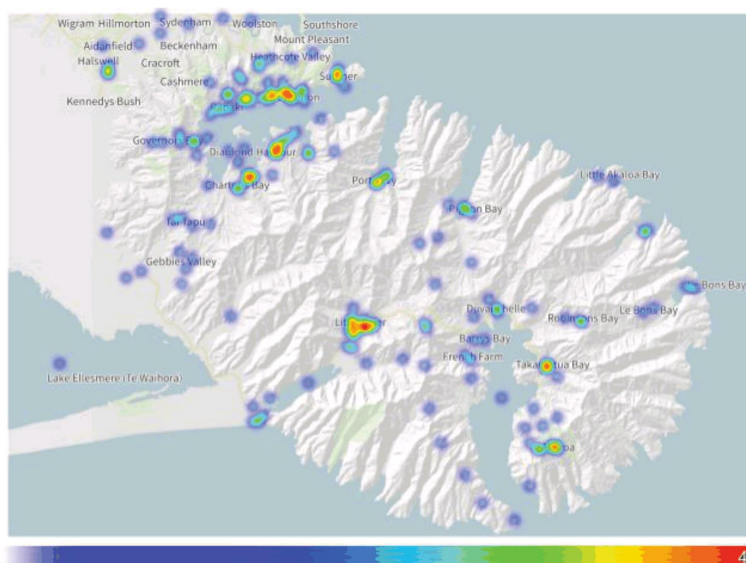
Central and Surrounds





Respondents living in Central and the surrounding areas largely identify the central city as being their community, as well as centres such as Riccarton, Merivale, St Albans and Richmond.

#### Banks Peninsula



Respondents living in Banks Peninsula tend to identify their local centres as the communities they identify with. There is an emerging relationship between Lyttelton and the city side of the hill.

## 22. Amendments to Delegations

Reference / Te Tohutoro: 21/66515

Report of / Te Pou  
Matua:

Vivienne Wilson, Senior Legal Counsel, [vivienne.wilson@ccc.govt.nz](mailto:vivienne.wilson@ccc.govt.nz)

General Manager /  
Pouwhakarae:

Dawn Baxendale, Chief Executive Officer  
[dawn.baxendale@ccc.govt.nz](mailto:dawn.baxendale@ccc.govt.nz)

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

- 1.1 The purpose of this report is to provide for some amendments to delegations from the Council to staff and officer subcommittees following the repositioning of the Executive Leadership Team, as well as to make some other miscellaneous changes to delegations. This report has been written because only the Council can resolve to provide for these delegation changes.
- 1.2 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 considering the criteria in the Significance and Engagement Policy.

### 2. Officer Recommendations / Ngā Tūtohu

That the Council:

1. Relying on clause 32 of Schedule 7 of the Local Government Act 2002 and for the purposes of efficiency and effectiveness in the conduct of the Council's business, and relying on sections 34 and 34A of the Resource Management Act 1991, and any other applicable statutory authority
  - a. Revoke the delegation to the Chief Executive in respect of Land Acquisition – Cranford Basin Part A- Sub-part 4- Other Matters (page 27 of the Delegations Register); and
  - b. Revoke the delegations set out in Part B of the Delegations Register being the version of the Register dated 22 December 2020 (pages 37 to 80); and
  - c. Delegate the responsibilities, duties, and powers to the persons set out in Attachment A being Part B of the Delegations Register; and
  - d. Amends the delegation to the Urban Development and Transport Committee of the Whole where it refers to "authorised positions" by deleting the reference to Head of Legal, Associate General Counsel, Corporate Counsel" and inserting the words "Head of Legal Services, Manager Legal Service Delivery – Public, Regulatory & Litigation, and Senior Legal Counsel – Public, Regulatory & Litigation" in both places where these words occur (as recorded in Part D, Sub-Part 2 of the Delegations Register); and
  - e. Appoint the General Manager Infrastructure, Planning & Regulatory Services to the Road Construction Zone Officer Subcommittee and discharge the General Manager City Services from this Subcommittee (as recorded in Part D, Sub-Part 5 of the Delegations Register); and
2. Notes that these delegation changes take effect on the date of this resolution, and that the Legal Services Unit will update the Delegations Register accordingly.

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

- 3.1 Part A of the Council's Delegations Register contains the Council's delegations to the Chief Executive. The Chief Executive is then able to sub-delegate those responsibilities, duties and functions to staff as she sees fit. These sub-delegations are set out in Part C of the Delegations Register.
- 3.2 Part B of the Council's Delegations Register contains the Council's delegations in respect of the RMA as well as other matters where the Council delegates directly to staff and other persons because, for the most part, the law does not allow for sub-delegations of these matters.
- 3.3 Part D of the Delegations Register contains the delegations from the Council to community boards, committees, and other subordinate decision-making bodies.
- 3.4 With the repositioning of the Executive Leadership Team, substantial changes are needed to the delegations to the General Manager positions as well as some other roles.
- 3.5 There are some miscellaneous changes to delegations that would enhance the efficiency and effectiveness of the Council, and it is desirable to make those changes at the same time.

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

- 4.1 The other alternative option that was considered but not selected as the preferred option is not making any changes to the delegations. This is not considered to be a reasonably practicable option because the Delegations Register would refer to positions no longer in existence, or other decisions might need to be referred to Council because no delegate is in place. This would not promote efficiency and effectiveness in Council decision-making.

### 5. Detail / Te Whakamahuki

#### ***Executive Leadership Team repositioning***

- 5.1 The changes to the Executive Leadership Team have led to new positions being established. These are the General Manager Resources/Chief Financial Officer, the General Manager Infrastructure, Planning & Regulatory Services, and the Assistant Chief Executive Strategic Policy and Performance. The General Manager Citizens & Community position has been retained. Other General Manager positions have not been retained (ie the General Manager Strategy and Transformation, the General Manager City Services, and the General Manager Corporate Services).
- 5.2 The changes in delegations in Part B of the Delegations Register reflect the changes in reporting lines for business units in the Council, as well as a small number of changes in Part A D.<sup>4</sup>
- 5.3 The Chief Executive will make the changes to the delegations in Part C as these are sub-delegations from the Chief Executive to other staff positions.

<sup>4</sup> These changes are not shown separately but incorporated in the new Part B of the Delegations Register (see Attachment A).

**Other proposed changes**

5.4 The other proposed changes can be summarised as follows:<sup>5</sup>

- 5.4.1 A new delegation under section 39AA of the Resource Management Act 1991 (RMA) to allow for delegations to staff, commissioners and hearings panels to direct that a hearing or part of a hearing may be conducted using 1 or more remote access facilities. A remote access facility can be an audio link, an audiovisual link or any other similar facility.
- 5.4.2 An expansion of the delegation under clause 8AA of Schedule 1 of the RMA. This clause enables, for the purpose of clarifying or facilitating the resolution of any matter relating to a proposed policy statement or plan, a local authority to, if requested or on its own initiative, invite anyone who has made a submission on the proposed policy statement or plan to meet with the local authority or such other person as the local authority thinks appropriate. It also allows for mediation by an independent mediator. The expanded delegation to the General Manager Infrastructure, Planning & Regulatory Services allows the General Manager to authorise various Council officers to participate in mediations. Previously the delegation only referred to inviting submitters to a meeting or referring matters to mediation.
- 5.4.3 A new delegation under clause 25 of Schedule 1 of the RMA. Clause 25 relates to private plan change requests, and enables the Council to determine how to handle the request. Under the clause, the Council can decide to
  - Adopt the plan change request as a Council Plan Change, or
  - Accept the plan change request as a Private Plan Change, or
  - Decide to deal with the request as a resource consent, or
  - Reject the request (on limited grounds).
- 5.4.4 The proposed delegation provides that the General Manager Infrastructure, Planning & Regulatory Services will be able to make the decisions about how to handle these requests. It is proposed that if the General Manager decides to reject the request or deal with it as a resource consent, the decision may be reviewed by the Urban Development and Transport Committee of the Whole.
- 5.4.5 There is a small change proposed to the delegations to the Urban Development and Transport Committee to update the position titles of legal counsel.
- 5.4.6 The delegations to the Chief Executive in respect of the Cranford Basin are to be revoked as these are now spent.

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

### Strategic Alignment / Te Rautaki Tīaroaro

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

6.1.1 Activity: Governance & Decision Making

- Level of Service: 4.1.22 Provide services that ensure all Council and Community Board Meetings are held with full statutory compliance - 100% compliance

### Policy Consistency / Te Whai Kaupapa here

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

<sup>5</sup> The substantive changes to the RMA delegations are highlighted in yellow in new Part B (see Attachment A).

### **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 specifically impact Mana Whenua, their culture and traditions.

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

- 6.4 The decisions in this report do not create a climate change impact.

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

- 6.5 The decisions in this report do not raise accessibility considerations.

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

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

- 7.1 Cost to Implement – The changes to the Delegations will be entered in the Delegations Register by the Legal Services Unit.
- 7.2 Maintenance/Ongoing costs – There are no ongoing costs from making these changes to delegations. There are also anticipated savings in staff time in having delegations sit at the appropriate level in the organisation.
- 7.3 Funding Source – Staff time in implementing the changes to the Delegations Register is met out of the Legal Services Unit's budget.

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

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

- 8.1 Sections 34 and 34A of the RMA set out the powers of the Council to make delegations of functions, powers and duties under the Act.
- 8.2 Section 34A provides as follows:
- (1) *A local authority may delegate to an employee, or hearings commissioner appointed by the local authority (who may or may not be a member of the local authority), any functions, powers, or duties under this Act except the following:*
    - (a) *the approval of a proposed policy statement or plan under clause 17 of Schedule 1:*
    - (b) *this power of delegation.*
  - (2) *A local authority may delegate to any other person any functions, powers, or duties under this Act except the following:*
    - (a) *the powers in subsection (1)(a) and (b):*
    - (b) *the decision on an application for a resource consent:*
    - (c) *the making of a recommendation on a requirement for a designation.*
- 8.3 The proposed changes to the delegations do not infringe the restrictions in the RMA.
- 8.4 Clause 32 of Schedule 7 of the Local Government Act 2002 also provides that
- Unless expressly provided otherwise in this Act, or in any other Act, for the purposes of efficiency and effectiveness in the conduct of a local authority's business, a local authority may delegate to a committee or other subordinate decision-making body, community board, or member or officer of the local authority any of its responsibilities, duties, or powers except—*
- (a) *the power to make a rate; or*
  - (b) *the power to make a bylaw; or*



- (c) the power to borrow money, or purchase or dispose of assets, other than in accordance with the long-term plan; or
- (d) the power to adopt a long-term plan, annual plan, or annual report; or
- (e) the power to appoint a chief executive; or
- (f) the power to adopt policies required to be adopted and consulted on under this Act in association with the long-term plan or developed for the purpose of the local governance statement; or
- (g) [Repealed]
- (h) the power to adopt a remuneration and employment policy.

8.5 The proposed changes to the delegations also do not infringe the restrictions in the Local Government Act 2002.

8.6 This report has been drafted by the Legal Services Unit.

## 9. Risk Management Implications / Ngā Hīraunga Tūraru

9.1 There are no identified risks caused by the proposed changes in delegations.

## Attachments / Ngā Tāpirihanga

No.	Title	Page
A <a href="#">↓</a>	PART B - Delegations Register	274

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

Author	Vivienne Wilson - Senior Legal Counsel
Approved By	Dawn Baxendale - Chief Executive

Attachment A

## PART B

### Statutory and Other Delegations to Officers etc

The Council delegates to the persons who hold the positions as set out below, the following responsibilities, duties, and powers as set out in the sub-parts and tables in this Part.

Unless otherwise specified, these delegations exclude any power, responsibility or duty that has been delegated to a Community Board, Committee, Subcommittee (including an Officer Subcommittee), Council Hearings Panel or other subordinate decision-making body.

These powers may only be sub-delegated if it is expressly provided for in the sub-parts and tables below.

All delegations are made severally unless specified otherwise (ie the delegation can be exercised by the officer acting alone).

Attachment A

**PART B - SUB-PART 1 – LEGISLATIVE DELEGATIONS**

1. **Building Act 2004 and any regulations made under this Act<sup>1</sup>**

General Manager Infrastructure, Planning & Regulatory Services	GMIP
Head of Regulatory Compliance	HRCP

Section	Delegation	GMIP	HRCP
All	<p>All of its responsibilities, duties, and powers under this Act and regulations made under this Act <b>except</b> -</p> <p>(a) its powers under sections 131 and 132 relating to the adoption or review of policies on dangerous, earthquake prone and insanitary buildings;</p> <p>(b) its power under section 213 to make arrangements for any other building consent authority to perform the Council's functions of a building consent authority;</p> <p>(c) its power under sections 219(1)(a) and 281A to set any fee or charge in relation to a building consent and for the performance of any other function or service under the Act;</p> <p>(d) its powers under sections 233 to 236 to transfer any of its functions, duties or powers under the Act to another territorial authority;</p> <p>(e) its power under sections 233 to 236 to agree to undertake any function, duty or power of any other territorial authority under the Act; and</p> <p>(f) its power under section 281B in relation to increasing fees and charges, and section 281C in relation to refunds or waivers of fees and charges.</p> <p>These responsibilities, duties, and powers may be sub-delegated.</p>	✓	✓
281C	<p>Its power under section 281C in relation to refunds or waivers of fees and charges.</p> <p>This power may be sub-delegated.</p>	✓	

<sup>1</sup> See [Christchurch City Council Consenting & Compliance Group – Building Act 2004: Sub delegations](#) for Building Act sub-delegations

Attachment A

2. Local Government (Rating) Act 2002

General Manager Resources/ Chief Financial Officer	CFO
Head of Financial Management	HFM
Manager Funds and Financial Policy	MFFP
Manager Transaction Services	MTR
Team Leader Rates	TLR
Senior Rates Officer	SRO

Rates Officer	RO
Team Leader Corporate Data Management and Maintenance	TLD
Senior Data Analyst	SDA

Section	Delegation	CFO	HFM	MFFP	MTR	TLR	SRO	RO	TLD	SDA
15	To determine a separately used or inhabited part of a rating unit.					✓	✓	✓		
20	To determine whether two or more rating units are to be treated as one rating unit.					✓	✓	✓		
27	To keep and maintain the rating information database and to make decisions about the recognition of a rating unit in the rating information database.					✓	✓	✓	✓	✓
27 (s 7-9, 22, Schedules 1 and 2)	To determine the non-rateable status of a rating unit: *Any two of the delegates acting jointly.		✓*	✓*	✓*					
27(4)	To make decisions with respect to determining: <ul style="list-style-type: none"> <li>The category to which a rating unit belongs for the general rate;</li> <li>The categories to which the rating unit belongs for a targeted rate; and</li> <li>Excess water charges.</li> </ul>					✓	✓	✓		
27(5)	To make decisions with respect to recording separately for different parts of a rating unit (if separate records are necessary because of different rating treatment for each part of a rating unit), any of the matters specified in this section.					✓	✓			
28(2)	To determine whether or not to include the name of any person in the rating information database because it is necessary to identify the rating unit.								✓	✓

Attachment A

Section	Delegation	CFO	HFM	MFFP	MTR	TLR	SRO	RO	TLD	SDA
28(3)	To determine the reasonable fee for being supplied with a copy of the particulars from the rating information database: *Any two of the delegates acting jointly.			✓*	✓*					
28(4)	To give notice as required.			✓	✓					
28C	To remove names from the rating information database.								✓	✓
29	To determine ratepayer objections to the rating information database.				✓	✓	✓			
29	To determine further ratepayer objections to the rating information database that staff authorised under section 29: *Acting as the Rating Review Panel.	✓* jointly	✓* jointly	✓* jointly						
32,33	To update the rating information database in accordance with this section.								✓	✓
35	To remove names from the rating information database in accordance with this section.								✓	✓
36	To update the rating information database in accordance with this section.								✓	✓
37	To keep and maintain the rates records.					✓	✓	✓	✓	✓
39	To determine objections to the rates record.				✓	✓	✓			
39	To determine further ratepayer objections to the rates record that staff authorised under section 39: *Acting as the Rating Review Panel.	✓* jointly	✓* jointly	✓* jointly						
40	To correct an error in the rating information database or the rates records.				✓	✓	✓	✓		
41, 41A	To issue an amended rates assessment if an error is corrected.					✓	✓	✓		
42	To recover additional rates from a ratepayer. To set the interest rate in accordance with this section.			✓	✓					
44-51	To provide for the delivery of rates assessments and rates invoices in accordance with these sections.					✓	✓	✓		
45, 46	To provide for the design (form and content) of rates assessments and invoices.			✓	✓	✓				
53	To negotiate and enter into agreements under section 53 to collect rates on behalf of other local authorities.	✓	✓							



Attachment A

Section	Delegation	CFO	HFM	MFFP	MTR	TLR	SRO	RO	TLD	SDA
54	To not collect rates that are uneconomic to collect. The amount limit is \$20 per annum.				✓	✓				
58	To impose penalties not paid by the due date.					✓	✓	✓		
61, 62	To exercise powers for recovery of rates if owner in default.				✓	✓				
63	To commence legal proceedings to recover unpaid rates	✓	✓							
85	To determine the applicability of remissions for late payment penalties		✓	✓	✓	✓	✓	✓		
85	To determine the applicability of remissions for not for profit community organisations: *Any two of the delegates acting jointly.		✓*	✓*	✓*					
87-90	To determine the applicability of rates postponements: *Any two of the delegates acting jointly.		✓*	✓*	✓*					
85-90	To carry out any administrative tasks associated with remissions or postponements under these sections, and not otherwise delegated.					✓	✓	✓		
99	To apply to Maori Land Court for charging order.	✓	✓							
108	To apply to Maori Land Court to enforce charging order.	✓	✓							
111	To apply to Maori Land Court for payment of unpaid rates.	✓	✓							
114-115	To remit or postpone rates pursuant to Council rates remission and postponement policy: *Any two of the delegates acting jointly.		✓*	✓*	✓*					
114-115	To carry out any administrative tasks associated with remissions or postponements under these sections, and not otherwise delegated.					✓	✓	✓		
135	To sign documents as correct copies for the purpose of Court or Tribunal proceedings.	✓	✓	✓	✓					

3. Protected Disclosures Act 2000

Attachment A

Section	Delegation	CEO	Protected Disclosure Officer
All	All of its responsibilities, duties, and powers under this Act (to be exercised in accordance with the procedures in Council's Protected Disclosures policy) <b>except</b> the power to adopt the internal procedures (Policy) under section 11.	✓	✓

4. Resource Management Act 1991

Delegations made under the authority of sections 34 and 34A of the Resource Management Act as the case may be.

The Deputy Mayor and the Chief Executive are delegated the authority to appoint Hearings Panels on matters under the Resource Management Act 1991.

RMA Hearings Panel <sup>2</sup>	HP
Commissioner	C
General Manager Infrastructure, Planning & Regulatory Services	GMIP
Head of Resource Consents	HRC
Team Leader Planning	PTL
Principal Advisor – Resource Consents	PAR
Senior Planner	SP
Planner or any person who is engaged as a consultant planner to the Council	P
Head of Planning and Strategic Transport	HPST
Team Leader City Planning	CPT
Principal Advisor, Planning	PAP
General Manager Resources/Chief Financial Officer	CFO
Head of Regulatory Compliance	HRCP

Manager Property Consultancy	MPC
General Manager Citizens and Community	GMCC
Head of Transport	HOT
Head of Parks	HOP
Head of Legal Services	HOL
Manager Legal Services Delivery – Public, Regulatory and Litigation	MLS
Senior Legal Counsel – Public, Regulatory and Litigation	SLC

<sup>2</sup> An RMA Hearings Panel may include elected members appointed as hearings commissioners under s34A of the RMA

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Section	Delegation	HP	C	GMIP	HRC	PTL	PAR	SP	P	HPST	CPT	PAP	HRCP	CFO	HOT	HOP	MPC	GMCC	HOL	MLS	SLC
10(2)	To consider and make a decision on an application to extend the period for which existing use rights apply, including identifying people for affected party approval under section 10(2)(ii).	✓	✓	✓	✓	✓	✓														
11(1)(b)	Authority to sign certificates in respect of the subdivision of land being acquired or disposed of by the Council.													✓	✓		✓				
34A	To appoint a commissioner or commissioners.	✓		✓	✓	✓	✓			✓	✓										
36(5) and 149ZD	To require additional fees to be paid over and above any prescribed fees, in order to enable the Council to recover its actual and reasonable costs of processing an application.	✓	✓	✓	✓	✓	✓	✓		✓	✓		✓								
36(6)	To provide an estimate of the additional fees likely to be imposed.			✓	✓	✓	✓	✓		✓	✓		✓								
36AAB	To remit the whole or part of a charge.			✓	✓	✓				✓	✓		✓								
37	To waive or extend any time limits.	✓	✓	✓	✓	✓	✓	✓		✓	✓	✓									
38	To authorise persons to be enforcement officers under this section.			✓									✓								
39AA	To direct that a hearing or part of a hearing may be conducted using 1 or more remote access facilities.	✓	✓	✓	✓	✓				✓	✓										
39B(3) and (4)	To determine whether there are exceptional circumstances that warrant not all of the persons being accredited.			✓						✓											
40	To exercise the powers under section 40(2) and 40(3) in relation to hearings.	✓	✓																		
41B	To direct the applicant and submitters to provide briefs of evidence before a hearing.	✓	✓																		
41C	To make directions and requests before or at hearings.	✓	✓																		

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Section	Delegation	HP	C	GMIP	HRC	PTL	PAR	SP	P	HPST	CPT	PAP	HRCP	CFO	HOT	HOP	MPC	GMCC	HOL	MLS	SLC
41D	To make a direction striking out a submission, before, at, or after a hearing	✓	✓																		
42	To make an order in relation to the protection of sensitive information.	✓	✓																		
42A	To require the preparation of a report.	✓	✓																		
42A	To approve the content of a report in relation to a plan change before that report is circulated in accordance with this section.			✓						✓	✓										
91F	To decide whether to return an application to the applicant or continue to process the application, if it has been suspended for a total of 20 working days in response to 1 or more requests under section 91D.			✓	✓	✓	✓	✓													
44A	To amend the plan or proposed plan to remove a duplication or conflict with a national environmental standard.										✓										
55(2)	Duty to amend the plan or proposed plan if directed by national policy statement.										✓										
58l(2)	Duty to amend the plan or proposed plan if directed by national planning standard.										✓										
58l(4)	To exercise the Council's powers under this section in relation to discretionary directions.									✓	✓										
80C	To decide to apply to the Minister to use the streamlined planning process.									✓											
87BA(2)(a)	To issue a written notice confirming that an activity is a permitted boundary activity.			✓	✓	✓	✓	✓													
87BA(2)(b)	To return an application for a boundary activity to the applicant if it is not a permitted activity, with written reasons.			✓	✓	✓	✓	✓													
87BB(1)(d)	To determine that an activity is a permitted activity where a non-compliance is marginal or temporary.	✓	✓	✓	✓	✓	✓														

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Section	Delegation	HP	C	GMIP	HRC	PTL	PAR	SP	P	HPST	CPT	PAP	HRCP	CFO	HOT	HOP	MPC	GMCC	HOL	MLS	SLC
87E	To make a decision on a request by the applicant for an application to be referred directly to the Environment Court.	✓	✓																		
88(3)	If an application does not include the information required by Schedule 4 or by regulations, to determine that the application is incomplete and return the application, with written reasons for the determination to the applicant.			✓	✓	✓	✓	✓													
91	To determine not to proceed with the notification or hearing of an application on the grounds that other resource consents are required (in accordance with this section).	✓	✓	✓	✓	✓	✓	✓													
91F	To decide whether to return an application to the applicant or continue to process the application, if it has been suspended for a total of 20 working days in response to 1 or more requests under section 91D.			✓	✓	✓	✓	✓													
91C(2)	To decide whether to return an application to the applicant or continue to process the application, if it has been suspended for a total of 130 or more working days.			✓	✓	✓	✓														
92 92A	To require further information to be provided or to commission a report under section 92, and to set a timeframe for provision of the information under section 92A(2).	✓	✓	✓	✓	✓	✓	✓	✓												
95A-95G	To determine all notification matters under these sections.	✓	✓	✓	✓	✓	✓	✓													
97(4)	To decide to adopt an earlier submission closing date for limited notified applications where all affected persons have provided the Council with a submission, written approval, or notice that they will not make a submission.			✓	✓	✓	✓														



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Section	Delegation	HP	C	GMIP	HRC	PTL	PAR	SP	P	HPST	CPT	PAP	HRCP	CFO	HOT	HOP	MPC	GMCC	HOL	MLS	SLC
99	To invite or require an applicant and / or submitters to attend a pre-hearing meeting.	✓	✓	✓	✓	✓	✓														
99	To appoint a person to be the chairperson of a pre-hearing meeting (the chairperson must prepare a report for the authority before the hearing).			✓	✓	✓	✓														
99A(1)	To refer an applicant and / or submitters to mediation.	✓	✓	✓	✓	✓	✓														
99A(3)	To refer to mediation an applicant and submitters, with the consent of all of the persons being referred; and to appoint a mediator and report the outcome of the mediation to the consent hearing meeting (Pre-hearing mediation).	✓	✓	✓	✓	✓	✓														
100	To determine whether a hearing in respect of a resource consent application is necessary.	✓	✓	✓	✓	✓	✓														
102	To determine that a joint hearing is unnecessary.	✓	✓	✓	✓	✓	✓														
103	To determine that a combined hearing is unnecessary.	✓	✓	✓	✓	✓	✓														
104A 104B 104C 104D 105 106	To consider and make a decision on any resource consent application which has not been publicly notified and does not require a hearing.			✓	✓	✓	✓	✓													
104A 104B 104C 104D 105 106	To consider and make a decision on any resource consent application, including hearing the application if required.	✓	✓																		

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Section	Delegation	HP	C	GMIP	HRC	PTL	PAR	SP	P	HPST	CPT	PAP	HRCP	CFO	HOT	HOP	MPC	GMCC	HOL	MLS	SLC
108 108A 108AA 109	To impose conditions on resource consents, and to sign documents varying, cancelling or renewing bonds and covenants. (Refer also to section 220 for conditions on subdivision consents).	✓	✓	✓	✓	✓	✓	✓													
109(3) –(5)	To decide that officers and/or agents of the consent authority will enter onto the land subject to bonded work, to ascertain whether the work has been completed, and to complete the work, if the consent holder fails to do so. To decide to recover the cost from the bond, and to register the shortfall as a charge on the land.			✓	✓								✓								
110	If a resource consent lapses, is cancelled or is surrendered and the activity does not proceed, to refund a financial contribution to the consent holder less a value equivalent of the costs incurred by the consent authority in relation to the activity and its discontinuance.			✓	✓																
124	To exercise the consent authority's discretion to allow exercise of an existing consent while applying for a new consent, in accordance with this section.		✓	✓	✓																
125	To consider and make decisions on an application to extend the lapse period of a resource consent, where the original application was not publicly notified and did not require a hearing.			✓	✓	✓	✓	✓													
125	To consider and make decisions on an application to extend the lapse period of a resource consent.	✓	✓																		
126	To cancel a resource consent, and consider and make a decision on an application to revoke the cancellation notice and state a period after which a new notice may be served, for any consent that has been given effect to	✓	✓	✓	✓																

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Section	Delegation	HP	C	GMIP	HRC	PTL	PAR	SP	P	HPST	CPT	PAP	HRCP	CFO	HOT	HOP	MPC	GMCC	HOL	MLS	SLC
	but has not been exercised for a continuous period of five( 5) years.																				
127	To consider and make decisions to change or cancel any condition imposed on a resource consent, including notification decisions, where the original application was not publicly notified and did not require a hearing.			✓	✓	✓	✓	✓													
127	To consider and make decisions to change or cancel any condition imposed on a resource consent, including notification decisions and hearing the application if required.	✓	✓																		
128 to 132	To decide to serve notice on a consent holder of the Council's intention to review the conditions of a resource consent, and decide as to notification, and to consider and make a decision on the review, including cancellation of the consent.	✓	✓	✓	✓	✓	✓														
133A	To issue an amended resource consent.	✓	✓	✓	✓	✓	✓	✓													
138	To determine whether to refuse to accept the surrender of all or part of a resource consent.	✓	✓	✓	✓	✓	✓	✓													
139	To issue a certificate of compliance.		✓	✓	✓	✓	✓	✓													
139(4)	To require further information to be provided in order to determine if a certificate of compliance must be issued.		✓	✓	✓	✓	✓	✓	✓												
139A	To issue an existing use certificate.	✓	✓	✓	✓	✓	✓	✓													
139A(3)	To require further information to be provided in order to determine if an existing use certificate must be issued.	✓	✓	✓	✓	✓	✓	✓	✓												
139A(8)	To revoke an existing use certificate if it was issued based on inaccurate information.	✓	✓	✓	✓																
142	To request the Minister to make a direction to call in a matter that is or part of a proposal of national significance.			✓																	

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Section	Delegation	HP	C	GMIP	HRC	PTL	PAR	SP	P	HPST	CPT	PAP	HRCF	CFO	HOT	HOP	MPC	GMCC	HOL	MLS	SLC
149T	To give notice on Council's behalf under s274 of a matter of national significance that the Minister has called in and directly referred to Environment Court.			✓																	
149V	To lodge appeal to the High Court on question of law on Council's behalf.			✓																	
149W(2)	To amend the proposed plan, change or variation under clause 16(1) of Schedule 1 as soon as practicable after receiving the notice of decision of the Board or Court.										✓										
149ZD	To recover costs incurred by the Council from the applicant and to provide an estimate of costs when required to do so by the applicant.			✓																	
168A	Authority to lodge notice of requirement on behalf of Council.													✓				✓			
168A	To determine all notification matters under this section and associated sections, and make associated prehearing decisions under sections 99 to 103.		✓	✓																	
168A	To consider a notice of requirement by the territorial authority and decide to confirm, modify, impose conditions on or withdraw the requirement.		✓																		
169	To determine all notification matters under this section and associated sections, and all decisions under sections 92 to 92B, and 96 to 103.	✓	✓	✓	✓	✓	✓	✓													
169	To request further information on a notice of requirement.	✓	✓	✓	✓	✓	✓	✓	✓												
170	If proposing to publicly notify a proposed plan within 40 working days of receipt of a requirement, to include the requirement in the proposed plan, with the consent of the requiring authority.			✓						✓											
171	To consider a notice of requirement and any submissions received and recommend to the requiring	✓	✓																		

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Section	Delegation	HP	C	GMIP	HRC	PTL	PAR	SP	P	HPST	CPT	PAP	HRCF	CFO	HOT	HOP	MPC	GMCC	HOL	MLS	SLC
	authority that it confirm, modify, impose conditions on or withdraw the requirement.																				
173	To identify landowners and occupiers who are directly affected by a decision on a designation.			✓	✓	✓	✓	✓													
174	To decide to appeal to the Environment Court against a decision of a requiring authority on a designation.	✓	✓	✓																	
175(2)	To include a designation in the district plan when one of the circumstances set out section 175(1) applies.			✓						✓	✓										
176 and 178	The power to give the consent of the Council as the requiring authority to the use of land subject to a requirement or designation for which they are responsible.													✓	✓		✓	✓			
176A(2)	To waive the requirement for an Outline Plan.		✓	✓	✓	✓	✓	✓													
176A(4)	To decide whether to request changes to an Outline Plan under s 176A(4).	✓	✓	✓	✓	✓	✓	✓													
176A(5)	To decide to appeal to the Environment Court against a decision by a requiring authority not making the changes to an outline development plan requested by the Council.	✓	✓	✓																	
181(2)	For an alteration of a designation, the same delegations as those set out above under sections 168A to 176 for a new designation.	✓	✓	✓	✓	✓	✓	✓													
181(3)(b)	To identify landowners and occupiers who are directly affected by a decision on an alteration.			✓	✓	✓	✓	✓													
181(3)	To consider and make decisions on an alteration to a designation in the plan or a requirement in the proposed plan if the alteration is a minor change in effects or boundaries.	✓	✓	✓	✓	✓	✓	✓													
182(5) and 196	To decide whether to decline to remove part of a designation or heritage order from the district plan.	✓	✓																		



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Section	Delegation	HP	C	GMIP	HRC	PTL	PAR	SP	P	HPST	CPT	PAP	HRCP	CFO	HOT	HOP	MPC	GMCC	HOL	MLS	SLC
184 184A	To consider and make decisions on an application to extend the lapse period of a designation.	✓	✓																		
189(1)	Authority to lodge notice of requirement for a heritage order on behalf of Council.			✓														✓			
189(4)	Authority to withdraw a requirement for a heritage order on behalf of Council			✓																	
189A	To determine all notification matters under this section and associated sections, and make associated prehearing decisions under sections 99 to 103.	✓	✓	✓	✓	✓	✓	✓													
189A	To consider a notice of requirement for a heritage order by the territorial authority and decide to confirm, modify, impose conditions on or withdraw the requirement.		✓																		
190	To request further information on a notice of requirement for a heritage order.	✓	✓	✓	✓	✓	✓	✓													
190	To determine all notification matters under this section and associated sections, and make associated prehearing decisions under sections 99 to 103.	✓	✓	✓	✓	✓	✓	✓													
191	To consider a notice of requirement for a heritage order and any submissions received and recommend to the requiring authority that it confirm, modify, impose conditions on or withdraw the requirement.	✓	✓																		
193	To give written consent in relation to the land protected by the Council's heritage order.															✓	✓				
195	To appeal to Environment Court against heritage protection authority's decisions under sections 193 or 194.	✓	✓																		
195A(1) and (2)	For an application by the Heritage Protection Authority to alter a heritage order, the same delegations that apply with respect to sections 189 to 195.	✓	✓	✓																	

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Section	Delegation	HP	C	GMIP	HRC	PTL	PAR	SP	P	HPST	CPT	PAP	HRCF	CFO	HOT	HOP	MPC	GMCC	HOL	MLS	SLC
195A(3)	To alter a heritage order in the plan or a requirement in the proposed plan if the alteration is a minor change in effects or boundaries.	✓	✓	✓	✓	✓	✓														
195B(5)	To make a written objection or submission to the Minister on the Minister's proposal to transfer responsibility for an existing heritage order to another heritage protection authority.			✓																	
195C	To amend the district plan by noting a transfer of responsibility for a heritage order.			✓																	
198C	To make a decision under section 198C on a request made under section 198B for direct referral of a notice of requirement for a designation or heritage order to the Environment Court.	✓																			
198D	To approve the content of a consent authority report on a requirement that has been directly referred to the Environment Court.			✓	✓																
220	To impose conditions on a subdivision consent.	✓	✓	✓	✓	✓	✓	✓													
221(2)	To be an "authorised person" to sign a consent notice.			✓	✓	✓	✓	✓	✓												
221(3)	To vary or cancel any condition contained in a consent notice with the same delegations as set out above for a resource consent application under sections 88 to 121.	✓	✓	✓	✓	✓	✓	✓													
222	To issue a completion certificate for matters subject to performance bonds, and to extend the time period for completion.			✓	✓	✓	✓	✓													
223(3)	To be an "authorised officer" to certify that a survey plan has been approved.			✓	✓	✓	✓	✓	✓												
224(c)	To be an "authorised officer" to certify compliance with the conditions of a subdivision consent, or, in respect of the conditions that have not been complied with, that a completion certificate, a consent notice has been issued or a bond has been entered into.			✓	✓	✓	✓	✓	✓												



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224(f)	To be an authorised person to provide the certificate under this section for a subdivision effected by the grant of a cross lease or company lease or by the deposit of a unit plan.			✓	✓	✓	✓	✓	✓												
226(1)(e)	To certify as an "authorised officer" any plan of subdivision or copy thereof, which has not had a previous statutory approval.			✓	✓	✓	✓	✓													
232 & Sch 10	Where an esplanade strip is created, in relation to the instrument to be registered, determine matters to be included, excluded etc;  Power to do all things necessary to effect registration of the instrument.			✓	✓	✓	✓	✓									✓				
234	To vary or cancel the instrument creating an esplanade strip as set out in this section.	✓	✓	✓	✓	✓	✓	✓													
234(7)	To certify as an "authorised officer" specifying the variations to the instrument or that the instrument is cancelled as the case may be.			✓	✓	✓	✓	✓													
235	To enter into an agreement to create an esplanade strip for any of the purposes specified in section 229.													✓	✓		✓				
237B	To agree with the registered proprietor of land to acquire an easement over the land and to execute the easement and to agree to vary or cancel any such easement.													✓	✓		✓				
237C	To close an access strip or esplanade strip during periods of emergency or public risk likely to cause loss of life, injury, or serious damage to property.													✓	✓		✓				
237D	To give written agreement to all or part of an esplanade reserve ceasing to be vested in and administered by the territorial authority and instead vesting in the Crown or regional council.													✓	✓		✓				



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Section	Delegation	HP	C	GMIP	HRC	PTL	PAR	SP	P	HPST	CPT	PAP	HRCF	CFO	HOT	HOP	MPC	GMCC	HOL	MLS	SLC
239	Authority to certify survey plans subject to specified interests.			✓	✓	✓	✓	✓													
240	To sign covenants pursuant to section 240(3) and certify cancellation of covenants under section 240(5)(b), as an "authorised officer".			✓	✓	✓	✓	✓													
241	To cancel an amalgamation condition under section 241(3), and to certify cancellation as an "authorised officer" under section 241(4)(b).	✓	✓	✓	✓	✓	✓	✓													
243	To provide written consent for the surrender, transfer or variation of an easement under section 243(a), to revoke a condition requiring an easement under section 243(e), and to certify cancellation of the condition as an "authorised officer" under section 243(f)(ii).	✓	✓		✓	✓	✓	✓													
267	To participate in a conference and make decisions on behalf of the Council.			✓	✓	✓	✓	✓		✓	✓	✓							✓	✓	✓
268A	To participate in a mandatory alternative dispute resolution process and make decisions on behalf of the Council.			✓	✓	✓	✓	✓		✓	✓	✓							✓	✓	✓
269-291	Authority to determine and direct Council involvement in Environment Court proceedings.			✓	✓					✓											
292	Authority to seek that Environment Court remedy defect in plan.			✓						✓											
294	Authority to seek that Environment Court review a decision or rehear proceedings.			✓	✓					✓											
299-308	Authority to determine and direct Council involvement in High Court and Court of Appeal proceedings.			✓	✓					✓											
311	To apply to the Environment Court for a declaration and all steps incidental to seeking that declaration.			✓	✓								✓								

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Section	Delegation	HP	C	GMIP	HRC	PTL	PAR	SP	P	HPST	CPT	PAP	HRCP	CFO	HOT	HOP	MPC	GMCC	HOL	MLS	SLC
315	To seek consent of the Environment Court and to comply with an enforcement order on behalf of a person who has failed to comply with an order.			✓	✓								✓								
316 to 320	Authority to initiate enforcement order and interim enforcement order proceedings, and take all steps incidental to seeking the order.			✓	✓								✓								
321	To apply to the Environment Court to change or cancel an enforcement order.			✓	✓								✓								
325A	To consider applications to change or cancel an abatement notice.			✓									✓								
332 and 333	To provide written authorisation to enforcement officers under these sections.			✓									✓								
336	To decide on an application for property seized under sections 323 or 328 to be returned, and to dispose of the property where authorised under section 336.			✓									✓								
338	Authority to initiate any prosecution and make decisions on any matter relating to any such prosecution.			✓									✓								
357D	To hear and make decisions on any objection made under section 357 or section 357A.	✓	✓																		
357D	To consider and determine an objection to the conditions imposed on a resource consent under section 357A.			✓	✓	✓	✓														
357D	To hear and determine an objection to additional fees under section 357B.		✓																		
Sch 1 cls 3, 3C	To determine whether consultation has already occurred under other enactments, and to decide who to consult with under cl 3(2).			✓						✓	✓										
Sch 1 cl 4	To give written notice to requiring authorities in accordance with this clause.			✓						✓	✓										



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Section	Delegation	HP	C	GMIP	HRC	PTL	PAR	SP	P	HPST	CPT	PAP	HRCP	CFO	HOT	HOP	MPC	GMCC	HOL	MLS	SLC
Sch 1 cl 5(1A)	To determine which ratepayers are likely to be affected by a proposed plan (paragraph (a)). To determine the extent of the area affected by the proposed change (paragraph (b)) To identify any other person who is directly affected by the plan.			✓						✓	✓										
Sch 1 cl5(1B)	To determine which landowners and occupiers are likely to be directly affected by any requirement or modification of a designation or heritage order under clause 4.			✓						✓	✓										
Sch 1 cl5(5)	To decide where any proposed policy statement or plan will be made available.			✓						✓	✓										
Sch 1 cl5A(2)	To identify all persons directly affected by a proposed change or variation of a proposed policy statement or plan			✓						✓	✓										
Sch 1 cl5A(5)	To decide what further information relating to a proposed change or variation will be provided.			✓						✓	✓										
Sch 1 cl5A(7)	To adopt an earlier closing date for submissions in accordance with subclause (7)			✓						✓	✓										
Sch 1 cl5A(9)	To determine what other places a proposed change or variation should be available.			✓						✓	✓										
Sch 1 cls 6(2), and 6A(3)	To make submissions on Council's behalf.			✓																	
Sch 1 cl 8,	To make further submissions on Council's behalf.			✓																	
Sch 1 cl 8AA	To invite submitters to a meeting or refer matters to mediation, and to authorise an officer holding one of the authorised positions listed below to participate in any such mediation or informal mediation; and to commit the Council to a binding agreement to resolve the matter provided it does not require any Council			✓																	

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Section	Delegation	HP	C	GMIP	HRC	PTL	PAR	SP	P	HPST	CPT	PAP	HRCP	CFO	HOT	HOP	MPC	GMCC	HOL	MLS	SLC
	<p>expenditure not authorised by a Council delegation. The authorised positions are:</p> <ul style="list-style-type: none"> <li>• Head of Planning &amp; Strategic Transport</li> <li>• Team Leader Planning</li> <li>• Senior Policy Planner</li> <li>• Policy Planner</li> <li>• Principal Adviser Planning</li> <li>• Head of Legal Services</li> <li>• Manager Legal Services Delivery – Public, Regulatory and Litigation</li> <li>• Senior Legal Counsel - Public, Regulatory and Litigation</li> </ul>																				
Sch 1 Cl 8B	To hold a hearing into submissions on its proposed plan and to recommend decisions to Council.	✓	✓																		
Sch 1, cl 8C	To determine whether a hearing is required.			✓																	
Sch 1 cl 9(1)	To consider a notice of requirement and any submissions received and recommend to the requiring authority that it confirm, modify, impose conditions on or withdraw the requirement.	✓	✓																		
Sch 1 cl 9(2)	To consider a notice of requirement by the territorial authority and decide to confirm, modify, impose conditions on or withdraw the requirement.		✓																		
Sch 1 cl 10	To consider submissions and make recommendations to Council on provisions and matters raised in submissions.	✓	✓																		
Sch 10A(3)	To determine which persons may be directly affected by an extension sought under subclause (1)			✓						✓	✓										
Sch 1 cl 14	Authority to lodge an appeal with the Environment Court.	✓		✓																	

Attachment A

Section	Delegation	HP	C	GMIP	HRC	PTL	PAR	SP	P	HPST	CPT	PAP	HRCP	CFO	HOT	HOP	MPC	GMCC	HOL	MLS	SLC
Sch 1 cl 11(2)	To determine which landowners and occupiers are directly affected by a decision under clause 9(2) and must therefore be served with a copy of the public notice.			✓						✓	✓										
Sch 1 cl 13(4)	To determine which landowners and occupiers are directly affected by a decision of a requiring authority or heritage protection authority and must therefore be served with notice of the decision.			✓						✓	✓										
Sch 1 cl 16	To amend the proposed plan in the circumstances set out in this clause.			✓						✓	✓										
Sch1 cl 20A	To amend the operative plan to correct minor errors.			✓						✓	✓										
Sch1 cl 23	To require further information to be provided under subclause (1), require additional information under subclause (2) or to commission a report under subclause (3).			✓						✓	✓										
Sch 1 cl 25	The power to adopt, accept, reject or deal with a request to prepare or change a plan as a resource consent application, provided that any rejection or dealing with as an application for resource consent may be subject to review by the Urban Development and Transport Committee of the Whole.			✓																	
Sch1 cl 24	To decide to modify a request.			✓						✓	✓										
Sch1 cl 28	Power to send a notice and deem a plan change request to have been withdrawn.			✓						✓											
Sch1 cl 29	Power to hear and make recommendations on provisions and matters raised in submissions.	✓	✓																		
Sch1 cl 32	Authority to certify as a correct copy material incorporated by reference.			✓						✓											
Sch 1 cl 40(2)	To identify which landowners and occupiers are likely to be directly affected by decisions relating to			✓						✓	✓										

Attachment A

Section	Delegation	HP	C	GMIP	HRC	PTL	PAR	SP	P	HPST	CPT	PAP	HRCP	CFO	HOT	HOP	MPC	GMCC	HOL	MLS	SLC
	requirements, designations or heritage orders, and any other person who may be affected.																				
Sch 1 cl 42	To agree to a notice of requirement proceeding through the collaborative process and to nominate a representative for the collaborative group.			✓						✓											
Sch 1 cl 43(5)	To approve a commission of a report.			✓						✓											
Sch 1 cl 50(1)	To make submissions on Council's behalf.			✓																	
Sch 1 cl 51	To prepare a report under this clause.	✓	✓																		
Sch 1 cl 90(3)	To identify landowners and occupiers who are directly affected by a decision.			✓						✓	✓										
General	To issue a certificate under the certification provisions of the District Plan. (For example, and without limitation minimum floor level certificate, wastewater capacity certificate).				✓	✓	✓	✓	✓												
General	To instruct counsel to represent the Council where the Council is a party in any proceedings before the Environment Court, as the case may be.			✓	✓					✓											
General	To authorise an officer holding one of the authorised positions listed below to participate in mediation or any other alternative dispute resolution process (not covered by sections 267 or 268A) of any proceeding before the Environment Court that does not arise out of the First Schedule of the Resource Management Act 1991, including the power to commit the Council to a binding agreement to resolve the proceeding provided it does not require any Council expenditure not authorised by a Council delegation.  The authorised positions are as follows: <ul style="list-style-type: none"> <li>Head of Resource Consents</li> <li>Team Leader Planning</li> </ul>	✓	✓	✓	✓																



Attachment A

Section	Delegation	HP	C	GMIP	HRC	PTL	PAR	SP	P	HPST	CPT	PAP	HRCP	CFO	HOT	HOP	MPC	GMCC	HOL	MLS	SLC
	<ul style="list-style-type: none"> <li>Senior Planner</li> <li>Principal Adviser – Resource Consents</li> <li>Head of Legal Services</li> <li>Manager Legal Services Delivery – Public, Regulatory and Litigation</li> <li>Senior Legal Counsel - Litigation</li> </ul>																				
General	To lodge submissions on behalf of the Council on any proposed district plan or variation to a proposed district plan administered by the Council, or on any Council initiated or privately initiated change to a district plan administered by the Council, or on any notice of requirement for a designation or on any notice of requirement for a heritage order.			✓						✓											
General	To lodge submissions on behalf of the Council on any Proposed Regional Plan or variation to a Proposed Regional Plan, or any change to a Regional Plan, or any Proposed Regional Policy Statement.			✓																	
General	To lodge submissions on behalf of the Council on any proposed District Plan or variation to a Proposed District Plan in neighbouring territorial authority districts.			✓																	
General	To lodge appeals against decisions of the Canterbury Regional Council and of neighboring territorial authorities on Proposed Regional Policy Statements, Proposed Regional Plans, Proposed District Plans, resource consents and on Variations and Changes to Proposed or Operative Regional Policy Statements, Regional Plans, and District Plans.			✓																	
General	To make submissions on individual notified regional land use consents and water, discharge and coastal permits where: (a) there are special matters of metropolitan importance; or			✓																	





Attachment A

Section	Delegation	HP	C	GMIP	HRC	PTL	PAR	SP	P	HPST	CPT	PAP	HRCP	CFO	HOT	HOP	MPC	GMCC	HOL	MLS	SLC
	(b) there are special matters of importance to the local community or local environment; or (c) there are technical skills or knowledge which the Council can contribute to achieving a better outcome for the community.																				
General	To make submissions on applications for resource consents applied for in territorial authority districts adjoining the city.			✓																	
General	Authority to sign the Owaka Basin Stormwater Design Memorandum of Understanding with the New Zealand Transport Agency on behalf of the Christchurch City Council.			✓																	
General	Authority to agree to any further negotiated outcomes between Christchurch City Council, New Zealand Transport Agency, the Board of Inquiry, and other parties reached before or during the hearing of submissions on the Notice of Requirement. Jointly with the Chairperson of the Infrastructure, Transport and Environment Committee			✓																	
General	PRESTONS ROAD LIMITED AND DEVELOPMENT BONDS Authority to negotiate, agree and enter into the necessary documentation and take the necessary steps required to give effect to such bonding agreements.			✓																	

Attachment A

5. Canterbury Earthquake (Resource Management Act Permitted Activities) Order 2011

Clause	Delegation	C	HRC	PTL
Cls 7(3)(b) and 8(3)(b)	The discretion to impose, under a public notice, further requirements on temporary accommodation, depot and storage facility activity after it has commenced under these clauses.		✓	✓
Cls 7(3)(a) and 8(3)(a)	The discretion to provide site specific approval under a public notice, for temporary accommodation, depots and storage facilities activity that do not meet the general standards approved by the Council under the general public notice. <i>Note:</i> the commissioners are to be appointed from an approved list (David Montfort, David Collins, Ken Lawn) by the Head of Resource Consents (HRC) or the Planning Team Leader (PTL). The Head of Resource Consents (HRC) or the Planning Team Leader (PTL) may also exercise this delegation.	✓	✓	✓

6. Sale and Supply of Alcohol Act 2012 and the Sale and Supply of Alcohol (Fees) Regulations 2013

Head of Regulatory Compliance	HRCP
Principal Adviser Regulatory Compliance	PARC
Team Leader Alcohol Licensing	TLA
Alcohol Licensing Inspector	ALI
Any of the following persons holding any of these positions: Level 2 Planner Planning technician Level 3 Planner Senior Planner	PLa
Any of the following persons holding any of these positions: Principal Advisor – Building Consenting; Team Leader Engineering Services; Team Leader Processing (Commercial) Senior Building Consent Officer (Commercial) Senior Building Control Officers (Commercial) Building Consent Officer (Commercial)	BCd

Attachment A

Section	Delegation	HRCP	PARC	PLa	BCd	TLA
100(f)	To issue certificates. * That the proposed use of the premises meets the requirements of the Resource management Act 1991 ∞ That the proposed use of the premises meets the requirements of the building code			✓*	✓∞	
143(1)(b)	To issue certificates. * That the proposed use of the premises meets the requirements of the Resource management Act 1991 ∞ That the proposed use of the premises meets the requirements of the building code			✓*	✓∞	
Reg 6(4)	To assign a fees category to premises that is 1 level lower than the fees category determined under subclause (1).	✓	✓			✓
Reg 10(2)	To charge a fee for a special licence that is 1 class below the class of the licence that is issued.	✓	✓			✓

7. COVID-19 Recovery (Fast-track Consenting) Act 2020

Section	Delegation	HP	C	GMIP	HRC	PTL	PAR	HSPT	CPT
21	To provide written comments under this section on an application for referral				✓	✓	✓		
Sch 5, cl 3	To nominate a person to be a member of an expert consenting panel				✓				
Sch 5, cl 3	To be a member of an expert consenting panel		✓						
Sch 6, cl 17	To provide written comments on a consent application or notice of requirement to the expert consent panel (whether a listed or referred project).				✓	✓	✓		
Sch 6, cl 41(2)	To include the designation in the district plan or proposed district plan in accordance with this clause							✓	✓
Sch 6, cl 44	To decide to appeal a decision made on a consent application or notice of requirement	✓		✓	✓				

Attachment A

8. Christ Church Cathedral Reinstatement Order 2020

Clause	Delegation	C	HRC
9-14	To impose conditions on a resource consent application in accordance with these clauses.	✓	
17	To determine which persons are to be notified and invited to comment under clause 17(2)(e)		✓

Attachment A

**PART B - SUB-PART 2 – GRANTS**

General Manager Citizens and Community	GMCC
General Manager Infrastructure, Planning & Regulatory Services	GMIP
Head of Urban Regeneration, Urban Design and Heritage	HURU
Head of Community Support, Governance and Partnerships	HCSG

1. **Grants, other funding support**

Delegation	GMCC
<p>To approve proposed applications by the Council to other organisations for grants, or similar funding support, provided such applications meet either the sufficient criterion or the essential criteria and one or more of the optional criteria, set out below:</p> <p><b>Sufficient Criterion</b> Projects supported in the past on an ongoing basis.</p> <p><b>Essential Criteria</b></p> <ul style="list-style-type: none"> <li>(a) The project must provide significant social, economic and / or environmental benefit.</li> <li>(b) The project sits substantially outside normal City Council service delivery activities.</li> </ul> <p><b>Optional Criteria (one or all of the following may apply)</b></p> <ul style="list-style-type: none"> <li>(c) The benefits of the project extend significantly beyond the boundaries of Christchurch City.</li> <li>(d) The project addresses a need or opportunity in an area where the City Council is not traditionally the lead agency in service provision.</li> <li>(e) The project relates to traditional Council service delivery areas but is a capital project of a nature which would normally only be implemented 'once in a generation'.</li> <li>(f) The project (whether capital or operational) has been developed in partnership with other agencies which will also commit resources to its implementation.</li> </ul> <p>That applications meeting the criteria be forwarded to funding agencies and a report is provided to the Finance Committee for information on a quarterly basis which lists these applications.</p>	✓



Attachment A

2. Enliven Places Project Fund, etc

Delegation	GMIP	HURU
The authority to approve grants for all or any of the following: (a) Creative Industries Support Fund up to \$15,000 (ex GST); (b) Enliven Places Project Fund up to \$15,000 (exc GST).	✓	✓

3. Metropolitan Discretionary Response Fund

Delegation	HCSG
The authority to approve grants from the Metropolitan Discretionary Response Fund of up to \$15,000.  This Fund does not cover: (a) Legal challenges or Environment Court challenges against the Council, Council-controlled organisations or Community Board decisions; (b) Projects or initiatives that change the scope of a Council project; or (c) Projects or initiatives that will lead to ongoing operational costs to the Council.	✓

4. Business Improvement District Establishment Grants

Delegation	GMIP
To approve Business Improvement District Establishment Grants of up to \$15,000.	✓

5. Sustainability Fund

Delegation	HURU
To determine and carry out the administration requirements for this Fund, and to enter into Funding Agreements with Grant recipients.	✓

Attachment A

6. Events and Festivals Fund

Delegation	Chair and Deputy Chair of the Sustainability and Community Resilience Committee	GMCC
To approve, decline or refer applications to alternative Council funds, applications that have been made to the Events and Festivals Fund where the events are taking place from 1 July-30 October 2020.  *jointly	✓*	✓*

7. Christchurch Heritage Festival Community Grant Fund

Delegation	HURU
To approve grants from the Christchurch Heritage Festival Community Grant Fund up to and including \$5,000 for any one grant.	✓

Attachment A

**PART B - SUB-PART 3 – OTHER MATTERS**

Mayor	M
Deputy Mayor	DM
Council Hearings Panel	HP
Chairperson of the Mayor's Welfare Fund Charitable Trust Committee (currently the Deputy Mayor)	Chair-MW
Mayor's Welfare Fund Charitable Trust Committee	Cttee-MW
Chief Executive Officer	CEO
General Manager Citizens and Community	GMCC
General Manager Infrastructure, Planning & Regulatory Services	GMIP
General Manager Resources/Chief Financial Officer	CFO
Head of Legal Services	HOL
Head of Financial Management	HFM
Council Secretary	CS
Head of Procurement and Contracts	HPC
Team Leader Hearings and Council Support	TLH
Head of Community Support, Governance and Partnerships	HCSG
Team Leader Community Funding	TLCF
Head of Transport	HOT
Team Leader Asset Planning Transport	TLAPT
Manager Property Consultancy	MPC
Head of Parks	HOP
Head of Resource Consents	HRC
Manager Social Housing	MSH
Head of Asset Management	HAM
Team Leader Development Support	TLDS
Business Unit Team Member	BUTM

Attachment A

1. Annual permits for vehicles on the beach

Delegation	GMIP	HOP
1. Authority to:		
(a) To issue annual permits, subject to the conditions specified in Attachment 1 to this report dated 26 August 2004, for the operation of vehicles on the beach between Heyders Road and the Waimakariri River Mouth (with the power to sub-delegate this function to any officer(s) of the Parks Unit).		
(b) The power to alter the conditions of such permits at any time.		
(c) The power to initiate any prosecution for an offence against the applicable clauses of the Council's bylaw together with the power to make a decision on any matter relating to such prosecution.	✓	✓
(d) The power to suspend or revoke any such permit if the delegate is satisfied that the permit holder has breached any condition of that permit.		
2. To suspend or cancel all such permits at any time should the delegate consider that to be necessary in the interests of public safety, the protection of the environment or for any other reason considered appropriate by the delegate.		

2. Artworks in public places

Delegation	GMCC	GMIP
To decide on the placement of Urban and Environmental and Community category artworks in public places (where not part of a wider planning process for the site/area concerned) utilising the criteria detailed in Appendix 11. (Refer to Council resolution and report dated 23 September 2004.)	✓ jointly	✓ jointly

3. Authority and Instruction Forms

Delegation	HOL
To sign on behalf of the Council all necessary 'Authority and Instruction' forms as required from time to time:	
(a) To authorise and instruct the solicitors acting for the Council (including those solicitors employed by the Legal Services Unit) to undertake land conveyancing transactions electronically by e-dealing on behalf of the Council on the Land Information New Zealand internet based land registry system known as 'Landonline'; and	✓
(b) To comply with the requirements of section 164A of the Land Transfer Act 1952 and Rule 3.03 of the New Zealand Law Society's Rules of Professional Conduct.	

Attachment A

4. Burwood Resource Recovery Park

Delegation	CFO
To take all steps that he considers necessary to continue the operation of the Burwood Resource Recovery Park, including (but not limited to):	✓
(a) Promoting and recommending to the Council appropriate Order-in-Council in relation to the Resource Management Act 1991, the Reserves Act 1977, the Public Works Act 1981, or any other statute, under the Canterbury Earthquake Response and Recovery Act 2010 containing such provisions and powers as he shall consider necessary; and	
(b) Exercising on behalf of the Council any power given to the Council under any such Order-in Council; and	
(c) Negotiation and entering into such agreement with the Licensee under the forest licence of the Bottle Lake Forest Park (or the Licensee's purchaser) as considered necessary on terms and conditions acceptable to the <b>General Manager</b> ; and	
(d) Negotiating and entering into a lease or similar arrangement of the Burwood Resource Recovery park on terms and conditions acceptable to the <b>General Manager</b> (and the power to administer, enforce as required the terms and conditions of such lease or similar arrangement once granted).	
To issue a public notice under clause 8 (3) (a) of the Canterbury Earthquake (Resource Management Act Permitted Activities) Order 2011 permitting the use of the Areas B, C and D as shown on the plan attached to the report in the agenda to receive, process, sort, recycle and remove demolition material sourced from buildings demolished as a result of the 4 September 2010 and 22 February 2011 earthquakes and its related aftershocks.	✓

5. Business Improvement District Policy

Delegation	CEO
To approve the Business Improvement District Standard Operations Manual, and the Criteria for the Business Improvement Contestable Grant Fund.	✓

6. Common Seal

Delegation
The Mayor or a Councillor may witness the affixing of the common seal together with one (1) other Councillor.

Attachment A

7. Composition of Hearings Panels<sup>3</sup>

Delegation	M	DM	CEO	TLH	CS
To approve the composition of Council Hearings Panels other than those appointed under the Resource Management Act 1991.				✓	✓
Acting on the advice of the Team Leader Hearings and Council Support, the authority to appoint external membership to Council hearings panels (other than those under the Resource Management Act 1991) on a case by case basis where matters of significance to mana whenua have been identified and are being considered.	✓				

8. RMA Hearings Panel (Elected Members)<sup>4</sup>

Delegation	DM	CEO
To appoint elected members to RMA Hearings Panels as hearings commissioners under section 34A of the Resource Management Act 1991.	✓jointly	✓jointly

9. Development Contributions

Delegation	CEO	GMCC	GMIP	CFO	HRC	HAM	TLDS	HOP	BUTM
To decide on the terms of a partial or complete off-set of the requirements for development contributions by way of land rather than cash.					✓	✓		✓	
To request in writing that a developer enters into a private development agreement with the Council.	✓			✓	✓	✓			
To decide on the terms of a private development agreement whereby a developer provides infrastructure, facilities or land (or a combination of these) in lieu of cash for development contributions. *Any two acting jointly.	✓*	✓*	✓*	✓*					
To approve the use of an encumbrance instrument - at least two Executive Team members of the Council. *Any two acting jointly.	✓*	✓*	✓*	✓*					

<sup>3</sup> The Council's Hearings Panel Committee was re-established by the Mayor on 1 December 2016, and was not discharged. See the Council's resolution of 26 September 2019.

<sup>4</sup> The Council's Hearings Panel Committee was re-established by the Mayor on 1 December 2016, and was not discharged. See the Council's resolution of 26 September 2019.



Attachment A

Delegation	CEO	GMCC	GMIP	CFO	HRC	HAM	TLDS	HOP	BUTM
To approve the terms of any postponement as set out in an encumbrance instrument or memorandum of agreement - at least two Executive Team Members of the Council. *Any two acting jointly.	✓*	✓*	✓*	✓*					
Rebate of development contributions (as provided for in any Development Contributions Rebate Policy adopted by the Council).				✓	✓		✓		✓
To approve the funding for a development contributions rebate up to a value of \$1,000.									
Rebate of development contributions (as provided for in any Development Contributions Rebate Policy adopted by the Council).				✓	✓		✓		
To approve the funding for a development contributions rebate up to a value of \$10,000.									
Rebate of development contributions (as provided for in any Development Contributions Rebate Policy adopted by the Council):				✓	✓				
To approve the funding for a development contributions rebate up to a value of \$500,000									
Rebate of development contributions (as provided for in any Development Contributions Rebate Policy adopted by the Council):				✓					
To approve the funding for a development contributions rebate up to a value of \$1,000,000									
To request further information from an applicant for a reconsideration of requirement for development contributions.					✓		✓		
To decide on a reconsideration of requirement for development contributions.					✓				
To appoint a development contributions commissioner.					✓				

Attachment A

10. Earthquake Remembrance Markers at Sensitive Sites

Delegation	GMCC	HOT	HOP
Responsibility for the consideration and approval of requests, and the establishment of any operational procedural reasons to support this resolution.	✓	✓	✓

11. Engineer to Contract

Delegation	GMIP	CFO
ENGINEER TO CONTRACT UNDER NZS CONTRACTS 3910, 3916 AND 3917		
The power of appointment in respect of the role of "Engineer" under NZS 3910, 3916 and 3917 Conditions of Contract for Building and Civil Engineering Construction - to appoint a suitably qualified external contractor to act in the role of "Engineer to Contract" in any of the Council's present and future NZS 3910, 3916 and 3917 contracts.	✓	✓
Further: That the appointed "Engineer to Contract" be permitted to appoint a suitably qualified Council employee or external contractor to act as "Engineer's Representative" to exercise any of the powers vested in the Engineer.		
PRINCIPAL'S REPRESENTATIVE UNDER NZS CONTRACT 3915		
The power of appointment in respect of the role of "Principal's Representative" under NZS 3915 Conditions of Contract for Building and Civil Engineering Construction - to appoint a suitably qualified Council employee or external contractor to act in the role of "Principal's Representative" in any of the Council's present and future NZS 3915 contracts.	✓	✓
Further: That the appointed "Principal's Representative" be permitted to appoint a suitably qualified Council employee or external contractor to assist in the execution of any of the responsibilities of the "Principal's Representative".		
SERVICES MANAGER UNDER NEC TERM SERVICE CONTRACT, PROJECT MANAGER OR SUPERVISOR UNDER THE NEC ENGINEERING AND CONSTRUCTION CONTRACT AND EMPLOYER'S AGENT UNDER ANY NEC CONTRACT		
The power of appointment in respect of the role of "Services Manager" under the NEC Term Service Contract, "Project Manager" or "Supervisor" under the Engineering and Construction Contract and "Employers Agent" under any contract in the NEC suite of contracts - to appoint a suitably qualified external contractor or Council employee to act in the role of "Services Manager" under the NEC Term Service Contract, "Project	✓	✓

Attachment A

Delegation	GMIP	CFO
<p>Manager" or "Supervisor" under the Engineering and Construction Contract and "Employers Agent" under any contract in the NEC suite of contracts in any of the Council's present and future NEC contracts.</p> <p>Further: That the appointed "Services Manager" under the NEC Term Service Contract, "Project Manager" or "Supervisor" under the Engineering and Construction Contract and "Employers Agent" under any contract in the NEC suite of contracts be permitted to appoint a suitably qualified Council employee or external contractor to assist in the execution of any of the responsibilities of the "Services Manager" under the NEC Term Service Contract, "Project Manager" or "Supervisor" under the Engineering and Construction Contract and "Employers Agent" under any contract in the NEC suite of contracts.</p>		

12. Facilities Rebuild Plan – commercial buildings for staff and public

Delegation	GMIP	CFO
<p>The decision(s) to close and reopen commercial buildings for staff and public subject to the following framework:</p> <p>(a) Carry out a DEE assessment on buildings of Importance Level 2 or above.</p> <p>(b) Carry out a DEE or Interim Use Evaluation (IUE) on Importance Level 1 buildings.</p> <p>(c) Create an Occupancy Assessment Panel consisting of one Council and two external Chartered Professional Engineers to provide occupancy recommendations on low strength buildings with brittle collapse mechanisms.</p> <p>(d) Where a DEE assessment has been completed, or until a DEE assessment has been completed, a building may be occupied without restriction except that:</p> <ul style="list-style-type: none"> <li>▪ buildings that have a seismic capacity of 33% NBS or less and have significant damage shall not be occupied;</li> <li>▪ buildings that have a seismic capacity of 33% NBS or less and have brittle collapse mechanisms shall not be occupied unless the Occupancy Assessment Panel assesses the building as suitable for occupancy.</li> </ul> <p>(e) Where an IUE assessment has been completed, or until an IUE assessment has been completed, a building may be occupied without restriction except that buildings that the assessing Chartered Professional Engineer believes should not be occupied will not be occupied.</p> <p>(f) Buildings that cannot be occupied may be accessed for further assessments, removal of chattels or to undertake critical maintenance (such as essential work on building services equipment), subject to a written access plan being approved by a Chartered Professional Engineer.</p>	<p>✓ jointly</p>	<p>✓ jointly</p>

Attachment A

13. Facilities Rebuild Plan – social housing units

Delegation	GMIP	CFO
<p>The decision(s) to close and reopen the Council's social housing units for use subject to the following framework:</p> <p>(a) <i>Note:</i> the DEE assessments are being carried out on the Council's social housing units.</p> <p>(b) Where a DEE assessment has been completed or, until a DEE assessment has been completed. Council social housing units may be occupied without restriction except that:</p> <ul style="list-style-type: none"> <li>buildings that have suffered significant damage and have a seismic capacity of 33% NBS or less will not be occupied; or</li> <li>buildings that have not suffered significant damage but have an identifiable brittle collapse mechanism, with a seismic capacity of 33% NBS or less will not be occupied.</li> <li>buildings that have not suffered damage ('damage' as defined by the DBH Guidelines) but have a seismic capacity of 17% NBS or less will not be occupied.</li> </ul> <p>(c) That occupants are made fully aware of the issues of safety and the relative strength of the unit they occupy compared to NBS and the potential implications of that and that this must be recorded on a case by case basis.</p> <p>(<i>Note:</i> that in the context of this Motion 'damage' is defined as being damage to the seismic or gravity load resisting system that is sufficient to impair or significantly reduce the building's ability to resist further earthquake loads.).</p>	✓ jointly	✓ jointly

14. Facilities Rebuild Plan

Delegation	GMIP	CFO
<p>Authority to:</p> <p>(a) approve the demolition of buildings for safety reasons, i.e. act on Section 38 Notices from Canterbury Earthquake Recovery Authority (CERA);</p> <p>(b) repair an existing facility / structure within insurance proceeds where the work will cost less than \$1 million (excluding Social Housing) and the cost of the work is less than 50% of a building's total insured value and to accept the insurance settlement for the work completed, noting that the relevant Community Board will be notified for possible comment at least 48 hours before any proposed work starts; and</p> <p>(c) to undertake urgent stabilisation and weather-proofing work, including heritage buildings.</p>	✓ jointly	✓ jointly

Attachment A

15. Insurance Policies

Delegation	CEO	CFO	GMCC	GMIP
The Chief Financial Officer jointly with 1 other authorised person as indicated in the adjacent columns to enter into arrangements for the placement of all the Council's insurance policies, subject to the exercise of such delegated power being reported back to the Finance and Performance Committee of the Whole.	✓	✓	✓	✓
To accept progress payments and partial insurance payments on behalf of the Council on the condition that they are not full and final, nor commit the Council to a settlement. This power may be sub-delegated. This power may be exercised severally.	✓	✓		
To accept insurance payouts for facilities which the Council insures but does not own, subject to the approval of the building owner and distribute the payout to the appropriate party(s). This power may be sub-delegated. This power may be exercised severally.	✓	✓		
To settle claims less than \$5,000 that are to be settled globally based on the estimated cost to repair ie "category 1" claims. Refer to original Council report. This power may be sub-delegated. This power may be exercised severally.	✓	✓		

16. Local Government Funding Agency

Delegation	CFO
To sign all documents, including resolutions, special resolutions and funding documents required to establish and operate the Local Government Funding Agency (LGFA).	✓

17. Mayoral Relief Fund

Delegation	CFO
Solicit and receive donations to the Christchurch Earthquake Mayoral Relief fund from the public. Ensure that neither the Christchurch City Council, nor any entity controlled by the Christchurch City Council, will be making donations to the Christchurch Earthquake Mayoral Relief Fund in respect of which any tax incentive will be claimed.	✓

Attachment A

Issue appropriate receipts for all donations received to the Christchurch Earthquake Mayoral Relief Fund. Invest the funds held by the Christchurch Earthquake Mayoral Relief Fund in accordance with standard Council policies and procedures providing that the Chief Financial Officer ensures:	
<ul style="list-style-type: none"> <li>All money invested from this Christchurch Earthquake Mayoral Relief Fund must be used exclusively for that purpose.</li> <li>That if there is an inconsistency between this resolution and the Council's investment policies, this resolution prevails.</li> </ul>	

18. Mayor's Welfare Fund Charitable Trust

Delegation	Chair-MW	Cttee-MW delegate	GMCC	HCSG	TLCF	CFO	HFM
To be signatories of the Mayor's Welfare Fund Charitable Trust's bank account(s), including (without limitation) the signing of cheques:  PROVIDED THAT the signatures of <b>two</b> persons are required to operate the Mayor's Welfare Fund Charitable Trust's bank account(s) and at least <b>one</b> of those signatories must be a person marked with an asterisk in the adjacent columns.	✓	✓†	✓	✓*	✓*		
†The Cttee-MW delegate is a person appointed by name by the Mayor's Welfare Fund Charitable Trust Committee (as set out in the minutes of the Committee).							
To exercise the Council's powers as Trustee under clauses 4.1 to 4.6 as set out in the Trust Deed.					✓	✓	✓

19. Parks / Trees etc

Delegation	GMCC	HOP	HOT
To avoid any doubt, this delegation is subject to all requirements of the Christchurch District Plan and the Resource Management Act 1991. This delegation may not be sub-delegated.		✓	
To approve intrusions or not allow intrusions through recession planes of buildings adjoining parks.	✓	✓	



Attachment A

Delegation	GMCC	HOP	HOT
To grant or decline permits (other than leases or licences) for activities on reserves.	✓	✓	
To require bonds for any use on Council parks property.	✓	✓	
To make decisions on the siting of floodlights on sports parks, noting the appropriate community board would have decided on the installation of those floodlights.	✓	✓	
<p>In consultation with any other units affected, to authorise the following work on any tree from any reserve, park, open space or road corridor:</p> <ul style="list-style-type: none"> <li>planting and maintenance;</li> <li>removal of structurally unsound and unhealthy trees, trees causing damage to infrastructure or other safety concerns where there is no viable alternative other than to remove the tree,</li> <li>removal of a tree where the tree is impeding the consented legal access to the road (eg vehicle crossing).</li> </ul> <p>The relevant Community Board is to be informed of any removals that have been carried out under this delegation.</p> <p>To avoid any doubt, this delegation is subject to all requirements of the Christchurch District Plan and the Resource Management Act 1991.</p> <p>This delegation may be sub-delegated.</p>	✓	✓	✓
<p>In consultation with any other units affected, where there is an approved regeneration plan in place to authorise the removal of any tree or vegetation from any land that was formerly known as the Christchurch residential red zone for the purposes of ecological restoration, land drainage improvement or flood protection.</p> <p>The relevant Community Board and the Transformative Governance Group Te Tira Kāhikuhiku are to be informed of any removals prior to being carried out under this delegation.</p>		✓	

20. Public Streets Enclosure Policy

Delegation	MPC	HOT	HRCP
To institute enforcement proceedings and / or terminate the occupancy of a site where -	✓	✓	✓
(a) the occupier does not obtain a licence; or			
(b) the occupier refuses to comply with the terms and conditions of the applicable licence.			

Attachment A

21. Repair and Replacement of Council-Owned Retaining Walls

Delegation	HP	HOT
Authority to commence Schedule 12 of the Local Government Act 2002 process by:		
(a) depositing for public inspection descriptions of the proposed works to be completed for the support and stability of public land or public infrastructure by means of retaining walls and plans showing how they would affect any land or buildings;		✓
(b) taking the appropriate steps to effect the service of notices in writing of Council's intention to construct the proposed works.		
The power to hear and determine objections in respect of retaining walls made under, Schedule 12 of the Local Government Act 2002.	✓	
Authority to make decisions on the Council's behalf in respect of any appeals to the District Court.		✓

22. Road Stopping

Delegation	HOT <sup>∞</sup>	TLAPT <sup>∞</sup>	MPC
<p>The Council's power to accept or decline an application from either a Council Business Unit or from any other person to stop legal road <b>provided that</b> the application meets the following criteria:*</p> <ul style="list-style-type: none"> <li>The area of road to be stopped will not constitute a complying lot under the District Plan on its own account nor will its amalgamation with the adjoining lot create a new potential for the adjoining lot to be subdivided; and</li> <li>It will be necessary for the stopped road to be amalgamated with the certificate of title to an adjoining property; and</li> <li>The owner of an adjoining property is the logical purchaser of the stopped road; and</li> <li>That the proposed road-stopping complies with the Council's Road Stopping Policy, and</li> <li>The area of road to be stopped is not adjoining a reserve or waterway.</li> </ul> <p><b>*Where the application does not fit within the above criteria, the Council has delegated to the Community Board for the ward within which the legal road proposed to be stopped is situated the power to accept or decline the application. (refer Part D, Sub-part 1, Roads and Traffic Management Controls).</b></p> <p>To exercise the Council's powers under sections 116, 117 and 120 of the Public Works Act 1981 and Sections 319(h), 342(1)(a) and 345 of the Local Government Act 1974 (excluding the power to hear objections and recommend to the Council whether the Council should allow or otherwise any objections received to road stopping procedures pursuant to the Tenth Schedule</p>	✓	✓	✓

Attachment A

Delegation	HOT <sup>∞</sup>	TLAPT <sup>∞</sup>	MPC
<p>of the Local Government Act 1974 and the Council's powers under paragraph 5 of the Tenth Schedule) in relation to road stopping and the disposal of land that was previously stopped road.</p> <p>To determine which statutory procedure should be employed to undertake a particular road stopping (either under the Local Government Act 1974 or under the Public Works Act 1981).</p> <p>That prior to exercising this delegation, the delegated officer will informally circulate to the relevant community board members for comment all applications received by that officer for road-stopping within their ward prior to processing the application, with Board members to respond within seven days.</p> <p>These delegations are to be exercised in accordance with the Council's Road Stopping Policy 2020.</p> <p><b>∞ To be exercised in consultation with the Manager Property Consultancy</b></p>			



## 23. Draft Development Contributions Policy 2021

Reference / Te Tohutoro: 20/1502234

Report of / Te Pou  
Matua: Gavin Thomas, Principal Advisor Economic Policy  
gavin.thomas@ccc.govt.nz

General Manager /  
Pouwhakarae: Brendan Anstiss, General Manager Strategy and Transformation  
Diane Brandish, Acting GM Finance and Commercial  
diane.brandish@ccc.govt.nz

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

- 1.1 This report will enable the Council to adopt a revised Development Contributions Policy in June/ July 2021 following public consultation.
- 1.2 The report seeks Committee approval for the revised Draft Development Contributions Policy and consultation document to be made public for the purpose of community consultation.
- 1.3 The decisions in this report are of low to medium significance in relation to the Christchurch City Council's Significance and Engagement Policy. The level of significance was determined by consideration of the importance of the policy to the wider community who are largely unaffected (low importance/ low significance) and to property developers of Christchurch district (medium significance) who are directly affected through the requirement to pay development contributions.

### 2. Officer Recommendations / Ngā Tūtohu

That the Council:

1. Approves the draft Development Contributions Policy 2021, Attachment A of this report, and consultation document, Attachment B, for consultation in accordance with section 82 of the Local Government Act 2002.
2. Agrees that prior to consultation commencing staff may make changes to the draft Development Contributions Policy 2021 and consultation documents related to formatting and the correction of minor errors.

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

- 3.1 The Local Government Act 2002 (LGA) (section 102(2)(d)) requires all local authorities to have a policy on development contributions or financial contributions.
- 3.2 The Development Contributions Policy must comply with the requirements of section 106 and sections 197AA to 211 of the LGA. This includes the Policy being reviewed at least once every 3 years using a consultation process that gives effect to section 82 of the LGA – note this is not a special consultative procedure.
- 3.3 Having the Committee approve the policy to be consulted on will enable community engagement on the Policy and the proposed changes to the current Policy.

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

- 4.1 The LGA requires all local authorities to review their policy on development and financial contributions at least every three years.

- 4.2 The draft Development Contributions Policy 2021 contains a number of key policy changes from the current policy. Detailed options and analysis relating to proposed key changes are included in Attachment 2 of this report.

## 5. Detail / Te Whakamahuki

### ***About the Development Contributions Policy***

- 5.1 Christchurch City Council has had a Development Contributions Policy since 2004 with this being the ninth review of the policy over that time. The policy enables the Council to recover a fair share of the cost of providing infrastructure to service growth development from those who benefit from the provision of that infrastructure.
- 5.2 The Policy details the methodology used to establish development contribution charges per household unit equivalent, the cost of those charges, the methodology used to assess a development for the level of development contributions required and the various process requirements associated with operating a fair and consistent development contributions process.

### ***What development contributions revenue is used for***

- 5.3 In the 2019/20 year the Council received revenue of around \$32 million from development contributions. They are, therefore, a significant contributor to the Council's overall revenue.
- 5.4 Development contribution charges are derived directly from the cost the Council incurs to provide infrastructure to service growth development. The revenue is used to pay down debt taken out to initially fund the investment in growth infrastructure.

### ***Policy review process***

- 5.5 The Development Contributions Policy has many discrete inputs, all of which must be reviewed as part of any Policy review process. These include population growth model, business growth model, transport growth model, capital expenditure programmes related to growth, interest and inflation rate forecasts and reviews of the numerous methodologies used as the basis for the calculation and assessment of development contributions.
- 5.6 In addition, this review process has included reviewing the use of catchments to calculate and assess development contributions.
- 5.7 This review has also been an opportunity to rigorously review the content and structure of the policy to improve clarity and legibility. This has resulted in significant change from the current policy.
- 5.8 The review has been overseen by a Steering Group and undertaken by a Working Group both comprised of relevant staff from across the Council. A key component of the review process has been the Working Group collectively analysing issues that have either been raised by developers or have become evident when using the current Policy to guide processes and decisions associated with development contributions.
- 5.9 Several workshops and briefings for councillors have been held over the past three years to ensure elected members have had the opportunity to effectively canvass the issues and options.

### ***Proposed key changes***

- 5.10 The key proposed changes have been arrived at following assessment of options on each issue. Appendix 2 provides analysis of options considered and reasons why those being proposed are the preferred options.
- 5.11 In brief, the proposed key changes are:



Proposed change	Rationale	Impact
<b>Increased use of catchments</b>		
<p>Introduce sub-district catchments to allocate infrastructure costs and development contribution charges for the following activities:</p> <ul style="list-style-type: none"> <li>• Water supply</li> <li>• Wastewater collection</li> <li>• Wastewater treatment and disposal</li> <li>• Public transport infrastructure</li> <li>• Active travel infrastructure</li> </ul>	<ul style="list-style-type: none"> <li>• Improves alignment with the LGA</li> <li>• More accurately allocates cost to those who benefit</li> <li>• Improves transparency around relative costs of development in different parts of the district</li> </ul>	<ul style="list-style-type: none"> <li>• In general it will increase relative development contribution charges in greenfield development areas and smaller communities and decrease development contribution charges in infill development areas within the metropolitan area.</li> <li>• The direct financial impacts of the proposed policy on Akaroa are significant with total development contribution charges proposed to be \$70,248 incl. GST</li> </ul>
<b>Development contributions for community infrastructure</b>		
<p>Introduce development contribution charges for community infrastructure for both residential and business development. Non-residential developments to be assessed as 1 household unit equivalent (HUE).</p>	<ul style="list-style-type: none"> <li>• Change to the LGA means this is now possible.</li> <li>• Ensures all new developments fund a fair share of the cost of providing capacity in new facilities that will cater for growth.</li> </ul>	<ul style="list-style-type: none"> <li>• An additional (though modest) development contribution charge</li> <li>• A modest increase in overall development contribution revenue.</li> </ul>
<b>Reserves contributions for non-residential developments</b>		
<p>Introduce development contribution charges for non-residential developments for Reserves activities. Non-residential developments to be assessed as 1 household unit equivalent (HUE).</p>	<ul style="list-style-type: none"> <li>• Change to the LGA means this is now possible.</li> <li>• Ensures non-residential developments fund a fair share of the cost of providing capacity in that will cater for growth.</li> </ul>	<ul style="list-style-type: none"> <li>• Spreads the total development contribution requirement for Reserves activities across a larger number of developments</li> <li>• Does not increase the Council's overall development contribution revenue for Reserves activities.</li> </ul>
<b>Calculating assumed demand from non-residential developments on water and wastewater infrastructure</b>		
<p>Change the methodology for assessing demand on water supply, wastewater collection and wastewater treatment and disposal infrastructure for non-residential development.</p> <p>Base on land use rather than a District Plan zone average.</p>	<ul style="list-style-type: none"> <li>• Enables a more accurate assessment to be undertaken and better aligns the demand on infrastructure with the development contribution requirement.</li> </ul>	<ul style="list-style-type: none"> <li>• More accurate assessments.</li> <li>• Fewer special assessments required to be undertaken.</li> <li>• No change to overall development contribution revenue.</li> </ul>
<b>Small residential unit adjustment</b>		
<p>Extend the scope of the small residential unit adjustment down to 35m<sup>2</sup> (the smallest permitted residential unit floor area under the District Plan) rather than stopping at the current 60m<sup>2</sup>.</p>	<ul style="list-style-type: none"> <li>• Simplifies the adjustment for developers and Council staff administering the process.</li> <li>• Consistent with the Policy definition of gross floor area.</li> </ul>	<ul style="list-style-type: none"> <li>• Renders the current small standalone residential unit rebate scheme redundant – scheme would be removed.</li> <li>• Fairer approach for family flats.</li> </ul>

Change the assessment methodology to remove the deduction of a specified space for garaging (17.05 m <sup>2</sup> – regardless of whether there is garaging or not).  Under the proposed approach all garaging and potentially habitable accessory buildings would be included in the gross floor area measurement.		<ul style="list-style-type: none"> <li>Likely to result in a minor reduction in overall development contribution revenue. (Methods of off-setting this through a large residential adjustment will be assessed).</li> </ul>
<b>Development contribution charges for Reserves</b>		
Reduced growth assets to be funded from development contributions in the Reserves group of activities	<ul style="list-style-type: none"> <li>Several Parks assets with a growth component are either fully funded or close to fully funded</li> <li>Changes to the forward capital expenditure programme mean less future investment required to service growth demand.</li> </ul>	<ul style="list-style-type: none"> <li>Significantly reduced development contribution charges for all Parks activities.</li> <li>Significantly reduced development contribution revenue for all Parks activities.</li> </ul>

### ***Effects of introducing catchment-based assessments***

5.12 In general the effect of increasing the use of a catchment approach to allocating the costs of providing infrastructure to service growth and for assessing development contributions charges are:

- A relative increase in the development contribution charges for greenfield development areas. This is because the infrastructure requirements are greater than for other development areas.
- A relative increase in the development contribution charges for some more isolated and smaller communities. This is because these infrastructure networks generally have a high cost of service per household for water and wastewater services in particular due to there being no economies of scale.
- A relative decrease in development contribution charges in medium and high density areas. This is because new development in these areas can normally connect to existing infrastructure rather than requiring new or upgraded infrastructure.

Note that the financial impacts of the above are somewhat muted or obscured in the draft Development Contributions Policy 2021 due to significant changes to the schedule of assets having a greater effect on development contribution charges.

### ***Effects of introducing catchment-based assessments - Akaroa***

- 5.13 The introduction of catchments for water supply and wastewater collection, treatment and disposal has a disproportionately large impact on development contributions charges for developments in Akaroa with the total charge proposed to rise from \$21,586 to \$70,248 incl. GST per household unit equivalent.
- 5.14 Options for reducing the increase in development contribution charges for Akaroa have been assessed. The recommendation from staff is that the Council consults on the draft Development Contributions Policy 2021 seeking community views on the quantum of the charge and the effects that may have on future development.
- 5.15 Future development opportunities in the Akaroa area are limited with a range of factors impacting on the ability to develop including the Akaroa Heritage and Akaroa Hillslope Density

overlays in the District Plan. It may be that the Akaroa community has no strong views on the proposed charge given the likely low volume of future developments.

***Implications for other Council policies***

- 5.16 **Small standalone residential unit rebate scheme** – this scheme would be rendered redundant if the Council adopts the proposal to extend the small residential unit adjustment provision in the Development Contributions Policy. Details on this proposal are included in the schedule of key changes above in this report.
- 5.17 **Central city residential rebate scheme** – the proposed Development Contributions Policy will provide for significantly reduced charges for central city catchments and an extended small residential unit adjustment provision likely to apply to most central city residential developments. If these provisions are included in the adopted Policy the Council may wish to review its position with respect to the central city rebate scheme – this should occur after the final Development Contributions Policy is adopted. The rebate scheme is currently due to close when the funding is exhausted or the Council otherwise decides to close the scheme. The current financial position of the scheme is detailed in Attachment 4 of this report.

***Financial implications of the proposed Policy***

- 5.18 The proposed development contributions policy includes changes in the schedule of assets for which the Council requires development contributions. Overall this results in a reduced number and value of assets for which development contributions will be required.
- 5.19 The Reserves group of activities (regional parks, sports parks, garden and heritage parks and neighbourhood parks) has the most change in its schedule of assets. Many assets for which development contributions have been charged are now either fully funded or close to fully funded in terms of the development contribution component. Those projects/ assets have been removed from the schedule of assets.
- 5.20 The changes to the schedule of assets will result in reduced development contributions charges leading to less revenue for Council over the short term. However, this reduction reflects the profile of capital projects developed and proposed in the draft 2021 LTP. In addition, the direct link between the cost of providing assets to service growth development and the development contributions charges means this is not something the Council can control through Policy settings.

***Community Engagement***

- 5.21 The decision affects all wards/ Community Board areas. Information will be included in the LTP roadshow presentations to community boards.
- 5.22 Christchurch City Council has had a Development Contributions Policy in place since 2004 with this being the ninth review of the policy over that time. Each review has included a comprehensive community engagement process which have generated interest from the development community in particular. We have accumulated knowledge of issues raised by the development community over the years and have worked positively with them to ensure we have a fair, equitable and transparent policy.
- 5.23 The LGA requires that consultation on the Development Contributions Policy is undertaken in accordance with sections 82 and 82A of the Act, which means a special consultative procedure is not required. However, the Council must approve a consultation document that sets out the proposal and the reasons for it, an analysis of the reasonably practicable options including the proposal, assessed in terms of their advantages and disadvantages, and a draft of any proposed policy.

- 5.24 Consultation will be targeted to the development community including consultants active in servicing the development community. The wider community will be engaged with through the Have Your Say web portal. Limited pre-engagement has already commenced with some stakeholder membership organisations.

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

### Strategic Alignment / Te Rautaki Tīaroaro

- 6.1 The Development Contributions Policy supports the achievement of a range of the Council's community outcomes and strategic priorities through providing a significant revenue stream that helps the Council to provide infrastructure to service growth development in a timely manner.
- 6.2 Providing efficient and effective infrastructure for growth underpins the Council's commitment to sustainable development and growth throughout the district.
- 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 & planning issues that affect the City. Advice is aligned with & delivers on the governance expectations as evidenced through the Council Strategic Framework - Annual work programme aligned to Framework

### Policy Consistency / Te Whai Kaupapa

- 6.4 The decision is consistent with Council's Plans and Policies. In particular it supports the Council's approach to funding the provision of infrastructure to service growth development outlined in the Council's Revenue and Financing Policy.

### 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 The Development Contributions Policy details how the Council will fund infrastructure to service growth development. Climate change considerations are dealt with outside the scope of this policy.

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

- 6.7 The Development Contributions Policy details how the Council will fund infrastructure to service growth development. Accessibility considerations are dealt with outside the scope of this policy.

## 7. Resource Implications / Ngā Hīraunga Rauemi

### Capex/Opex / Ngā Utu Whakahaere

- 7.1 Cost to Implement – The cost of preparing the draft policy and community engagement comes from the general rate. This work has been undertaken over more than one year and is funded as a general cost of business rather than a discrete cost attributed to the project.
- 7.2 Maintenance/Ongoing costs - Annual policy and administration costs vary depending on the policy work required and the level of development needing to be assessed.

- 7.3 Funding Source – The cost of preparing and administering the Policy comes from the general rate. Legislation does not permit the Council to charge an administration fee or to add administration of development contributions to the development contribution charges.

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

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

- 8.1 The Local Government Act 2002 (LGA) (section 102(2)(d)) requires all local authorities to have a policy on development contributions or financial contributions.
- 8.2 All provisions of the draft Policy meet the requirements of the Local Government Act 2002.

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

- 8.3 The LGA (section 106(6)) requires a Development Contributions Policy to be reviewed at least every 3 years. While this review hasn't been completed within the three year review cycle, the review was initiated within that period.
- 8.4 The LGA does not provide for a development contributions policy to lapse if not reviewed within the timeframe required, nor does it provide for any diminution of the policy in these situations.
- 8.5 The advice from the Council's Legal Services Unit is that this does not present any risk for Council and therefore there is no legal context, issue or implication relevant to this decision to approve the draft policy for consultation.
- 8.6 This report and the draft Development Contributions Policy 2021 have been reviewed and approved by the Legal Services Unit.

## 9. Risk Management Implications / Ngā Hīraunga Tūraru

- 9.1 Development contributions can be a litigious area of local government activity often with significant financial implications for developers and councils. Because of this there is a significant body of case law regarding what can and can't be done under the provisions of a development contributions policy.
- 9.2 Risk mitigation undertaken as part of the policy development process includes:
- Council's legal services team has provided advice throughout the policy development process including full review of the proposed policy
  - Monitoring of development contributions issues related to the implementation of the current policy as they arise and incorporating lessons learned in the Policy where appropriate
  - Monitoring of development contributions issues confronted by other councils and the methods used to resolve issues
  - Undertaking an internal audit of the Development Contributions Policy and processes to identify potential areas of risk and responding to these risks

## Attachments / Ngā Tāpirihanga

No.	Title	Page
A <a href="#">↓</a>	Draft - Christchurch City Council Development Contributions Policy 2021	327
B <a href="#">↓</a>	Development Contributions Policy Review 2021 Consultation document	422
C <a href="#">↓</a>	DC Policy Review 2021 - key proposed changes explained	436

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

Document Name	Location / File Link
CCC Development Contributions Policy 2016	<a href="https://ccc.govt.nz/assets/Documents/The-Council/Plans-Strategies-Policies-Bylaws/Policies/DevelopmentContributionsPolicyUpdateSept2016V2.pdf">https://ccc.govt.nz/assets/Documents/The-Council/Plans-Strategies-Policies-Bylaws/Policies/DevelopmentContributionsPolicyUpdateSept2016V2.pdf</a>
CCC Development Contributions Policies 2004 -2015	<a href="https://ccc.govt.nz/the-council/plans-strategies-policies-and-bylaws/policies/development-contributions-policies/development-contributions-policy/">https://ccc.govt.nz/the-council/plans-strategies-policies-and-bylaws/policies/development-contributions-policies/development-contributions-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>	Brendan Anstiss - General Manager Strategy and Transformation Diane Brandish - Acting General Manager Finance and Commercial (CFO)



## Draft Development Contributions Policy 2021

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## PART 1 INTRODUCTION

### 1.1 About development contributions

Christchurch has a growing population and business sector. The Council needs to provide infrastructure and facilities to cater for growth in a timely fashion. Development contributions are the main funding source Council uses to do this.

A development contribution is a fee payable to the Council as a contribution towards the funding of infrastructure required to service growth development, including pipes, roads, parks and community facilities.

Charging development contributions enables the Council to recover a fair, equitable, and proportionate share of the cost of the capital investment needed to service growth development from those who cause and/ or benefit from that investment.

### 1.2 Policy objectives

1. To ensure that developers contribute fairly to the funding of infrastructure and facilities to service growth over the long term.
2. To provide predictability and transparency regarding assets to be provided to service growth development and how those assets will be funded.
3. To ensure development contribution revenue is part of the Council's overall revenue mix that funds the provision of infrastructure and facilities for new development.
4. To reflect the development contributions principles set out in section 197AB of the Local Government Act 2002 (LGA).

### 1.3 Reasons for requiring development contributions

#### 1.3.1 Strategic reasons

The Council's vision statement, community outcomes and strategic priorities constitute the Council's Strategic Framework which guide decisions made by Council with a focus on improving overall community wellbeing.

The Council considers its provision of infrastructure is an essential part of its leadership and facilitation roles that support public health and safety, growth management and sustainable development.

To fulfil this role the Council must invest in additional assets to appropriately provide new or additional infrastructure in anticipation of growth. Development contributions help the Council to meet those needs.

#### 1.3.2 Fairness and equity

Christchurch City Council has decided it will use development contributions as the primary method of funding growth-related infrastructure. This approach enables the cost of providing growth infrastructure to be funded primarily by those who cause and/ or benefit from that investment.

Current residents have made a considerable investment in the existing infrastructure, some of which has capacity to cater for growth and can service new development at no cost to developers. It is appropriate that additional or new infrastructure required to service growth requirements should be funded primarily by those who benefit from it, while recognising the community as a whole can often also benefit.

Capital expenditure incurred for reasons other than to provide for growth is funded from rates rather than development contributions.

### 1.4 Financial contributions

The Council can require developers to pay financial contributions under the Resource Management Act 1991 (RMA) and the Christchurch District Plan.

The purpose of financial contributions is to enable the impact of a specific development to be mitigated. A financial contribution charge will therefore reflect what it will cost to offset or mitigate adverse effects on the natural and physical environment, including infrastructure services, caused by the new development.

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

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

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

Financial contributions were to be phased out by 2021 under the RMA. However a change to the RMA in 2020 has removed the sunset clause. As a result, the Council may, in future, reconsider its use of financial contributions.

### 1.5 Delegations

Implementation of this policy and the charging of development contributions is delegated to the Chief Executive or his/her sub-delegates. Specific delegations are provided in the Council's Delegations Register.

### 1.6 Policy review

The LGA requires a development contributions policy to be reviewed at least every three years. A review of the policy must include consultation that gives effect to the requirements of section 82 of the LGA.

A development contribution charge may be increased at any time, without community consultation, if that increase complies with the requirements of section 106 of the LGA. Any change of this type must use the Statistics New Zealand Producers Price Index Outputs for Construction as the basis for change. The Council must also make certain information publicly available before an increase takes effect.

### 1.7 Key proposed changes from the 2016 Policy

The draft Development Contributions Policy 2021 proposes some key changes to the current policy. These are:

#### 1.7.1 Catchment assessments for more activities

It is proposed that development contributions assessments for water supply, wastewater treatment and disposal, wastewater collection, active travel and public transport will use local area catchments rather than a single district-wide charge for each activity.

1. **Water supply** – propose to move from one district-wide catchment to 10 catchments based on land use and network connectivity.
2. **Wastewater treatment and disposal** - propose to move from one district-wide catchment to three catchments based on the separate wastewater schemes in the district.
3. **Wastewater collection** - propose to move from one district-wide catchment to 10 catchments based on land use and network connectivity.
4. **Active travel** - propose to move from one district-wide catchment to one Christchurch metropolitan catchment.
5. **Public transport** - propose to move from one district-wide catchment to one Christchurch metropolitan catchment that includes all areas receiving the public transport service.



The effect on development contributions charges as a result of introducing the new catchments will vary based on the cost of providing infrastructure for growth and the forecast level of growth in each catchment.

In general, the change will result in increased development contribution charges for water, wastewater treatment and wastewater collection catchments outside the Christchurch metropolitan area and for greenfield catchments within the Christchurch metropolitan area. Other catchments in the Christchurch metropolitan area are likely to have decreases in development contribution requirements for these activities.

#### **1.7.2 Development contributions for community infrastructure**

Changes to the Local Government Act in March 2019 have returned the definition of community infrastructure to the broad provisions in place prior to changes to the Act in 2014. This means development contributions can be used to fund a broader range of community infrastructure assets.

The Council is proposing to fund the growth capacity of the following types of community infrastructure from development contributions for community infrastructure:

- Cemeteries
- Public toilets
- Playgrounds
- Aquatic centres
- Sports halls
- Libraries

Development contributions for community infrastructure are proposed to be levied on a district-wide basis, meaning the development contribution charge will be the same regardless of development location within the Christchurch District.

Development contributions for playgrounds and public toilets have previously been part of the Neighbourhood Parks activity but will now be included under the community infrastructure group of activities.

It is proposed that non-residential (commercial) developments will be assessed for community infrastructure development contributions on the basis of each new lot created at the time of subdivision adding demand of 1 Household Unit Equivalent (HUE). This recognises some demand on infrastructure coming from business developments and from workers who live outside the district. This approach also recognises that it would be inefficient to attempt an assessment of demand for each development.

The effect of this change is spread to total development contribution requirement for community infrastructure across a larger number of developments than if residential developments only were required to pay a development contribution. It does not increase the Council's overall development contribution revenue for this activity.

#### **1.7.3 Change to development contribution calculation methodology for water supply, wastewater collection and wastewater treatment and disposal for non-residential development**

It is proposed that the development contributions assessment methodology for these activities for non-residential development will be based on land use rather than a District Plan zone average. This enables a more accurate assessment to be undertaken and better aligns the demand on infrastructure with the development contribution requirement.

#### **1.7.4 Small residential unit adjustment**

Residential units with a gross floor area less than 100m<sup>2</sup> currently qualify for a reduction in development contributions charges on a sliding scale proportionate to floor area. For example, a residential unit with a gross floor area of 70m<sup>2</sup> is required to pay 70 per cent of the full development contributions that would normally apply.

There are two proposed changes to this section of the policy:

- 1) To extend the small residential unit adjustment limit down to 35m<sup>2</sup> (the smallest permitted residential unit floor area under the District Plan) rather than stopping at the current 60m<sup>2</sup>. This change will render the small standalone residential unit rebate redundant.
- 2) To change the assessment methodology to remove the deduction of a specified space for garaging (17.05 m<sup>2</sup> – regardless of whether there is garaging or not). It is proposed that all garaging and potentially habitable accessory buildings are included in the gross floor area measurement.

#### **1.7.5 Special assessment criteria**

It is proposed that medical centres and courier depots are removed from the list of business types that require a special assessment for development contributions. These types of business place a similar to average demand on infrastructure and the cost to the Council of undertaking a special assessment is not warranted.

#### **1.7.6 Neighbourhood Parks - medium density catchment**

The Christchurch District Plan provides for higher density residential development in the Residential Medium Density Zone and the Residential Suburban Density Transition Zone. Along with the central city, these are the areas where higher density residential development is encouraged.

The Council is considering how it can best provide neighbourhood parks facilities in these higher density development areas to a standard that meets the requirements of a higher density local population. In these parts of the city it is difficult to purchase additional land for parks and the land is expensive. Further developing existing parks in these areas will in most cases provide the best way to serve the local community in a cost-effective way.

To achieve this the Council is proposing to introduce a 'medium density' catchment for the neighbourhood parks activity, which aligns with the medium density and transitional residential zones in the District Plan. This

will enable investment in existing neighbourhood parks in areas of the city experiencing infill growth.

#### **1.7.7 Business developments to be assessed for development contributions for Reserves activities**

Changes to the Local Government Act in March 2019 have reintroduced the ability to assess non-residential development for development contributions for Reserves activities. This hasn't been possible since changes were made to the LGA in 2014.

The Council is proposing that all non-residential developments are assessed as placing demand of 1 household unit equivalent (HUE) on all reserves activities. This recognises some demand on infrastructure coming from business developments and from workers who live outside the district. This approach also recognises that it would be inefficient to attempt an assessment of demand for each development.

The effect of this change is spread to total development contribution requirement for Reserves activities across a larger number of developments than if residential developments only were required to pay a development contribution. It does not increase the Council's overall development contribution revenue for these activities.

#### **1.7.8 Reduction in development contribution charges for reserves activities**

The proposed development contribution charges for reserves activities are significantly less than in the previous Policy. There are two main reasons for this;

- assets becoming fully funded
- changes to the forward capital expenditure programme.

#### **1.7.9 Development Impact Fee**

In situations where the Council is not required to grant a resource consent, building consent or consent to connect to Council infrastructure, but where a

development will place additional demand on Council infrastructure, the Council will levy a development impact fee equal to the development contribution that would otherwise be required.

The purpose of the payment is to ensure that an applicant contributes to ensuring the capacity of Council's assets is maintained in the same way as an applicant under a building consent would be required to contribute.

Examples of situations when this may arise include:

- Where the Council is asked to exercise its discretion under Schedule 1(2) of the Building Act 2004 to exempt an applicant from the requirement for a building consent, but the work to be undertaken will increase demand on Council's assets. In this situation the Council will charge a development impact fee as provided for under the Building Act 2004, section 219 (1)(a)(ii);
- Where a variation to a consent to discharge an increased volume of trade waste is applied for. In this situation, the Council will require the applicant to enter into a Trade Waste Agreement with the Council as referred to in clause 18 of the Christchurch City Council Trade Waste Bylaw 2015, with a condition being that the applicant must pay a development impact fee.

**Note: The key proposed changes highlighted here are also highlighted in orange in the policy for easy reference.**

## PART 2

# CALCULATING DEVELOPMENT CONTRIBUTIONS

### Development contribution assessment

Table 1 summarises the steps required to assess whether a development contribution is required and if so to calculate the charge.

**Table 1. Process for determining development contribution charge**

<b>Step 1 – Development test</b>	Does the development meet the criteria for being a "development" for which development contributions are assessed?
<b>Step 2 – Assess demand on infrastructure from the new development</b>	How much growth capacity for each activity will the development require?
<b>Step 3 – Determine any existing demand credits</b>	If replacing previous development(s), how much capacity was previously used? What is the net increase in capacity required to service the development?
<b>Step 4 – Calculate the net increase in demand from the new development</b>	The net increase in demand for each activity is calculated by subtracting Step 3 (credits) from Step 2 (demand).
<b>Step 4 – Apply the relevant catchment charges</b>	Apply the relevant catchment development contribution charge for each activity
<b>Step 5 – Calculate the total development contribution required</b>	Aggregate the development contribution charges required for each activity

### 2.1 Step 1 - Development test

The LGA defines a "development" as "any subdivision, building (as defined in section 8 of the Building Act 2004), land use, or work that generates a demand for reserves, network infrastructure, or community infrastructure" (section 197(1)).

The Council will require a development contribution if a development (based on an application for resource consent, building consent, certificate of acceptance, authorisation for service connection, or otherwise in the Council's view):

1. Will generate a demand for reserves, network infrastructure or community infrastructure; and
2. Either alone or in combination with other development, will create a need for new or additional assets or assets of increased capacity which causes the Council to incur capital expenditure; and
3. Is of a type for which this Development Contributions Policy provides for the payment of a development contribution in the given circumstance.

The LGA (section 198) provides for a development contribution assessment to be made at multiple points within the development process (subdivision consent, land use consent, building consent, certificate of acceptance or authorisation for service connection). To avoid doubt, if the Council does not require a development contribution at the first opportunity, it does not forfeit its right to do so at a later opportunity.

#### 2.1.1 Exemptions and exceptions

##### 2.1.1.1 Crown development

The LGA (section 8) does not bind the Crown meaning the Crown is exempt from paying development contributions. Not all government bodies are defined as the "Crown". The Crown Entities Act 2004 details the status of the various Crown entities.

Crown entities such as District Health Boards and charter or integrated schools are not the “Crown” and are assessed for development contributions.

In accordance with section 8(4) of the LGA, private developments on Crown-owned land are not exempt from paying development contributions.

#### 2.1.1.2 Council development

Council developments are subject to applicable development contributions except for any required for the same activity as the development itself. For example, a new wastewater facility is not required to pay development contributions for wastewater, but will pay all other applicable development contributions.

#### 2.1.1.3 Parking buildings

The parking component of parking buildings and other pay to park facilities are not assessed for development contributions for transport activities. This avoids double collecting for transport activities. Non-parking components of these developments are assessed as normal under this Policy.

### 2.2 Step 2 - Assess the demand on infrastructure

The quantified demand the development places on the relevant infrastructure types is assessed. The demand is measured as a proportion of the demand placed on infrastructure by an average residential unit, referred to as a Household Unit Equivalent (HUE).

#### 2.2.1 Household Unit Equivalent (HUE)

A HUE is the average demand a household places on Council infrastructure. It is assumed that all single households place this level of demand on Council infrastructure (while allowing for a reduced level of demand for residential units with a gross floor area less than 100m<sup>2</sup>). This is an efficient method of assessing development contributions for residential development.

Non-residential developments are assessed as a proportion of the HUE.

**Table 2. Assumed residential demand on infrastructure per Household Unit Equivalent (HUE)**

Activity	Base unit measure	Demand per HUE
Water supply	Litres per day	645
Wastewater collection /treatment and disposal	Litres per day	572
Stormwater and flood protection	Impervious surface area m <sup>2</sup>	427
Transport	Vehicle trips per day	10.7

#### 2.2.2 Residential development

For resource consent (subdivision) applications, it is assumed that every lot created will contain one household unit equivalent (HUE). If, at a future time, more than one residential unit is developed on a lot, a development contribution assessment is undertaken for each additional residential unit.

##### 2.2.2.1 Small residential unit adjustment

A small residential unit adjustment is applied to a residential unit with a gross floor area (GFA) less than 100m<sup>2</sup>, including garaging and potentially habitable accessory buildings.

For activities other than stormwater and flood protection, the adjustment reduces the HUE calculation on a sliding scale in proportion to the GFA. For example, a residential unit with a GFA of 80m<sup>2</sup> will be assessed as 0.8 HUE or 80 per cent of the normally applicable development contribution requirement. The maximum adjustment is to a GFA of 35m<sup>2</sup> or 35 per cent of the charge for 1 HUE.

Stormwater and flood protection is assessed on actual impervious surface area (ISA), as a ratio of the average residential impervious surface area of 472m<sup>2</sup>. This means a development with an ISA of 200m<sup>2</sup> is assessed on the following basis:

$$200 / 472 = 0.42 \text{ HUEs}$$

For developments of more than one residential unit the adjustment is applied based on the average size of all units with a GFA of less than 100m<sup>2</sup> (units with a GFA of 100m<sup>2</sup> or more are assessed as 1 HUE). The assessment for stormwater and flood protection is on the basis of all units having an equal share of the total ISA.

This adjustment does not apply in situations where development contributions have already been paid at the time of resource consent for subdivision.

#### **2.2.2.2 Subsequent redevelopment**

If a residential unit has previously received a small residential unit adjustment, and is later the subject of a consent application to enlarge the GFA, a development contribution assessment will be made, recognising the development contributions previously paid.

#### **2.2.2.3 Transitional provisions**

The Council's Development Contributions Policy 2016 included a small residential unit adjustment that stopped at 60m<sup>2</sup> GFA, inclusive of 17.05 square metres added for garaging where there was not an attached garage.

If development contributions have been assessed and invoiced under the Development Contributions Policy 2016 that assessment and charge will stand, including any reduction applicable under the former Small Standalone Residential Unit Development Contributions Rebate.

If an assessment for development contributions has been carried out under the Development Contributions Policy 2016 but an invoice hasn't been generated then the Small Residential Unit Adjustment provisions of this policy will apply.

#### **2.2.2.4 Multi-unit stormwater and flood protection adjustment**

Residential developments of two or more attached residential units on a single lot receive an adjusted stormwater and flood protection development contribution if they have a lower than average ISA per residential unit.

The total impervious surface area of the development is divided by the average ISA for a single residential unit (427 m<sup>2</sup>) to calculate the number of HUEs for stormwater and flood protection.

#### **2.2.3 Non-residential development**

Development contributions required for non-residential development are calculated as a multiple of the HUE.

For the drinking water, wastewater collection and wastewater treatment and disposal activities the development contribution is calculated according to the average demand on infrastructure per square metre of gross floor area by business type. These are detailed in sections A.4.1 and A.4.2 in Appendix 4 of this policy.

For transportation activities the development contribution is calculated according to the average demand on infrastructure per square metre of gross floor area by District Plan zone.

For stormwater and flood protection the development contribution is calculated according to the ISA of the development.

Where public floor area, not included in the initial assessment of gross floor area, later becomes part of the gross floor area then an assessment for development contributions will be undertaken for the new area. An example of where this could arise is the covering in of outdoor public floor area to become part of the floor area used by the business. An assessment triggered by an application to extend a non-residential building, will use the same demand assumptions as are used to assess a new development.

For Reserves activities and Community Infrastructure, non-residential development is assessed as 1 HUE regardless of scale or land use associated with the development.



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**Table 3. Non-residential HUE equivalents by District Plan zone**

District Plan Zone	Reserves HUE per development	Stormwater & flood protection HUE/ m2 ISA	Water Supply per HUE	Wastewater Collection per HUE	Wastewater Treatment and Disposal per HUE	Transportati on HUE per M2 GFA	Community infrastructur e
All non-residential development	1.00	0.0038					1.00
Commercial - Core						0.0317	
Commercial - Local						0.0527	
Commercial – Mixed Use						0.0053	
Commercial - Office						0.0214	
Commercial – Retail Park						0.0119	
Commercial – Central City						0.0218	
Central City Mixed Use						0.0111	
Commercial – Banks Peninsula						0.0197	
Industrial - General						0.0020	
Industrial - Heavy						0.0014	
Industrial Park						0.0018	
Commercial Central City ( South Frame Mixed Use)						0.0450	
Special Purpose Airport						0.0016	
Other Zones						SA <sup>1</sup>	
Retirement village - residential unit only <sup>2</sup>	0.25		0.50	0.50	0.50	0.50	0.25

#### 2.2.3.1 Timing of assessment

<sup>1</sup> Special assessment

<sup>2</sup> This applies to residential units only. Non-residential elements such as hospital, day care units and administration areas are assessed using a special assessment.

An assessment for development contributions for a non-residential development is undertaken when the Council is ready to grant resource consent for the subdivision. This assessment will assume demand of 1 HUE per lot for each activity for which development contributions are required.

A further assessment may be undertaken at the time of land use consent, building consent or application to connect to Council infrastructure if it is found the subsequent development will increase demand on Council infrastructure. Any subsequent assessment will credit development contributions paid at the time of subdivision.

#### **2.2.3.2 Rural accessory buildings**

Non-residential buildings accessory to rural activities that do not place additional demand on infrastructure are not assessed for development contributions.

#### **2.2.4 Special assessments**

The Council will complete a special assessment if it considers a development is likely to place demand on infrastructure that is significantly different to the assumed demand based on type of business and/ or the average demand per M2 of GFA for the District Plan zone the property is located in. Situations where this may be required include:

1. The activity is not a permitted activity in the District Plan zone.
2. The development is complex or unique and the Council believes it will place significantly different demand on infrastructure from that expected for the business type and/ or in the relevant District Plan zone.
3. The development provides for a full or partial reduction of its demand on Council stormwater infrastructure at the owner's cost, prior to discharge into the Council network.

Developments for which the Council requires a special assessment, for some or all activities, include education facilities, wet industry facilities, hospitals, sports stadiums, airports, and other developments at the Council's discretion.

A developer may ask the Council to consider undertaking a special assessment if:

1. The development is expected to place less than half the assumed demand on infrastructure for the type of business and/ or the average demand for the District Plan zone, and;
2. The request is made within 10 working days of the initial assessment for development contributions being issued.

The decision on whether demand is expected to be less than half the assumed demand, and whether a special assessment will be completed, is at the Council's sole discretion.

An assessment for stormwater and flood protection for any non-residential development is calculated as specified in Part A.4.4 at  $(0.0038 \text{ HUE}) \times (\text{square metres of ISA})$ .

#### **2.2.4.1 Scope of special assessment**

A special assessment is only completed for the activities the Council considers a special assessment is required. All other activities will be assessed using the normal provisions of this Policy.

A special assessment will always be undertaken on the assumption that the development will operate at its full capacity. No adjustment will be considered for the development operating at a level below full capacity. This is because the Council must provide infrastructure appropriate for peak demand, and, a special assessment is only undertaken in situations of significantly high or low demand.

#### **2.2.4.2 Council may require developer to provide information**

The Council may require a developer to provide technical information relating to the demand the development will place on Council infrastructure.

The Council will compare the information provided with industry standards and any other reasonable considerations (including from a similar existing

development) to determine whether the information provided fairly reflects the expected demand on infrastructure from the development.

#### **2.2.5 Retirement villages**

A residential unit in a retirement village is assessed for development contributions as detailed in Table 3. All other elements of a retirement village are assessed using a special assessment.

#### **2.2.6 Non-serviceable development**

A development outside the areas serviced for one or more of water supply, wastewater collection, and wastewater treatment and disposal will not be assessed for development contributions for a non-serviceable activity. If the property is able to connect to the network in the future, it will be assessed for a development contribution for the relevant activity at that time.

#### **2.2.7 No connection required**

If a development does not connect to Council infrastructure for water supply, wastewater collection or wastewater treatment and disposal or stormwater, and places no demand on Council infrastructure, then no development contribution is required for that activity. If the development later requires connection to services it will be assessed for development contributions at that time.

#### **2.2.8 Temporary buildings**

Temporary buildings are those:

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

The Council will not require development contributions for a temporary building for up to five years or until an application is received to make the building permanent, whichever comes first. An extension of up to two years (but not beyond the limit of the District Plan or legislative provision) may be considered. The Council may require the initial five year period or any an extension to be

subject to the registering of an encumbrance or memorandum of agreement on the title.

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

### **2.3 Step 3 - Determine existing demand credits**

Existing demand credits recognise that a development may replace previous development on the same site and therefore not place additional demand on infrastructure and facilities.

#### **2.3.1 Life of existing demand credits**

Existing demand credits expire 10 years after the previous development on a site last exerted demand on infrastructure. If, over the preceding 10 year period, a lot has not been used for either residential or non-residential purposes, the land will be regarded as undeveloped and deemed to have 1 HUE existing demand credit.

#### **2.3.2 Limitations to existing demand credits**

1. Existing demand credits cannot be used to reduce the development contribution for any activity below zero.
2. Credits from one activity cannot be used to offset development contributions required for another activity.
3. Lots that have been or are being used by a network utility operator for utility purposes are deemed to have no existing demand credits.

#### **2.3.3 Considerations when assessing existing demand credit for residential development**

1. A credit of 1 HUE per activity per previously existing residential unit or lot is provided. If there is an encumbrance or other legal instrument on the title recognising credits or arrangements associated with

amalgamation or amalgamation reversal these will be taken into account.

2. If the GFA of a previous residential unit was less than 100m<sup>2</sup>, and the Council has evidence a small residential unit adjustment was made at the time of initial development, the credit will reflect the adjustment applied at the time of initial development. If the Council has no record of a small residential unit adjustment being applied at the time of initial development, a credit of 1 HUE per unit will apply.

#### **2.3.4 Considerations when assessing existing demand credit for non-residential development**

1. Where a new non-residential development replaces a non-residential development, or for subdivision of a site containing previous development, credits will be assessed for each activity by applying the equivalences in Table 3 and Tables A.2.2 and A.2.4 to the GFA and/ or impervious surface area of the previous development.
2. Credits will be assessed based on the previous use of the site using the highest level of actual or otherwise verifiable demand from the past 10 years.
3. A non-residential development on an undeveloped lot created prior to 1 July 2004 will receive a credit of 1 HUE per lot.
4. A non-residential development on an undeveloped lot created after 1 July 2004, will receive a credit of the greater of 1 HUE per lot or the HUEs assessed if development contributions were paid at time of subdivision.
5. For any other application in respect of an undeveloped non-residential lot an existing demand credit of 1 HUE per activity per lot will apply.

#### **2.3.5 Other considerations when assessing existing demand credit for any development**

1. No transfer of credits between titles can occur, except where the titles relate to the same development site (e.g. new titles created on subdivision).

2. Where amalgamation of titles occurs, a memorandum of agreement will be registered on the title/s associated with the amalgamation detailing the existing use credits available from the previous titles and when they expire.
3. Where an amalgamation of titles is reversed, an encumbrance will be registered on the title/s associated with the amalgamation reversal. The existing use credits may be reassigned by the owner of the previously amalgamated titles or their successor.
4. No existing demand credits will be given for a lot that cannot legally be developed, or where, following a boundary adjustment with a neighbouring lot, the previously undevelopable lot is then of a size that can legally be developed.
5. A special assessment can be used at the Council's discretion to establish the existing demand credits applicable.

#### **2.3.6 Unlawful development**

If development has been undertaken without the required consents, and a development contribution has not been paid, the property will not receive an existing demand credit.

#### **2.4 Step 4 - Calculate net increase in HUEs (demand) from the development**

The net increase in demand (for each activity in HUEs) is calculated by subtracting Step 3 (credits) from Step 2 (demand).

The demand is reduced if a small residential unit adjustment applies.

#### **2.5 Step 5 - Apply the relevant catchment charge**

Development contribution charges are applied on a catchment basis. Some activities use a district-wide catchment (the charge per HUE is the same anywhere in the district) while other activities use defined catchments (the charge per HUE varies depending on which catchment the development is located in).

## 2.6 Step 6 – Calculate the development contribution

For each activity, multiply the net assessed HUEs by the charge per HUE for each activity for the relevant catchment.

### 2.6.1 Limit on amount of reserves development contribution

The total amount of the development contribution for the reserves group of activities is subject to a statutory maximum under Section 203(1) of the LGA. Development contributions for reserves must not exceed the greater of:

1. 7.5% of the value of the additional lot created by subdivision; and
2. The value of 20m<sup>2</sup> of land for each additional household unit created by the development.

For developments of up to three residential units the Council uses an average land value per square metre calculated by District Plan zone and location. This is an efficient method of average land valuation for this purpose.

For developments of four or more residential units and for residential subdivision, the Council may have a full land valuation undertaken.

### 2.6.2 Minimum charge

For administrative efficiency, the Council will not require development contributions where the total charge is \$50 or less.

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## 2.7 Schedule of development contribution charges (per HUE)

**Table 4: Development contribution charge for each activity by catchment. The overall charge will depend on the location of the development.**

Activity Group	Activity	Catchment Development Contribution Charge							
Reserves	<b>Regional Parks</b>	<b>District-wide</b>							
	Ex. GST	\$194.09							
	Inc. GST	\$223.20							
	<b>Garden and Heritage Parks</b>	<b>District-wide</b>							
	Ex. GST	\$167.14							
	Inc. GST	\$192.21							
	<b>Sports Parks</b>	<b>District-wide</b>							
	Ex. GST	\$410.01							
	Inc. GST	\$471.51							
	<b>Neighbourhood Parks</b>	<b>Central</b>	<b>Medium Density</b>	<b>Suburban</b>	<b>Growth</b>	<b>Banks Peninsula</b>			
	Ex. GST	\$120.97	\$58.80	\$540.94	\$474.65	\$138.34			
	Inc. GST	\$139.12	\$67.62	\$622.09	\$545.85	\$159.09			
Network Infrastructure	<b>Water Supply</b>	<b>Akaroa Harbour</b>	<b>Central North</b>	<b>Central South</b>	<b>Lyttelton Harbour</b>	<b>Marshlands</b>	<b>North</b>	<b>North West</b>	<b>Banks Peninsula</b>
	Ex. GST	\$10,692.52	\$701.58	\$408.22	\$11,196.89	\$4,470.77	\$277.90	\$1,842.47	\$6,182.59
	Inc. GST	\$12,296.40	\$806.82	\$469.46	\$12,876.42	\$5,141.38	\$319.58	\$2,118.85	\$7,109.98
		<b>West</b>	<b>Woolston/Sumner</b>						
	Ex. GST	\$1,211.03	\$2,147.37						
	Inc. GST	\$1,392.68	\$2,469.47						
	<b>Wastewater Collection</b>	<b>North</b>	<b>North West</b>	<b>South</b>	<b>South West</b>	<b>East</b>	<b>City</b>	<b>West</b>	<b>Lyttelton Harbour</b>
	Ex. GST	\$4,269.77	\$2,162.73	\$1,326.77	\$7,185.67	\$519.49	\$522.78	\$2,918.37	\$6,274.17
	Inc. GST	\$4,910.24	\$2,487.14	\$1,525.79	\$8,263.52	\$597.41	\$601.20	\$3,356.13	\$7,215.30
		<b>Akaroa Harbour</b>	<b>Banks Peninsula</b>						
	Ex. GST	\$5,752.95	\$519.49						
	Inc. GST	\$6,615.89	\$597.41						



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Activity Group	Activity	Catchment Development Contribution Charge							
Network Infrastructure	<b>Wastewater Treatment/Disposal</b>	<b>Christchurch</b>	<b>Akaroa Harbour</b>	<b>Banks Peninsula</b>					
	Ex. GST	\$925.82	\$41,203.21	\$0					
	Inc. GST	\$1,064.70	\$47,383.69	\$0					
	<b>Stormwater &amp; Flood Protection</b>	<b>Styx</b>	<b>Otukaikino</b>	<b>Avon</b>	<b>Waimakariri</b>	<b>Coastal</b>	<b>Heathcote</b>	<b>Halswell</b>	<b>Lyttelton Harbour</b>
	Ex. GST	\$9,677.72	\$5,810.53	\$743.56	\$156.21	\$623.14	\$2,851.95	\$13,436.54	\$196.47
	Inc. GST	\$11,129.38	\$6,682.11	\$855.09	\$179.65	\$716.61	\$3,279.74	\$15,452.02	\$225.94
		<b>Banks Peninsula</b>							
	Ex. GST	\$313.17							
	Inc. GST	\$360.14							
	<b>Road Network</b>	<b>Growth</b>	<b>Central</b>	<b>Suburban</b>	<b>Banks Peninsula</b>	<b>Lyttelton Harbour</b>	<b>Akaroa Harbour</b>		
	Ex. GST	\$4,256.59	\$1,382.92	\$1,372.56	\$1,362.03	\$1,362.03	\$1,362.03		
	Inc. GST	\$4,895.08	\$1,591.51	\$1,578.44	\$1,566.34	\$1,566.34	\$1,566.34		
	<b>Active Travel</b>	<b>Metro Zone</b>							
	Ex. GST	\$2,399.74							
	Inc. GST	\$2,759.70							
	<b>Public Transport</b>	<b>Metro Zone</b>							
	Ex. GST	\$834.91							
	Inc. GST	\$960.15							
Community Infrastructure	<b>Community Infrastructure</b>	<b>District-Wide</b>							
	Ex. GST	\$851.81							
	Inc. GST	\$979.58							

### 2.7.1 Event triggering the timing of assessment

The Council will undertake a development contributions assessment (requirement) upon the granting of:

1. resource consent (subdivision or land use)
2. building consent or certificate of acceptance
3. authorisation for a service connection.

### 2.8 Reassessment – for development contribution assessments (requirement) prior to 1 July 2015

Development contribution assessments made under a policy in place prior to 1 July 2015 are valid for a specified period (normally 12 months), after which a reassessment is undertaken at the time of invoicing using the Policy in place at the time of the reassessment.

This provision pre-dates a change to the Local Government Act 2002 which now requires any reassessment to be undertaken using the Policy in place at the time the relevant complete application was received by the Council.

To ensure developers with assessments undertaken using a Policy in place prior to 1 July 2015 are not unfairly disadvantaged, the developer may elect to either have a reassessment using the policy in place at the time the original assessment was undertaken (which is consistent with the requirements of the LGA), or, have a reassessment undertaken using the Policy in place at the time of the reassessment (which is consistent with policy provisions in place when the original assessment was undertaken).

All assessments undertaken using a Policy in place after 1 July 2015 will not be reassessed but will be invoiced for the amount of the original assessment, unless there are changes to the development that change the demand on infrastructure and therefore require a new assessment to be undertaken.

The Council reserves the right to revise a development contribution assessment if an error has been made in the assessment and the development contribution has not been paid.

### 2.9 Other charges may apply

#### 2.9.1 Works and services

Nothing in this Policy prevents the Council from requiring the provision of works and services that are required to service that development, to connect it to existing infrastructural services or to avoid, remedy or mitigate the environmental effects of the development. However, this Policy doesn't provide for additional works to be required.

#### 2.9.2 Service connection fees

The Council may require a service connection fee before agreeing to a connection to Council network infrastructure. This fee is separate to and in addition to any development contribution charge.

#### 2.9.3 Development Impact Fee

In situations where the Council is not required to grant a resource consent, building consent or an authorisation to connect to Council infrastructure, but where a development will place additional demand on Council infrastructure, the Council will levy a development impact fee equal to the development contribution that would otherwise have been required.

The purpose of the payment is to ensure that an applicant contributes to ensuring the capacity of Council's assets is maintained in the same way as an applicant under a building consent would be required to contribute.

Examples of situations when this may arise include:

- Where the Council is asked to exercise its discretion under Schedule 1(2) of the Building Act 2004 to exempt an applicant from the requirement for a building consent, but the work to be undertaken will increase

demand on Council's assets. In this situation, the Council will charge a development impact fee under the Building Act 2004, section 219 (1)(a)(ii);

- Where a variation to a consent to discharge an increased volume of trade waste is applied for. In this situation, the Council will require the applicant to enter into a Trade Waste Agreement with the Council as referred to in clause 18 of the Christchurch City Council Trade Waste Bylaw 2015, with a provision that the applicant must pay a development impact fee.

Development impact fees paid are treated as though they are development contributions. This means;

- The infrastructure capacity the fee relates is recorded as it is for development contributions to ensure the Council does not charge twice for the same capacity;
- Development contributions credits will apply for the capacity the fee relates to.

## PART 3

# ASSESSMENT AND CHARGING OF DEVELOPMENT CONTRIBUTIONS

### 3.1 Development contributions assessment

#### 3.1.1 Event triggering the timing of assessment

The Council will undertake a development contributions assessment (requirement) upon the granting of:

4. resource consent (subdivision or land use)
5. building consent or certificate of acceptance
6. authorisation for a service connection.

The Council will seek to undertake the assessment at the earliest opportunity possible. The Council reserves the right to assess at any stage of the development.

As a general rule, development contributions will be assessed after an application for a certificate of acceptance, resource consent or building consent has been accepted for processing. Resource consent (land use) and service connection applications provide an opportunity for the Council to assess any development not subject to subdivision or building activity.

The Council will provide the developer with an assessment notice at the time a consent is granted. This details the development contributions required by Council but is not an invoice for payment.

The Council may, in certain circumstances and at its discretion, grant a consent or service connection before a development contribution assessment is completed. This will normally only be if the Council has requested further

information to undertake the assessment and there are valid reasons for that information not being provided in time.

The Council may reassess the development contributions requirement if, following initial assessment, the development changes in scale or intensity or there are other factors which mean the initial assessment does not accurately reflect the development.

#### 3.1.2 Estimate of development contributions requirement

Developers can use the provisions of this policy to estimate their own development contributions requirement. Alternatively, an estimate of development contributions can be requested prior to the lodging of an application for consent. The accuracy of the estimate will depend on the detail of information provided by the developer. There is a charge for the estimate service – see the Council's schedule of fees and charges.

#### 3.1.3 Staged development

##### 3.1.3.1 Subdivision and land use development

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

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

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

### 3.1.3.2 Building development

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

### 3.1.3.3 Previous assessments for staged development

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

### 3.1.4 Variation to consent or conditions of consent

An application to vary a consent may result in changes to information used to undertake a development contributions assessment, in which case a new assessment will be undertaken. An application for a new or varied consent will not limit the Council's ability to collect development contributions owing in relation to existing development under section 208 of the LGA.

## 3.2 Invoicing and payment

An invoice for development contributions will be issued when one of the following triggers is reached:

- **Resource consent (subdivision)** – in the event of a staged development, prior to the release of the Section 224(c) certificate for each stage. For all developments requiring resource consent an invoice will be issued prior to release of the Section 224(c) certificate.
- **Resource consent (land use)** – prior to commencement of the development.
- **Building consent** – prior to issue of the code compliance certificate or for building work where no consent was obtained, prior to issue of the certificate of acceptance. In the event of a staged development, prior to the release of the code compliance certificate for each stage.
- **Service connection** – prior to authorisation for connection is granted.
- **At any time prior to the above triggers** if requested by the developer or at the Council's discretion.

"Prior to" in the above situations means any time between the consent or service connection being granted and the final approval step.

The Council may issue an invoice, at its discretion, if it considers the development is using Council infrastructure for which development contributions are required.

Payment of development contributions must be made within 30 days of the invoice being issued (or later if specified on the invoice). The Council may prevent the commencement of a land use consent and will not issue a 224(c) certificate, code compliance certificate or certificate of acceptance or authorise a service connection until required development contributions are paid.

Non-parking components of parking facilities, such as retail or hospitality premises are assessed for development contributions in the normal way.

## 3.3 Land in lieu of cash payment for development contributions

The Council may, at its discretion, take land instead of cash for development contributions. If the Council or developer identify opportunities for land to be taken in lieu of cash development contributions this will be progressed if agreeable to both parties.

The following are examples of the purposes for which the Council may take land in lieu of cash for development contributions:

- Land (and improvements) for a neighbourhood park
- Land (and works) for stormwater treatment
- Land for roads that service growth beyond the development footprint

### 3.3.1 Valuation of land to be provided in lieu of cash

If the Council and developer agree to land in lieu of cash for development contributions, the land value is determined using the market value of the

undeveloped land as at the date the complete application for consent is received by the Council.

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

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

### 3.3.2 Basis of land valuation

In order for a valuation to be fair and consistent it must be carried out as follows:

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

Land purchase cost estimates are based on property valuation evidence in a manner consistent with:

- The Public Works Act 1981, and;
- Any relevant case law, and;
- Any other relevant statutory or regulatory regime governing the acquisition of land by local and central government in New Zealand.

This includes both betterment and injurious effects. The only exception is where agreement is reached between the Council and the landowner to a specific value or to an alternative valuation methodology.

### 3.3.3 Resolution of valuation disputes

If the developer and the Council cannot agree on the value for the land, an independent valuer will be engaged jointly by the Council and developer, with costs shared equally. The findings of the independent valuer will be the final determination of value for the purposes of this policy and the development in question.

The developer and the Council can agree in writing, before entering into the independent valuation process, that either party may decide at the end of the process that they will not be bound by the findings of the independent valuer. Any agreement to this effect means the Council may choose to take the development contribution in cash rather than land or the developer may refuse to provide land to the Council (but must then pay the development contribution in cash).

Any compulsory acquisition of land by the Council will follow relevant legislative requirements such as those provided in the Public Works Act 1981.

### 3.3.4 Revaluation of land

If the land is not in Council ownership within 12 months of the development contributions assessment, the Council may require a revaluation to be undertaken at the developer's cost.

## 3.4 Enforcement powers

### 3.4.1 Debt recovery

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

If the Council commences debt recovery action in respect of an unpaid development contribution, interest will be charged, and is payable from the date the debt became due. Interest will be calculated in accordance with or on a basis



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that ensures it does not exceed interest calculated in accordance with Schedule 2 of the Interest on Money Claims Act 2016.

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

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

#### **3.4.2 Other enforcement powers**

The Council may use powers detailed in Section 208 of the LGA, which enables the following action(s) if development contributions required are not paid:

- a. in the case of a development contribution required under Section 198(1)(a) of the LGA, withhold a certificate under Section 224(c) of the RMA, and/ or prevent commencement of a resource consent under the RMA.
- b. in the case of a development contribution required under Section 198(1)(b) of the LGA, withhold a code compliance certificate under Section 95 of the Building Act;
- c. in the case of a development contribution required under Section 198(1)(c) of the LGA, withhold a service connection to the development.

In each case, the Council may register the development contribution under the Land Transfer Act 2017, as a charge on the title of the land in respect of which the development contribution is required.

## PART 4 POSTPONEMENTS, REMISSIONS AND REVIEWS

### 4.1 Postponement of payment

The Council may, at its discretion, agree to postpone payment of development contributions following written request from a developer that explains why a postponement of payment should be considered.

The terms of any postponement shall be at the discretion of the Council and may, without limitation, provide for the payment of interest by the developer. In agreeing to a postponement the Council may require an encumbrance to be registered on the title or memorandum of agreement entered into. Any costs associated with the application of a legal instrument shall be paid by the developer.

### 4.2 Remissions and rebates

#### 4.2.1 Remission of development contributions

The Council may, at its discretion, consider and grant a full or partial remission of development contributions in unique and compelling circumstances.

A request for a remission must be made within 10 working days of the date on which the person lodging the request received the development contributions assessment.

The developer must write to the Council Chief Executive seeking a remission and explaining the unique and compelling circumstances under which the development should be considered for a remission.

Council officers will provide the Council with a report including analysis of the situation and a recommendation whether the remission should be granted or not. The Council's decision on a request for a remission is final.

#### 4.2.2 Rebate of development contributions

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

### 4.3 Refund of development contributions

A refund of cash development contributions or return of land taken in lieu of cash will occur in accordance with Sections 209 and 210 of the LGA, in the following circumstances:

1. the development does not proceed
2. the consent lapses or is surrendered
3. the Council does not provide reserves, network infrastructure or community infrastructure for which a development contribution was required and does not apply the funds to providing alternative infrastructure to service growth demand
4. the Council does not apply money, or use land required for a specified reserve purpose within 10 years of that contribution being received

For the avoidance of doubt, and except in relation to any money or land taken for a specified reserves purpose, the Council will not refund a development contribution where a specific infrastructure project does not proceed, so long as the funds are applied to providing infrastructure to service growth development associated with the activity for which the funds were initially required.

Any refund of development contributions will be to the consent holder and/or title holder of the affected property at the time the refund is made. The refund will be for the development contribution paid, less any costs incurred by the Council in relation to the development and its discontinuance, and including costs incurred administering the refund.

## 4.4 Reconsiderations and objections

### 4.4.1 Reconsideration of assessed development contributions

Section 199A of the LGA provides for a developer to request that the Council reconsiders the development contribution assessment.

A Reconsideration Request must be made within 10 working days of the date on which the person lodging the request received the development contributions assessment.

A Reconsideration Request form must be completed and lodged with the Council. The form is available from the Council website [www.ccc.govt.nz](http://www.ccc.govt.nz) or from the Council offices at 53 Hereford Street, Christchurch.

If the Council believes further information is required before it can make a decision, it will send a Further Information Request in writing to the applicant as soon as possible after the Reconsideration Request is received.

A Reconsideration Request will not be accepted by the Council if it is received after the 10 day period, or if an objection has been lodged under section 199C of the LGA.

#### 4.4.1.1 Grounds for reconsideration

Section 199A of the LGA provides that a request for reconsideration may only be made on the following grounds:

- i. the development contribution was incorrectly calculated or assessed under the Council's development contributions policy; or
- ii. the Council incorrectly applied its development contributions policy; or
- iii. the information used to assess the development contribution, or the way the Council has recorded or used it when requiring a development contribution, was incomplete or contained errors

#### 4.4.1.2 Reconsideration decision

If the Reconsideration Request meets one or more of the grounds for reconsideration the Council will undertake a new assessment taking into account the findings of the reconsideration.

Written notice of the outcome of the reconsideration will be provided to the developer within 15 working days after the date all relevant information required by the Council (including any information that Council has requested under a Further Information Request) is received.

### 4.4.2 Formal objection to assessed development contributions

A developer required to pay a development contribution may object to the assessment. Only developments for which application for resource consent, building consent or service connection was lodged on or after 8 August 2014 can enter into the objection process.

#### 4.4.2.1 Grounds for objection

Under section 199D of the LGA an objection can be made on the grounds that the Council:

- i. failed to take into account features of a development that, on their own or cumulatively with other developments, would substantially reduce the impact of the development on requirements for community facilities;
- ii. required a development contribution for community facilities not required by, or related to, the objector's development;
- iii. was in breach of section 200 of the LGA (limitations applying to requirement for development contribution); or
- iv. incorrectly applied its development contributions policy to the development

An objection must be lodged within 15 working days from the date on which the person lodging the objection receives notice from the Council of the

development contribution requirement, or notice of a decision on a request for reconsideration.

An Objection to Assessed Development Contributions form is available from the Council website [www.ccc.govt.nz](http://www.ccc.govt.nz) or from the Council offices at 53 Hereford Street, Christchurch.

#### **4.4.2.2 Development contributions commissioners**

Objections are decided by development contributions commissioners selected by the Council from a register of commissioners appointed by the Minister of Local Government. The Council is responsible for administering the objections process.

#### **4.4.2.3 Recovery of costs**

The Council is able to recover costs it incurs from the objector, including the costs of:

- i. selecting, engaging, and employing development contributions commissioners;
- ii. secretarial and administrative support of the objection process; and
- iii. preparing for, organising and holding the hearing

#### **4.4.3 Reassessment does not trigger reconsideration or objection rights**

The initial assessment is the requirement for a development contribution to which the reconsideration and objection provisions apply. A reassessment does not trigger the ability to seek a formal reconsideration or review, except at the Council's discretion.

### **4.5 Private development agreement (PDA)**

A PDA is defined in section 197 of the LGA 2002 as: "... a voluntary contractual agreement made under sections 207A to 207F between 1 or more developers and 1 or more territorial authorities for the provision, supply or exchange of

infrastructure, land, or money to provide network infrastructure, community infrastructure, or reserves in 1 or more districts or part of a district"

Sections 207A - F of the LGA detail the process, content and application required of a PDA.

Christchurch City Council will use a PDA for any agreement between a developer and the Council where the developer will provide land and/ or infrastructure in lieu of development contributions.

For the avoidance of doubt, if an agreement between the Council and a developer does not include an offset of development contributions an agreement other than a PDA will be entered into.

A PDA is subject to the Council's financial delegations as though it were a cash transaction.

### **4.6 Security instruments**

#### **4.6.1 Encumbrance**

An encumbrance enables the Council to enter into an agreement with a developer to defer payment of development contributions while ensuring the Council has a call on the land in the event of non-payment.

The encumbrance will be prepared by the Council's solicitors at the developer's cost and will be on terms satisfactory to the Council. The Council may require payment of interest by the developer.

While the Council's preference is to use an encumbrance instrument, the Council may consider the use of a memorandum of agreement if appropriate security is available.

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#### **4.6.2 Bank Bond**

Where the value of postponed or deferred development contributions is \$1,000,000 or more, or the Council is otherwise of the view that such security is required, the Council may require a Bank Bond as security against the development contributions payable. This may be in addition to, or as a condition of, a memorandum of agreement, encumbrance or a PDA.

## PART 5 ALLOCATING THE COSTS OF DEVELOPMENT

Under section 199 of the LGA, development contributions can be required if the effect of a development means new or additional assets or assets of increased capacity are needed and, as a consequence, the Council incurs capital expenditure to provide appropriately for reserves, network infrastructure and community infrastructure. These effects include the cumulative effects a development may have in combination with other developments.

### 5.1 Assessment of method of funding

The Council's decision to use development contributions to fund infrastructure to service growth development has been made following consideration of factors outlined in the Council's Revenue and Financing Policy and those required by the LGA including the matters set out under section 101(3);

- i. the community outcomes to which the activity primarily contributes; and
- ii. the distribution of benefits between the community as a whole, any identifiable part of the community, and individuals; and
- iii. the period in or over which those benefits are expected to occur; and
- iv. the extent to which the actions or inaction of particular individuals or a group contribute to the need to undertake the activity; and
- v. the costs and benefits, including consequences for transparency and accountability, of funding the activity distinctly from other activities; and
- vi. the overall impact of any allocation of liability for revenue needs on the community

#### 5.1.1 Contribution to achieving community outcomes

Community outcomes describe the future state the Council is aiming to achieve in terms of community wellbeing. Capital expenditure to meet demand for

infrastructure from growth development contributes to achievement of the following community outcomes:

**Table 5. Activity contribution to achieving community outcomes**

Community outcome	Reserves	Network Infrastructure	Transport	Community Infrastructure
<b>Resilient communities</b>				
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)	✓			✓
<b>Liveable city</b>				
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	✓	✓		
<b>Healthy environment</b>				
Healthy water bodies	✓	✓		
High quality drinking water	✓	✓		
Unique landscapes and indigenous biodiversity are valued and stewardship exercised	✓			
Sustainable use of resources and minimising waste	✓	✓	✓	



Community outcome	Reserves	Network Infrastructure	Transport	Community Infrastructure
<b>Prosperous economy</b>				
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		✓	✓	✓

#### 5.1.2 Distribution of benefits

The Council considers using development contributions to fund growth-related infrastructure (rather than rates or other funding options) is appropriate for the following reasons:

- A fair share of the cost of providing infrastructure capacity to service growth is allocated to the person(s) that generally create the need for that capacity.
- A fair share of the cost of providing growth capacity is allocated to the beneficiaries of the additional capacity.
- The cost of providing infrastructure to support growth is transparently identified.
- A fair and proportional approach to cost allocation avoids over-recovery of funding for assets provided to service growth.

#### 5.1.3 Period of benefit

The economic life of an asset is the period over which it will provide benefit to the community before needing to be replaced. The types of assets that

development contributions are used to fund usually have a long economic life (often 30 – 75 years or more).

The period of benefit forms part of the calculation made as to the period over which development contributions will be collected. This is generally the lesser of:

- the capacity life of the asset (when there is no capacity to service further new development)
- the economic life of the asset (when the asset will be renewed)
- the period over which the asset is funded (when the asset is fully paid for)

The Council usually borrows over a 30 year term to fund the cost of new capital assets. This promotes intergenerational equity as today's ratepayers are not required to fully fund an asset that future generations will benefit from.

#### 5.1.4 Actions or inaction of particular individuals or a group

This is often referred to as “the exacerbator pays” principle, whereby if someone's actions cause the Council to incur cost – such as a developer(s) causing the Council to need to invest in growth infrastructure – then the person causing that cost to be incurred should pay. This principle should be considered separate to but in conjunction with an assessment of the distribution of benefits.

#### 5.1.5 Funding by activity

The requirement for development contributions is assessed and charged at an activity level. This groups the assets required to provide the relevant activities in a way that balances efficiency, transparency and accountability. The activities and groups of activities used are:

#### Network infrastructure

- **Water supply** – includes bores, water treatment facilities, network pumps and pipes.

- **Wastewater collection** - includes network pumps and pipes.
- **Wastewater, treatment and disposal** - includes wastewater treatment plants and residual waste disposal assets.
- **Stormwater and flood protection** - includes detention areas, network pumps and pipes, treatment facilities and outfall pipes.
- **Road network** - includes roads and traffic management and safety assets.
- **Active travel** - includes footpaths and cycle ways.
- **Public transport infrastructure** - includes bus terminals, shelters and bus lanes.

#### Reserves

- **Regional parks** – normally large park areas with particular ecological, environmental or amenity values. Many regional park areas are on the Port Hills and Banks Peninsula.
- **Garden and heritage parks** – open space areas devoted to gardens and/ or heritage features.
- **Sports parks** - park areas for which the primary purpose is to enable sport to be played. May also be used for passive recreation out of the relevant sports season.
- **Neighbourhood parks** – small parks, often with playgrounds, that are primarily for residents in the local neighbourhood to enjoy.

#### Community infrastructure

- **Cemeteries** – acquisition and development of land for use as a cemetery
- **Playgrounds** - provision of playgrounds, normally located within neighbourhood parks
- **Public conveniences** – provision of public convenience facilities including public toilets, restrooms, public seating, picnic tables etc.
- **Aquatic centres** – public swimming pools, splash pads, paddling pools etc.

- **Sports courts** – indoor and outdoor venues for court sports

#### 5.1.6 Impact of development contribution funding on community wellbeing

The Council must consider how its overall funding choices impact on the wellbeing of the community as a whole. The Council believes using development contributions to help fund the cost of assets provided to service growth development is fair and equitable for both developers and the wider community.

If the Council believes development contribution charges will have a negative effect on community wellbeing it can apply measures to address this.

#### 5.2 Allocating benefits and costs through catchments

##### 5.2.1 What are catchments and why are they used?

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

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

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

Using catchments to determine development contributions enables the following benefits:

- Allocating the cost of providing infrastructure to service growth development to those that benefit from, or create the demand for, that infrastructure is fair and reasonable.
- Allocating the cost of providing infrastructure to service growth provides price signals to developers regarding the cost of providing infrastructure that could promote more efficient development decisions.
- Cost sharing (or shifting) across the district is reduced, although some cost sharing may be inevitable and even desirable in certain circumstances.
- Development is normally less costly, and therefore more attractive, in areas where infrastructure capacity able to service growth already exists.

#### 5.2.2 Catchment configuration

Catchments have been configured to reflect the characteristics of each activity and in a manner that balances practical and administrative efficiencies with fairness and equity. Characteristics taken into account include similarities or differences in:

- Development patterns – e.g. low or medium density greenfield residential development areas.
- Demand placed on infrastructure – e.g. geographical areas that exclusively use specific infrastructure.
- Network design and connectivity – parts of a network that operate somewhat independently or that share key infrastructure components. It can be more efficient to allocate costs to areas that share key infrastructure components.
- Physical geography and topography – particularly geographic separation between towns, villages and city.
- Level of service provision.

- The need to protect environmental and human health and differences in the drivers and behaviours of those using the activities across the district.

Catchment boundaries may be reviewed in conjunction with a review of the Policy to ensure the approach remains fair and efficient.

#### 5.2.2.1 Catchment maps not to be considered exact

Catchment boundaries shown on maps are as accurate as possible but may not reflect exactly where a particular lot is serviced from for a particular activity. To avoid doubt, the catchment from which a property is serviced is the catchment that applies to that particular property.

#### 5.2.3 District-wide catchments

District-wide catchments have the same development contribution charge per HUE regardless of location. In general, the Council uses district-wide catchments if:

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

#### 5.2.4 Determining charge by catchment

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

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

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

Growth infrastructure provision in one catchment may benefit another catchment. This is particularly relevant for infrastructure networks that radiate out from a central location – more capacity may be needed close to the centre of the network to service growth at the periphery.

### 5.3 Cost allocation methodology

#### 5.3.1 Cost allocation for residential demand and development

The cost allocation methodology used to allocate the share of capital expenditure to be funded from development contributions is referred to as 'Modified Shared Drivers'. This methodology is applied to past, current and future investment in infrastructure assets that provide capacity to service growth development. The analysis to determine the cost to service growth is undertaken at a project or programme level as appropriate.

The Modified Shared Drivers methodology allocates a share of the cost of providing an asset to one or more of the various drivers. Those drivers are:

- **Renewal** - the programmed replacement of assets as they reach the end of their useful life - funded from rates.
- **Backlog** - the provision of assets to raise the service provided to meet agreed levels of service to the current community - funded from rates.

- **Changed (increased) levels of service** - provision of assets to increase the levels of service to an agreed new standard - funded from rates.
- **Growth** - the provision of assets required to provide the agreed levels of service to growth development - funded from development contributions.
- **Unallocated** - provision of assets required to provide the agreed levels of service but which don't fit into any of the above categories - funded from rates.

A summary of the cost allocation methodology is as follows:

1. The scope and gross cost of the project is determined. Any non-capital costs are deducted.
2. Any third party funding (e.g. from NZTA) is identified and deducted.
3. The value of any asset renewal component of the project is deducted, taking into account the scope of assets being renewed and their remaining life at the time of renewal. Early replacement of existing assets to provide new additional capacity for growth requires the residual value of the asset to be allocated to growth.
4. Capacity and demand information based on current levels of service is used to allocate shares to backlog and growth.
5. Any remaining share is defined as unallocated.
6. The catchment(s) that will benefit from the project are identified and the growth cost is allocated.

#### 5.3.2 Cost allocation for non-residential demand and development

The cost allocation methodology used for non-residential development uses the same 'modified shared drivers' process detailed above but converts demand into a ratio of residential demand. The methodologies used vary by activity and are explained in detail in the document 'Methodology to Establish Development Demand by Activity' available on the Council website [www.ccc.govt.nz](http://www.ccc.govt.nz)

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### **5.3.3 Funding period**

Capacity and useful life information is used to determine the period over which development contributions are to be collected for the project. The period of collection will be the lesser of:

- The expected capacity life of the asset (when all capacity is taken up)
- The useful life of the asset (before the asset needs replacing) and
- When the asset is fully funded (with a maximum of 30 years which is the longest period of loan used to fund capital expenditure).

## PART 6 DEVELOPMENT CONTRIBUTIONS FOR RESERVES ACTIVITIES

### 6.1 Development contributions may be cash and/ or land

The Council may reach agreement with a developer to take land instead of cash for development contributions for reserves. The Council will make an early indication whether there is appropriate land within a subdivision plan that could be accepted instead of cash development contributions.

The Council's Public Open Spaces Strategy 2010-2040 details the levels of service for the provision of open spaces, particularly neighbourhood parks, sports parks and regional parks.

The following examples provide a guide as to the types of land the Council may consider appropriate for a land in lieu of cash development contribution payment:

1. A flat, usable area of land for a sports park, accessible with full road frontage and a size (at least 4.5 ha.) adequate to accommodate at least two sports fields, tree planting and other open space.
2. A relatively flat area of land for a neighbourhood park, accessible to the user population and of a size (at least 3,000m<sup>2</sup>) adequate to accommodate children's play equipment, substantial tree plantings and open space.
3. A linkage, or potential linkage, along or to significant natural features, or between other areas of public open space and community facilities (excludes linkages between roads).

4. Land for the protection or enhancement of significant mature trees, significant areas of indigenous vegetation, indigenous wildlife habitat, margins of waterways, biodiversity, natural and cultural landscapes heritage places and buildings, or other significant natural features.
5. Land for the protection or enhancement of historic or cultural features of significance to the population of the district.
6. A usable area of open space for planting as visual relief from a built or highly developed environment.

In all respects, the Council retains the right to decide on the appropriate level of money and/or land contribution in accordance with this policy.

The Council will not accept unrequired development of land, such as entrance gateways and fountains in lieu of development contributions.

### 6.2 Development contributions payable by private development on reserves

Any private development on a reserve, such as a clubroom, is required to pay the applicable development contributions as a non-residential development.<sup>3</sup>

<sup>3</sup> This includes developments undertaken by charitable trusts and non-profit organisations.



## PART 7 PLANNING FOR GROWTH

### 7.1 Growth model

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

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

For the period between 2021 and 2028 the Statistics NZ medium household projections for Christchurch City have been used. From 2029 onwards adjusted projections from the Our Space Greater Christchurch Urban Development Strategy projections have been used. The Our Space projections have been adjusted by applying medium growth projections for Selwyn and Waimakariri districts and then proportioning Christchurch's share of the projected growth. At least seventy per cent of the growth across the period has been allocated to the City, as agreed by the Our Space partners.

The model provides growth forecasts at meshblock level which is aggregated to catchment level for asset planning and development contribution calculation purposes.

Growth forecasts are subject to uncertainty regarding the amount, timing and location of growth. There will be periods when actual growth is above or below forecast growth, however, it is expected these average out close to the forecast trend over time. Monitoring of actual versus forecast growth is used to adjust the growth model over time.

#### 7.1.1 Population and household growth

The population of Christchurch is projected to reach 439,000 by June 2031. The number of households is projected to reach 172,000 over the same period.

The number of households in the District is projected to reach 172,000 by 2031. This represents proportionately higher growth than for the population which means average the average number of people per household is forecast to continue to decline over the 2021-31 period.

Infrastructure demand per household calculations used in this Policy have been based on an assumed average household size of 2.5 people. Around 2033 the average household size is projected to be 2.4 people per household.

#### 7.1.2 Non-residential growth

Non-residential growth estimates for this Policy are based on historic development patterns derived from non-residential building consent records and historic employment rates from Statistics NZ's Annual Business Frame Update. Employment forecasts are from the Economic Futures Model. The Council's "business floor-space model" allocates employment to commercial and industrial areas of the city and converts these to business floor-space projections.

### 7.2 Impervious surface area

Changes in impervious surface area are based on information provided by Landcare Research derived from satellite imagery. Impervious surface growth projections use non-residential growth forecasts to identify the scale and location of future change.

## PART 8 SIGNIFICANT ASSUMPTIONS AND RISKS

In order for the Development Contributions Policy to be prepared and implemented efficiently there are assumptions on which the policy and calculations methodologies are based. This section sets out the significant assumptions used, identifies any risks that could emerge if the assumption does not align with reality and details of mitigation measures available to manage that risk. Wherever possible the assumptions used for the Development Contributions Policy will be consistent with those used for the Council's current Long Term Plan.

**Table 6. Significant assumptions and risk analysis**

Assumption	Risk	Level of uncertainty	Mitigation
<b>Population growth</b> It is assumed that the population of Christchurch will increase at the rate forecast by Council's growth model. That model predicts the population of Christchurch to reach 439,438 by June 2031, an increase of 9.8% over the estimated 2021 population.	Population growth is higher than projected - the Council must provide planned infrastructure sooner or provide and pay for additional unplanned infrastructure.  Population growth is lower than projected, and the Council must support excess infrastructure capacity and service delivery.	Low	Growth model forecasts of population are based on best practice demographic assumptions and forecast methodologies.  Changes in population growth tend to be relatively slow to emerge and can be readily observed. The forecasts are reviewed every three years, and adjusted if appropriate.  Planning for infrastructure assets is normally well in advance of forecasted requirement providing the Council with opportunities to adjust its capital expenditure programme to accommodate any change of growth.

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Assumption	Risk	Level of uncertainty	Mitigation
<b>Household growth and average size</b> The number of households is projected to reach 172,000 by 2031 (Christchurch Growth Model). This represents a projected increase of 10% over the 10 year period.  The number of residents per household is assumed to be 2.5 (Christchurch Growth Model).	If the average number of residents per household changes this will affect average household demand on Council infrastructure (if all other things remain equal).  If the average residents per household is less than assumed the demand on infrastructure per household will be less.  If the average residents per household is greater than assumed the demand on infrastructure per household will be more.	Low	Changes in household composition tend not to occur over the short term but are subject to slowly emerging trends. The forecasts are reviewed every three years, and adjusted if appropriate.  With planning for infrastructure assets normally being well in advance of forecast requirements the Council has opportunities to adjust its capital expenditure programme to accommodate any change in average household demand.
<b>Non-residential growth</b> Demand for non-residential floor space will grow at the pace projected by the Christchurch City Council business growth model.	If non-residential growth is less than assumed the demand for Council infrastructure will be less.  If non-residential growth is less than assumed the demand for Council infrastructure will be less.	Low/ Moderate	Forecasts of business growth are based on best practice assumptions and forecast methodologies.  Changes in non-residential growth tend not to occur over the short term. Extraordinary changes are possible, however, and can be harder to predict than changes in residential growth. The forecasts are reviewed every three years, and adjusted if appropriate.
<b>Asset life</b> The economic life of assets are assumed to be as recorded in asset management plans. The Council's accounting policies detail the economic lives by asset class.	The current condition of assets may mean the economic life of some assets will be less than would normally be expected.	Moderate	Asset management information including renewal programmes are adjusted to reflect the latest information on the expected asset life of each asset.
<b>Levels of service</b> No significant changes to service standards will occur other than those signalled in asset management plans.	A significant change to a level of service could require additional capital expenditure which could impact on development contribution charges.	Low	Changes in capital expenditure due to levels of service can be planned for through the LTP and development contributions adjustments made.

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Assumption	Risk	Level of uncertainty	Mitigation																																	
<p><b>Delivery of 3 waters services</b></p> <p>It has been assumed that the Council will continue to deliver water supply, wastewater and stormwater and flood protection services. This assumption enables necessary work programme planning and budgeting to be undertaken despite there being a high likelihood some 3 waters services will be delivered by a new entity.</p> <p>Over the past three years, central and local government have considered solutions to the challenges facing delivery of three waters services. This has seen the creation of Taumata Arowai, a national water services regulator, to oversee and enforce a new drinking water regulatory framework, with additional oversight of wastewater and stormwater networks. The Council has signed a memorandum of understanding between the Crown and local authorities that commits us to work together to explore future service delivery options.</p>	<p>If, in future, these services are to be provided by a new entity this will significantly change the our financial position as revenue, costs and debt along with asset ownership associated with provision of water and wastewater services transition out of the Council's books.</p>	<p>High</p>	<p>The Council is able to review its Development Contributions at any time. Reviewing the Policy would enable appropriate changes to be made to the Council's approach to development contributions.</p>																																	
<p><b>Inflation</b></p> <p>The inflation assumptions used to calculate development contributions charges under the Policy are consistent with those in the Council's Long Term Plan 2021-31.</p> <p>Inflation projections are provided by Business Economic Research Limited (BERL) to all local authorities. Different weighted average inflation figures for capital and operational items are used.</p> <table><tr><th>Financial Year</th><th>Capital Expenditure</th><th>Operational Expenditure</th></tr><tr><td>2021/22</td><td>2.3%</td><td>2.1%</td></tr><tr><td>2022/23</td><td>2.3%</td><td>2.1%</td></tr><tr><td>2023/24</td><td>2.4%</td><td>2.2%</td></tr><tr><td>2024/25</td><td>2.5%</td><td>2.3%</td></tr><tr><td>2025/26</td><td>2.5%</td><td>2.4%</td></tr><tr><td>2026/27</td><td>2.6%</td><td>2.4%</td></tr><tr><td>2027/28</td><td>2.7%</td><td>2.5%</td></tr><tr><td>2028/29</td><td>2.8%</td><td>2.7%</td></tr><tr><td>2029/30</td><td>2.9%</td><td>2.7%</td></tr><tr><td>2030/31</td><td>2.7%</td><td>2.6%</td></tr></table>	Financial Year	Capital Expenditure	Operational Expenditure	2021/22	2.3%	2.1%	2022/23	2.3%	2.1%	2023/24	2.4%	2.2%	2024/25	2.5%	2.3%	2025/26	2.5%	2.4%	2026/27	2.6%	2.4%	2027/28	2.7%	2.5%	2028/29	2.8%	2.7%	2029/30	2.9%	2.7%	2030/31	2.7%	2.6%	<p>Inflation will be higher or lower than anticipated.</p> <p>Any increase in Council's cost of providing capital assets to cater for growth that is not offset by efficiency gains or revenue increases is likely to impact on the cost of development contributions.</p>	<p>Low</p> <p>Low</p>	<p>The Council's Long Term Plan is prepared at least every three years and provides an opportunity to refine forecast inflation. This ensures forecast inflation is constantly updated using the latest information.</p>
Financial Year	Capital Expenditure	Operational Expenditure																																		
2021/22	2.3%	2.1%																																		
2022/23	2.3%	2.1%																																		
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Assumption	Risk	Level of uncertainty	Mitigation
<b>Credit rating</b> The Council's current rating of AA- is maintained.	<p>Council's credit rating with Standard and Poor's is downgraded.</p> <p>A downgrade in the Council's current credit rating by one notch (from AA- to A+) would increase the cost of new borrowing by 5 basis points (0.05 percentage points) for the life of the borrowing.</p> <p>In such an event, interest costs in 2021/22 could increase by \$0.13 million. This could increase to \$1.1 million annually by 2027/28.</p>	Moderate	<p>The Council's Financial Strategy and financial management policies are intended to ensure prudent debt and financial management approaches are used.</p> <p>The Council's LTP is prepared at least every three years and provides an opportunity to adjust interest rates assumptions if necessary. This ensures the forecast cost of capital is updated using the latest information.</p>
<b>Borrowing costs</b> The net cost of borrowing (i.e. including current and projected debt) will rise to 5.0% over the period of the Long Term Plan 2018-28. The forecast rates include assumed long-term market interest rates including Council's borrowing margin of:	<p>Interest rates will vary from those projected.</p> <p>Capital expenditure to provide infrastructure for growth is loan funded (usually over 30 years) with the growth component repaid from development contributions.</p> <p>If interest rates are higher than forecast this will increase the cost of capital to fund new infrastructure and therefore increase the cost of development contributions.</p> <p>If interest rates are less than forecast this will reduce the cost of capital and therefore the future cost of development contributions.</p>	Low/ Moderate	<p>Projections are based on conservative assumptions about future market interest rates. The cost of projected debt is hedged to minimise exposure to market rate fluctuations.</p> <p>Council manages interest rate exposure in accordance with its Liability Management Policy, and in line with advice from an independent external advisor.</p> <p>The Council's Long Term Plan is prepared at least every three years and provides an opportunity to adjust forecast interest rates. This ensures the forecast cost of capital is updated using the latest information.</p>
<b>Waka Kotahi - New Zealand Transport Agency subsidy funding</b> Requirements and specifications for the performance of subsidised work will not alter to the extent they impact adversely on operating costs. The current Funding Assistance Rate (FAR) is 51% on qualifying expenditure.	<p>New transport infrastructure not funded by NZTA is funded from development contributions and/or rates, depending the growth component.</p> <p>A reduction in the NZTA FAR would increase the funding required from development contributions and/ or rates.</p>	Moderate	<p>NZTA recognises the importance of its overall funding contribution for transport projects. While its funding confirmation timelines don't fit well with local authority planning and budgeting processes it is expected that any significant change to NZTA's funding approach would be well signalled.</p>

## PART 9 DEFINITIONS

Terms may be used or applied differently in the Development Contributions Policy than in other Council documents. Where possible consistency has been sought, however some differences are unavoidable.

**Accessory building** means a building separate from the principal building or buildings on the site, the use of which is incidental to the use of the principal building or buildings on the site or (where there is no principal building) the use of the site. In respect of land used for residential activity "accessory building" extends to include a sleep out (but not a family flat) garage or carport (whether free standing or attached to any other building), shed, glasshouse, fence, swimming pool, or similar structure.

A 'potentially habitable accessory building' is one that can be lived in or could be lived in with some alterations made.

**Active travel** means walking, cycling and other non-motorised forms of transport.

**Activity** means the provision of community facilities by the Council, as grouped within the following capital programmes:

**Reserves:**

- Regional parks
- Garden and heritage parks
- Sports parks
- Neighbourhood parks

**Network infrastructure:**

- Water supply
- Wastewater collection
- Wastewater treatment and disposal
- Stormwater and flood protection
- Road network
- Active travel
- Public transport

**Community infrastructure:**

- Cemeteries
- Playgrounds
- Public Toilets
- Aquatic Centres
- Sports Halls

**Allotment** means an allotment as defined by section 218 of the Resource Management Act 1991.

**Backlog** means the portion of a project that is required to meet the agreed level(s) of service for the existing community.

**Business zone** means zones for non-residential purposes as described in the Christchurch District Plan.

**Catchment** means a separately identified geographical area for which a development contribution is set.

**Community facilities** means reserves, network infrastructure or community infrastructure for which development contributions may be imposed.

**Community infrastructure** is defined in the Local Government Act 2002 as:



- a) land, or development assets on land, owned or controlled by the territorial authority for the purpose of providing public amenities; and
- b) includes land that the territorial authority will acquire for that purpose

Examples of community infrastructure assets for which development contributions might be required include, but are not limited to, aquatic centres, sports halls, libraries, playgrounds and public toilets.

**Complete application** means an application for consent or connection to Council infrastructure that the Council considers is complete including applications that are prescribed in Section 88 of the RMA and/or Section 45 of the Building Act 2004.

**Cost allocation** means the allocation of the capital costs of a project to the various drivers for the project, such as renewal, backlog and additional capacity to meet growth.

**Council** means the Christchurch City Council.

**DC** means development contribution.

**DCP** means Development Contributions Policy.

**Developed** means land on which physical improvements have been made or where development to land has occurred (refer to the definition of 'development').

**Developer** means an individual or firm, or a group of individuals or firms, who apply for a consent or service connection for which a development contribution is assessed under this policy.

**Development** means:

- (a) any subdivision, construction of a building, change in land use or other development that generates additional demand for reserves, network infrastructure, or community infrastructure; but
- (b) excludes the pipes and lines of a network utility operator.

Examples include residential development, being the creation of additional lots and/or household units, and non-residential development, being the creation of additional lots and/or an increase in gross floor area (GFA), water usage, impervious surface area (ISA) and traffic movements (VKT), including through a change in land or building use.

**Development Contribution** means a contribution –

- (a) provided for in a development contribution policy adopted under section 102(1) of the LGA 2002; and
- (b) calculated in accordance with the methodology set out in schedule 13 of the LGA 2002; and comprising:
  - i. money; or
  - ii. land, including a reserve or esplanade reserve (other than in relation to a subdivision consent), but excluding Maori land within the meaning of Te Ture Whenua Maori Act 1993, unless that Act provides otherwise; or
  - iii. both.

**District Plan** means the Christchurch District Plan.

**District / District-wide** means applicable within the territorial boundaries of Christchurch City Council.

**Encumbrance instrument** means a legal instrument registered against a property by agreement between the developer and the Council which contains legally enforceable covenants.

**Equivalence** refers to the process of ensuring that both residential and business demands are expressed in a common unit – the Household Unit Equivalent (HUE). The equivalence is based on typical measures derived from the Council’s understanding of the existing and planned mix of business uses permitted by the District Plan and by observed development patterns.

**Existing demand credits** means a credit against development contributions required that reflects the demand on infrastructure from the property prior to the new development.

**Financial Contribution** has the same meaning as in Section 108(9) of the Resource Management Act 1991.

**Funding period** means the period over which a capital asset is to be funded (usually by borrowing). Otherwise it is the lesser of the asset capacity life, asset useful life or 30 years.

**Garden and Heritage Parks** means small to large, predominantly urban reserves intended to provide distinct ‘garden city’ landscapes and protect heritage features, such as Victorian heritage gardens, fountains, clocks and statues.

**Gross Floor Area (GFA)** means the total internal floor area of a building, measured from the exterior faces of the exterior walls, or from the centre line of a shared wall separating two buildings or tenancies, including mezzanine floors and internal balconies, plus garaging and potentially habitable accessory buildings.

**Growth model** means the methodology used by Christchurch City Council to forecast future population and development growth.

**GST** means Goods and Services Tax.

**Household Unit Equivalent (HUE)** means the typical demand on infrastructure exerted by an average household unit.

**Industrial** means the use of land, infrastructure and buildings for the manufacturing, fabricating, processing, packing or storage of goods, substances, energy or vehicles; the servicing and repair of goods and vehicles whether by machinery or hand; or any other similar activities.

**Infrastructure Design Standard (IDS)** means the Council’s Infrastructure Design Standard, operative 1 July 2009, including as amended or substituted. The IDS replaces the Christchurch Metropolitan Code of Urban Subdivision.

**Impervious Surface Area (ISA)** means the area of a lot that is covered by a hard surface that does not allow water to penetrate to ground and therefore must have drainage to allow water to be removed from the site. This includes all areas of impervious surface as defined in the Christchurch District Plan, and also includes roof area and any areas that are or will be compacted gravel.

**Level of service** means the standard of service the Council has committed to provide for each activity. These are detailed in the Council’s Service Plans, Long Term Plan and Annual Plan.

**LGA** means Local Government Act 2002 and its amendments.

**Lot** means the same as ‘Allotment’ in the Christchurch District Plan, with the additional requirement that the lot is ‘developable’. A lot is considered undevelopable if it does not meet the density requirements and/or the minimum lot size for the zone it is in or it cannot contain a fully complying development under the city plan effective at the date the assessment is undergone.

**LTP** means the Council’s Long Term Plan.

**Neighbourhood park** means a small to medium sized reserve to provide informal local, passive and active recreation and open space. Development of a neighbourhood park can include play equipment, seating, paths and plants.

**Network infrastructure** means the network of assets required to provide roads and other transport, water, wastewater, and storm water collection and management.

**Non-residential** means any development of land or buildings that does not fall under the definition of 'residential.' May otherwise be termed business or commercial.

**NZTA** means the Waka Kotahi New Zealand Transport Agency.

**Private development agreement** (PDA) has the same meaning as a development agreement in the LGA and means any private agreement relating to a development that is assessed for development contributions and signed between a developer and the Council.

**Public transport infrastructure** means bus priority systems and bus stop infrastructure.

**Regional park** means a large, predominantly rural reserve, including coastal areas, the plains, wetlands and the Port Hills. Regional parks are primarily intended to protect and conserve natural, cultural and heritage landscapes and features while providing for passive recreation with a visual relief and remoteness from urbanity.

**Renewal** means that portion of project expenditure that is to replace an existing asset on a like for like basis.

**Reserves** means land acquired or purchased for a reserve, including the cost of providing improvements necessary to enable that land to function as a reserve useable for its intended purpose as defined in the Reserves Act 1977.

**Residential** means the use of land and buildings for living accommodation purposes, including residential units and unit/strata developments, but excludes guest accommodation and prisons.

**Residential unit** means a self-contained building, part of building, or group of buildings used for a residential activity, that includes a kitchen, bathroom facilities, and is physically separated, or capable of being separated, from any other residential unit.

**Retail** means the use of land, a building or parts of a building for the sale or display of goods or the offer of goods for hire.

**Retirement village** means a development that contains two or more residential units and shared-use community facilities for the residential accommodation of people who are predominantly retired and/or require residential care. Retirement villages are the only residential development type assessed for development contributions using a HUE equivalence method.

**RMA** means the Resource Management Act 1991.

**Road network** means the public road network, including traffic services and safety programmes, road infrastructure (including bridges, walls and culverts), road drainage facilities (kerbs and channels) and road amenity (including street lighting and landscaping).

**Rural** means land or buildings outside the urban areas that are used for the purposes of agricultural, horticultural or pastoral farming; intensive livestock management; boarding or training of animals; outdoor recreation activity; or forestry; or any other similar activities; and may include a residential unit.

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**Service connection** means a connection to Council infrastructure to enable a property to use a service provided by, or on behalf of, the Council.

**Service Plan** means the detailed plan for each activity provided by Council that details planned capital and operating expenditure, levels of service and contribution to achieving community outcomes. These plans are available on the Council website.

**Site** means the area covered by the development being assessed for development contributions, being made up of one or more lots or part lots.

**Small residential unit** means a residential unit with a gross floor area (including garaging and potentially habitable accessory buildings) of less than 100m<sup>2</sup>.

**Sports park** means a large park to provide for active recreation (sporting activities and events) and open space.

**Stormwater and flood protection** means the network of pipes, streams and other assets that make up the surface water management system.

**Subdivision** means the same as a 'subdivision' under the RMA.

**UDS** means The Greater Christchurch Urban Development Strategy.

**Unallocated** means that proportion of the cost of a capital project that cannot be attributed to backlog, growth or renewal.

**Undeveloped** means land on which development, as defined in this policy, has not been undertaken and includes lots deemed to be undeveloped.

**Unit of demand** means a HUE, being the typical demand placed on an infrastructure type by an average household.

**VKT** means vehicle kilometres travelled per day.

**Wastewater collection** means the network of wastewater pipes and pumps.

**Wastewater treatment and disposal** means wastewater treatment plants and associated discharge facilities.

**Water supply** means the network of bores, pipes and pumping stations needed to provide potable water.

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## APPENDICES

### Appendix 1

**Schedule of capital expenditure on assets to provide for growth**

### Appendix 2

**Catchment maps by activity**

### Appendix 3

**Establishing the cost of growth**

### Appendix 4

**Methodologies to establish non-residential development demand equivalences**

## APPENDIX 1

### SCHEDULE OF CAPITAL EXPENDITURE FOR ASSETS TO PROVIDE FOR GROWTH

#### **S1.1 Activities and catchments for which development contributions will be required**

The LGA provides for the Council to require a development contribution from a development that will contribute a funding contribution to:

- Capital expenditure expected to be incurred as a result of growth; or
- Capital expenditure already incurred in anticipation of growth.

Table S1.1 summarises the total capital expenditure from which development contributions are calculated by activity and by cost allocation.

Table S.1.2 provides a schedule of the assets/ projects the Council has provided or plans to provide which partly or wholly provide for additional demand through growth and which the cost of the growth component forms part of the calculation for the relevant development contribution.



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Table A1.1 Components of total capital expenditure from which growth-related development contributions are assessed (\$2020; GST exclusive)						
	Total Capex <sup>1</sup>	Growth capex (funded by Development Contributions)	Backlog Capex	Renewal Capex	Capex % funded by Development Contributions	Capex % funded from other sources <sup>2</sup>
Regional parks	\$16,469,579	\$10,004,832	\$6,464,747	\$0	61%	39%
Garden & heritage parks	\$30,176,831	\$8,627,980	\$21,548,851	\$0	29%	71%
Sports parks	\$30,367,888	\$18,007,213	\$12,360,675	\$0	59%	41%
Neighbourhood parks	\$68,558,180	\$43,514,244	\$25,043,936	\$0	63%	36%
<b>TOTAL RESERVES</b>	<b>\$145,572,478</b>	<b>\$80,154,269</b>	<b>\$65,418,209</b>	<b>\$0</b>		
Water supply	\$103,926,630	\$74,610,361	\$20,961,420	\$8,354,849	72%	28%
Wastewater collection	\$498,301,166	\$132,804,947	\$360,542,705	\$4,953,514	27%	73%
Wastewater treatment & disposal	\$227,408,337	\$46,304,431	\$173,998,493	\$7,105,413	20%	80%
Stormwater & Flood protection	\$347,636,771	\$163,185,127	\$184,451,644	\$0	47%	53%
Road network	\$769,178,836	\$170,304,902	\$582,174,192	\$16,699,742	22%	78%
Active travel	\$233,205,822	\$71,262,371	\$158,557,259	\$3,386,192	31%	69%
Public transport infrastructure	\$123,948,863	\$23,625,979	\$100,322,884	\$0	19%	81%
<b>TOTAL NETWORK INFRASTRUCTURE</b>	<b>\$2,303,606,425</b>	<b>\$682,098,118</b>	<b>\$1,581,008,597</b>	<b>\$40,499,710</b>		
Community Infrastructure	\$262,990,560	\$98,831,205	\$164,159,355	\$0	38%	62%
<b>TOTAL</b>	<b>\$2,712,169,463</b>	<b>\$861,083,592</b>	<b>\$1,810,586,161</b>	<b>\$40,499,710</b>		
Notes:						
(1) Total capital expenditure includes past projects, projects included in the Draft 2021 - 2031 Long Term Plan, and projects identified under clause 1(2) of Schedule 13 of the Local Government Act 2002 with a growth component						
(2) Other sources includes rates, financial contributions, and external funding. No capital expenditure is funded by financial contributions in the Draft 2021 - 2031 Long Term Plan						

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**Table A1.2 Schedule of growth related assets for which development contributions will be used - 2021**

	Gross Cost (\$ ex inflation)	Project Status	Catchment(s)	% to catchment	% DC funded	% Non DC funded	DC Funding (\$ ex inflation)	DC Per HUE (exc gst)
<b>Community Infrastructure</b>								
Delivery Package Cemetery Development	409,370	In Progress	District Wide	100	10	90	\$320,881	\$3.18
Memorial Cemetery Development	677,917	LTP	District Wide	100	10	90	\$531,379	\$5.11
Templeton Cemetery Development	3,321,181	LTP	District Wide	100	10	90	\$2,603,279	\$23.72
Cemeteries Burial Beams Development	2,500,000	LTP	District Wide	100	36	64	\$1,959,603	\$18.20
Cemeteries Development - New Assets	980,000	LTP	District Wide	100	10	90	\$768,164	\$7.15
Cemeteries Development - Diamond Harbour	300,000	LTP	District Wide	100	10	90	\$235,152	\$2.22
Cemeteries Development - Memorial Cemetery	1,335,800	LTP	District Wide	100	10	90	\$1,047,055	\$9.73
Lyttelton Catholic and Public Cemetery Extension	311,000	LTP	District Wide	100	10	90	\$243,775	\$2.33
Programme - Cemetery Development	3,059,194	LTP	District Wide	100	10	90	\$2,397,922	\$22.19
Cemeteries Development - Duvauchelle	400,000	LTP	District Wide	100	10	90	\$313,537	\$2.97
Cemeteries Development - Lyttelton Catholic	304,000	LTP	District Wide	100	10	90	\$238,288	\$2.28
Cemeteries Land Purchases	5,900,000	LTP	District Wide	100	10	90	\$4,624,663	\$44.28
Botanic Gardens Play Landscape Project	2,668,949	LTP	District Wide	100	10	90	\$266,895	\$6.51
Seager Park Playground	55,958	Complete	District Wide	100	10	90	\$33,575	\$0.90
Waitikiri Square Playground	142,112	Complete	District Wide	100	10	90	\$56,845	\$1.63
Governors Bay Community Centre & Pool Reserve - Play and Recreation Facilities (New)	170,330	Complete	District Wide	100	10	90	\$34,066	\$0.94
Canterbury Agricultural Park Toilet and Changing Rooms	892,610	Complete	District Wide	100	10	90	\$866,279	\$25.25
Halswell Skate Park	391,745	Complete	District Wide	100	10	90	\$156,698	\$4.39
Belfast Cemetery Extension	2,483,966	In Progress	District Wide	100	10	90	\$1,947,035	\$19.15
Cemetery Beams	841,424	In Progress	District Wide	100	10	90	\$659,543	\$6.64
Hornby Library, Customer Services and South West Leisure Centre	35,582,952	In Progress	District Wide	100	78	22	\$17,199,204	\$163.41

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	Gross Cost (\$ ex inflation)	Project Status	Catchment(s)	% to catchment	% DC funded	% Non DC funded	DC Funding (\$ ex inflation)	DC Per HUE (exc gst)
Te Pou Toetoe Linwood Pool	24,022,161	In Progress	District Wide	100	78	22	\$11,611,236	\$112.38
Hornby Development Contributions	1,800,000	LTP	District Wide	100	78	22	\$870,039	\$8.29
Metro Sports Facility Equipment	3,163,778	LTP	District Wide	100	78	22	\$746,019	\$7.14
Metro Sport Facility	152,401,290	In Progress	District Wide	100	78	22	\$35,936,224	\$351.84
<b>Total</b>	<b>244,115,737</b>						<b>\$85,667,356</b>	

	Gross Cost (\$ ex inflation)	Project Status	Catchment(s)	% to catchment	% DC funded	% Non DC funded	DC Funding (\$ ex inflation)	DC Per HUE (exc gst)
<b>Active Travel</b>								
Central City Projects - Colombo Street (Bealey to Kilmore)	293,255	In Progress	District Wide	100	9.5	90	\$27,859	\$1.58
Central City Projects - Ferry Road (St Asaph to Fitzgerald)	4,330,122	In Progress	District Wide	100	9.5	90	\$411,362	\$23.19
AAC Worcester Street (Fitzgerald Ave to Madras Street)	4,000,000	LTP	District Wide	100	9.5	90	\$380,000	\$21.76
Major Cycleway - Heathcote Expressway Route (Section 1b) Charles Street to Tannery	11,202,852	In Progress	Metro Zone	100	31.32	68.68	\$3,473,259	\$143.83
Major Cycleway - Opawaho River Route (Section 1) Princess Margaret Hospital to Corson Avenue	8,977,485	LTP	Metro Zone	100	31.32	68.68	\$2,783,321	\$103.89
Major Cycleway - Wheels to Wings Route (Section 1) Harewood to Greers	5,396,343	In Progress	Metro Zone	100	31.32	68.68	\$1,673,047	\$62.95
MCR Avon - Ōtākaro Route - Section 1 - Fitzgerald Avenue to Swanns Road Bridge	6,900,737	In Progress	Metro Zone	100	31.32	68.68	\$2,139,460	\$79.77
MCR Little River Link - Section 1 - Moorhouse Avenue to Edinburgh Street, Barrington	6,734,572	LTP	Metro Zone	100	31.32	68.68	\$2,087,943	\$88.19
MCR Papanui Parallel - Section 1 - Grassmere to Tomes	1,728,363	Complete	Metro Zone	100	31.32	68.68	\$535,850	\$24.64
MCR Quarryman's Trail - Section 1a - Hoon Hay Road to Roker/Strickland Street	17,507,483	Complete	Metro Zone	100	31.32	68.68	\$4,378,073	\$186.09
MCR Rapanui - Shag Rock Cycleway - Section 1 - Worcester Street to Linwood Ave	9,329,546	Complete	Metro Zone	100	31.32	68.68	\$2,892,472	\$121.70

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	Gross Cost (\$ ex inflation)	Project Status	Catchment(s)	% to catchment	% DC funded	% Non DC funded	DC Funding (\$ ex inflation)	DC Per HUE (exc gst)
MCR Southern Lights - Section 1 - Strickland Street to Tennyson St	3,895,415	In Progress	Metro Zone	100	31.32	68.68	\$1,207,709	\$46.21
MCR Uni-Cycle - Section 1 - Matai St East	3,074,869	Complete	Metro Zone	100	31.32	68.68	\$953,312	\$44.49
MCR Little River Link - Section 2 - Wigram Magdela Link	151,872	Complete	Metro Zone	100	31.32	68.68	\$47,085	\$2.18
MCR Little River Link - Section 3 - Little River Township	782,394	Complete	Metro Zone	100	31.32	68.68	\$242,568	\$10.91
MCR Papanui Parallel - Section 2 - Bealey Ave to Trafalgar	11,050,480	Complete	Metro Zone	100	31.32	68.68	\$3,426,019	\$147.45
MCR Uni-Cycle - Section 2 - Hagley Park to Riccarton Bush	3,271,512	Complete	Metro Zone	100	31.32	68.68	\$1,014,278	\$44.71
MCR Uni-Cycle - Section 3 - Ngahere St to Dovedale Ave	4,200,489	Complete	Metro Zone	100	31.32	68.68	\$1,302,292	\$55.86
MCR Uni-Cycle - Section 4 - Railway Line Crossing	291,967	Complete	Metro Zone	100	31.32	68.68	\$90,520	\$3.94
MCR Papanui Parallel - Section 4 - Grassmere to Sawyers Arms Road	3,418,380	Complete	Metro Zone	100	31.32	68.68	\$1,059,812	\$46.53
MCR Rapanui - Shag Rock Cycleway - Section 2 - Aldwins Road to Dyers Road	7,147,527	Complete	Metro Zone	100	31.32	68.68	\$2,215,973	\$92.29
City Wide Bike Share	30,639	In Progress	Metro Zone	100	10	90	\$10,919	\$0.47
Local Cycleway: Northern Arterial Link Cranford to Rutland Reserve	2,298,068	In Progress	Metro Zone	100	31.32	68.68	\$712,478	\$21.22
MCR Quarryman's Trail - Section 2 - Halswell to Victors Road	6,214,029	Complete	Metro Zone	100	31.32	68.68	\$1,926,557	\$78.74
Cycle facilities and connection improvement	90,000	LTP	District Wide	100	36	64	\$9,000	\$0.51
Cycleway Improvement Reseal Support Program	1,400,000	LTP	District Wide	100	36	64	\$140,000	\$8.21
Local Cycleway : Development Connections	478,500	LTP	District Wide	100	36	64	\$47,850.00	\$2.79
Local Cycleway: Development Connections	1,052,500	LTP	District Wide	100	36	64	\$105,250.00	\$6.18
Local Cycleway: Development Connections	2,156,000	LTP	District Wide	100	36	64	\$215,600	\$12.63
Major Cycleway - Opawaho River Route (Section 3) Waltham to Ferryroad Bridge	16,352,527	LTP	Metro Zone	100	31.32	68.68	\$5,069,831	\$187.12
Major Cycleway - Wheels to Wings Route (Section 2) Greers to Wooldridge	8,106,517	LTP	Metro Zone	100	31.32	68.68	\$2,513,292	\$92.75

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	Gross Cost (\$ ex inflation)	Project Status	Catchment(s)	% to catchment	% DC funded	% Non DC funded	DC Funding (\$ ex inflation)	DC Per HUE (exc gst)
Cycle Connections: Central City	550,000	LTP	District Wide	100	36	64	\$55,000	\$3.17
Local Cycle Network: Avonside & Wainoni	2,720,500	LTP	District Wide	100	36	64	\$272,050	\$15.88
Local Cycle Network: Greers Rd	1,046,000	LTP	District Wide	100	36	64	\$104,600	\$6.16
Local Cycle Network: Inner Western Arc	605,000	LTP	District Wide	100	36	64	\$60,500	\$3.54
Local Cycle Network: Northern Mid Orbita	715,000	LTP	District Wide	100	36	64	\$71,500	\$4.18
Local Cycle Network: The Palms to Heathcote	561,000	LTP	District Wide	100	36	64	\$56,100	\$3.28
Major Cycleway - Ōtākaro-Avon Route (Section 2) Swanns Road Bridge to Anzac Drive Bridge (OARC)	14,669,621	LTP	Metro Zone	100	31.32	68.68	\$4,548,074	\$169.42
Major Cycleway - Ōtākaro-Avon Route (Section 3) Anzac Drive Bridge to New Brighton (OARC)	5,704,919	LTP	Metro Zone	100	31.32	68.68	\$1,768,716	\$65.71
Major Cycleway - Wheels to Wings Route (Section 3) Wooldridge to Johns Road Underpass	4,390,987	LTP	Metro Zone	100	31.32	68.68	\$1,361,353	\$50.14
AAC Colombo Street (Bealey-Kilmore)	880,000	LTP	District Wide	100	9.5	90	\$83,600	\$4.90
Cycle Connections: Avon - Ōtākaro Route	979,000	LTP	District Wide	100	36	64	\$97,900	\$5.74
Cycle Connections: Nor'West Arc	1,360,000	LTP	District Wide	100	36	64	\$136,000	\$8.06
Cycle Connections: Quarryman's Trail	247,500	LTP	District Wide	100	36	64	\$24,750	\$1.44
Cycle Connections: South Express	495,000	LTP	District Wide	100	36	64	\$49,500	\$2.90
Major Cycleway - Opawaho River Route (Section 2) Corson to Waltham	3,442,705	LTP	Metro Zone	100	31.32	68.68	\$1,067,354	\$39.74
Cycle Connections: Heathcote Expressway	1,100,000	LTP	District Wide	100	10	90	\$110,000	\$6.62
Cycle Connections: Wheels to Wings	148,500	LTP	District Wide	100	10	90	\$14,850	\$0.89
Local Cycle Network: Burnside to Villa	514,000	LTP	District Wide	100	10	90	\$51,400	\$3.14
Local Cycle Network: Northwood	2,200,000	LTP	District Wide	100	10	90	\$220,000	\$13.39
Local Cycle Network: Opawa & St Martins	330,000	LTP	District Wide	100	36	64	\$33,000	\$1.99
Local Cycle Network: Opawa, Waltham & Sy	704,000	LTP	District Wide	100	36	64	\$70,400	\$4.25
AAC Colombo Street (Bealey-Kilmore)	550,000	LTP	District Wide	100	8.7	91.3	\$47,850	\$2.92

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	Gross Cost (\$ ex inflation)	Project Status	Catchment(s)	% to catchment	% DC funded	% Non DC funded	DC Funding (\$ ex inflation)	DC Per HUE (exc gst)
Cycle Connections: Southern Lights	220,000	LTP	District Wide	100	10	90	\$22,000	\$1.33
Local Cycle Network: Bishopdale & Casebrook	220,000	LTP	District Wide	100	10	90	\$22,000	\$1.34
Local Cycle Network: Ferrymead	1,705,000	LTP	District Wide	100	10	90	\$170,500	\$10.42
Local Cycle Network: North-West Outer Or	2,117,500	LTP	District Wide	100	10	90	\$211,750	\$12.95
Local Cycle Network: Springs Rd	550,000	LTP	District Wide	100	10	90	\$55,000	\$3.36
AAC Colombo Street (Bealey-Kilmore)	541,200	LTP	District Wide	100	9.5	90	\$51,414	\$3.15
Local Cycle Network: Avon - Ōtākaro	77,000	LTP	District Wide	100	8.7	91.3	\$6,699	\$0.41
Local Cycle Network: Eastern Outer Orbit	442,200	LTP	District Wide	100	8.7	91.3	\$38,471	\$2.36
Local Cycle Network: South-West Outer Or	165,000	LTP	District Wide	100	8.7	91.3	\$14,355	\$0.88
Coastal Pathway Programme	13,890,181	LTP	Metro Zone	100	10	90	\$4,949,909	\$183.30
<b>Total</b>	<b>\$215,706,256</b>						<b>\$58,939,586</b>	

	Gross Cost (\$ ex inflation)	Project Status	Catchment(s)	% to catchment	% DC funded	% Non DC funded	DC Funding (\$ ex inflation)	DC Per HUE (exc gst)
<b>Public Transport</b>								
Public Transport Minor Works Programme	156,293	Complete	Metro Zone	100	12.58	87.42	\$19,701	\$0.87
Core PT Route & Facilities: South (Colombo St)	5803674	In Progress	Metro Zone	100	22.32	77.68	\$1,282,283	\$56.22
Orbiter Public Transport Route - Ensors Rd Priority	793,022	In Progress	Metro Zone	100	100	0	\$282,602	\$9.89
Programme - Transitional PT Infrastructure to Support Hubs & Spokes	27,986	Complete	Metro Zone	100	100	0	\$9,973	\$0.51
The Palms Public Transport Facilities	1,368,188	In Progress	Metro Zone	100	22.32	77.68	\$302,292	\$10.40
Core PT Route & Facilities: Orbiter - Southwest Projects	176,049	LTP	Metro Zone	100	22.464	77.536	\$39,148	\$1.94
Core Public Transport Route & Facilities: Orbiter - Northwest	1,688,733	In Progress	Metro Zone	100	22.464	77.536	\$375,522	\$15.75



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	Gross Cost (\$ ex inflation)	Project Status	Catchment(s)	% to catchment	% DC funded	% Non DC funded	DC Funding (\$ ex inflation)	DC Per HUE (exc gst)
Core Public Transport Route & Facilities - South-West Lincoln Road (Phase 1)	3,022,947	In Progress	Metro Zone	100	23.04	76.96	\$689,445	\$29.06
Core PT Route & Facilities: North (Papanui & Belfast)	1,602,720	In Progress	Metro Zone	100	22.392	77.608	\$355,253	\$14.94
Delivery Package - Public Transport Bus Priority Electronic Installations	738,145	LTP	District Wide	100	5.4	94.6	\$39,860	\$2.33
Linwood/Eastgate Public Transport Hub Passenger Facilities Upgrade	651,409	LTP	District Wide	100	10	90	\$65,141	\$3.81
Public Transport ITS Installations	582,255	LTP	District Wide	100	5.4	94.6	\$31,442	\$1.81
Public Transport Stops, Shelters and Seatings Installation Delivery Package	1,000,976	LTP	District Wide	100	5.4	94.6	\$54,053	\$3.11
Core PT Route & Facilities: South-West (Wigram & Halswell) Programme	4,836,314	LTP	Metro Zone	100	22.392	77.608	\$1,071,999	\$36.35
Bus lane priority programme	47,200,000	LTP	District Wide	100	9.5	90	\$4,484,000	\$277.58
Programme - Public Transport Intelligent Transport System (ITS) Installations	543,060	LTP	District Wide	100	5.4	94.6	\$29,325	\$1.80
Programme - Public Transport Stops, Shelters and Seating Installation - Category 1	4,650,000	LTP	District Wide	100	5.4	94.6	\$251,100	\$15.22
Bus interchange upgrades	1,950,000	LTP	District Wide	100	9.5	90	\$185,250	\$11.68
Cluster 4 PT Improvement programme	500,000	LTP	District Wide	100	20	80	\$50,000	\$3.16
Lincoln Road PT Priority - Whiteleigh to Wrights	2,000,000	LTP	District Wide	100	7.4	92.6	\$148,000	\$8.83
Central City Transport Interchange	22,944,267	Complete	Metro Zone	100	26.64	73.36	\$6,050,556	\$269.72
The Square & Surrounds	671,067	In Progress	District Wide	100	20	80	\$671,067	\$38.73
Route 3: Queenspark-City	2,459,629	Complete	Metro Zone	100	19	81	\$468,271	\$21.04
Passenger Transport Infrastructure	17,878	Complete	Metro Zone	100	19	81	\$3,404	\$0.16
<b>Total</b>	<b>\$111,424,216</b>						<b>\$16,959,687.00</b>	

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	Gross Cost (\$ ex inflation)	Project Status	Catchment(s)	% to catchment	% DC funded	% Non DC funded	DC Funding (\$ ex inflation)	DC Per HUE (exc gst)
<b>Road Network</b>								
Carriageway Smoothing Improvement AC>40mm	12,924,048	In Progress	District Wide	100	5.4	94.6	\$697,899	\$12.62
Subdivisions (Transport Infrastructure)	24,546,302	In Progress	Growth	100	36	64	\$8,747,328	\$470.98
Blenheim Road Deviation	13,023,747	Complete	District Wide	100	54.15	45.85	\$7,052,359	\$157.95
Ferrymead Bridge	13,893,821	Complete	District Wide	100	57.67	42.33	\$7,983,686	\$265.69
Programme - Traffic Signals Renewals	32,191,567	LTP	District Wide	100	5.4	94.6	\$1,738,345	\$33.39
Northern Arterial Extension including Cranford St Upgrade	53,815,035	In Progress	Growth	100	26.28	73.72	\$13,999,607	\$782.35
Northern Arterial Extension (Cranford - QEII)	2,540,671	In Progress	Growth	100	26.28	73.72	\$660,938	\$32.19
Intersection Improvement: Marshland / Prestons	3,742,898	Complete	Growth	100	20.88	79.12	\$629,539	\$31.24
Intersection Improvement: Belfast / Marshland	1,701,491	In Progress	Growth	100	26.28	73.72	\$442,631	\$23.39
Intersection Improvement: Greers / Northcote / Sawyers Arms	4,790,447	LTP	District Wide	100	26.28	73.72	\$1,086,475	\$12.90
Inner Harbour Road Improvement (Lyttelton to Diamond Harbour)	1,268,183	In Progress	District Wide	100	7.3	92.7	\$92,577	\$1.67
Banks Peninsula: Tourist Interpretation Signage	164,083	Complete	District Wide	100	10	90	\$93,527	\$1.53
Hagley Crossings	513,981	Complete	District Wide	100	54.15	45.85	\$278,321	\$4.50
Tram Base & Tram Overhead Renewals	550,000	In Progress	District Wide	100	10	90	\$55,000	\$1.03
Wigram Magdala Link	31,083,221	Complete	Growth	100	18.36	81.64	\$5,649,182	\$265.48
Aidanfield Drive Underpass	4,385,309	Complete	District Wide	100	41.61	58.39	\$1,824,727	\$29.54
Carrs Rd Cycle & Pedestrian Bridge	158,366	LTP	District Wide	100	20	80	\$56,435	\$0.86
University Crossings	1,366,735	Complete	District Wide	100	0.5694	99.4306	\$783,208	\$12.57
Marshland Road Bridge Renewal	8,066,299	In Progress	Growth	100	26.28	73.72	\$1,406,242	\$59.17
Route Improvement: Northcote Rd	12,052,571	In Progress	District Wide	100	80	20	\$2,729,021	\$34.05
Ferry & Moorhouse Rd Widening (Aldwins to Fitzgerald)	614,888	In Progress	District Wide	100	26.28	73.72	\$159,959	\$2.24

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	Gross Cost (\$ ex inflation)	Project Status	Catchment(s)	% to catchment	% DC funded	% Non DC funded	DC Funding (\$ ex inflation)	DC Per HUE (exc gst)
Lincoln Road Passenger Transport Improvements between Curletts and Wrights	9,089,858	In Progress	Growth	100	26.28	73.72	\$1,992,959	\$82.08
Wigram Rd Extension: Halswell Junction to Marshs	2,906,905	In Progress	Growth	100	26.28	73.72	\$756,211	\$36.30
Halswell Junction Road Extension	9,860,355	In Progress	Growth	100	26.28	73.72	\$2,565,103	\$139.76
Awatea Route Upgrade	1,881,393	Complete	Growth	100	26.28	73.72	\$409,559	\$19.01
Wigram Road Upgrade	1,608,815	Complete	Growth	100	26.28	73.72	\$418,522	\$19.94
Intersection Improvement: Sockburn Roundabout	905,000	LTP	District Wide	100	7.3	92.7	\$66,065	\$1.23
Parking Replacement Capex	7,559,690	LTP	District Wide	100	7.3	92.7	\$551,857	\$10.20
City Lanes / Blocks Land Purchases	20,000	In Progress	District Wide	100	7.3	92.7	\$1,460	\$0.03
Intersection Improvement: Milns / Sparks / Sutherlands	555,562	LTP	Growth	100	65.7	34.3	\$365,004	\$18.55
Intersection Improvement: Cashmere/ Hoon Hay/ Worsleys	2,808,199	In Progress	Growth	100	26.28	73.72	\$730,533	\$39.74
Intersection Improvement: Lower Styx / Marshland	4,264,206	In Progress	Growth	100	26.28	73.72	\$1,040,092	\$42.95
Route Improvement: Whiteleigh Ave (Barrington to Blenheim)	427,428	LTP	District Wide	100	57	43	\$152,318	\$1.90
AAC Central City: Wayfinding	4,249,153	In Progress	District Wide	100	8.5	91	\$361,178	\$6.70
Suburban Masterplan: Sydenham Programme	20,000	LTP	District Wide	100	9.7	90.3	\$1,940	\$0.04
Intersection Improvement: Mairehau / Marshland	2,517,856	Complete	Growth	100	26.28	73.72	\$486,116	\$23.13
Programme - Transport Corridor Optimisation Works	3,108,856	In Progress	District Wide	100	26.28	73.72	\$808,747	\$9.69
Intersection Improvement: Hawkins / Hills / Prestons	2,938,392	LTP	District Wide	100	65.7	34.3	\$1,930,524	\$24.23
Intersection Improvement: Hawkins / Radcliffe & Radcliffe Rd widening	899,667	LTP	District Wide	100	65.7	34.3	\$591,081	\$7.45
Intersection Improvement: Burwood / Mairehau	1,249,571	In Progress	Growth	100	26.28	73.72	\$236,499	\$9.77
Suburban Masterplan: Edgeware Programme	52,293	LTP	District Wide	100	9.7	90.3	\$5,072	\$0.09
Programme - Crime Prevention Cameras	736,580	LTP	District Wide	100	7.3	92.7	\$53,770	\$1.01
Intersection Improvement: Blakes / Radcliffe	328,890	In Progress	Growth	100	26.28	73.72	\$79,529	\$3.48

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Roydvale, Wairakei & Wooldridge Intersection Improvement	868,392	In Progress	Growth	100	26.28	73.72	\$154,520	\$6.70
Belfast Park Cycle & Pedestrian Rail Crossing	1,303,475	LTP	District Wide	100	65.7	34.3	\$856,383	\$11.56
Tuam Street One Way Conversion (Durham to Barbadoes) (TP9)	200,000	In Progress	District Wide	100	36	64	\$20,000	\$0.36
Lichfield Street Two Way Conversion (TP10)	200,000	In Progress	District Wide	100	7.3	92.7	\$14,600	\$0.26
Sumner Road Zone 3B Risk Mitigation - HI CSA funded	1,782,103	In Progress	District Wide	100	7.4	92.6	\$131,876	\$2.38
Network Management Improvements: Main North Road Corridor	3,583,932	LTP	Growth	100	26.28	73.72	\$374,413	\$18.75
Network Management Improvements: McLeans Island Rd & Pound Rd	2,050,142	In Progress	District Wide	100	65.7	34.3	\$1,346,943	\$17.68
Network Management Improvements: Prestons	371,878	LTP	Growth	100	26.28	73.72	\$76,807	\$3.77
Network Management Improvements: Shands Rd	1,666,887	LTP	District Wide	100	65.7	34.3	\$1,095,145	\$13.88
Network Management Improvements: Sparks Rd	1,666,860	LTP	District Wide	100	65.7	34.3	\$1,095,127	\$13.57
Network Management Improvements: Waterloo Park	868,652	In Progress	Growth	100	26.28	73.72	\$225,974	\$10.50
Cycle Connections: Uni-Cycle	836,000	LTP	Growth	100	31.32	68.68	\$259,188	\$10.35
New Link: Halswell Junction to Connaught	1,257,796	LTP	Growth	100	10	90	\$448,229	\$23.15
New Link: Main South to South-West Hornby	1,259,522	LTP	Growth	100	65.7	34.3	\$827,506	\$42.06
RONs Downstream Intersection Improvements : Cranford Street Downstream	4,094,466	In Progress	Growth	100	26.28	73.72	\$1,065,147	\$43.19
Intersection Improvement: Durey / Memorial / Orchard / Orchard South	100,000	LTP	District Wide	100	26.28	73.72	\$26,014	\$0.32
Intersection Safety: Barrington / Lincoln / Whiteleigh	1,478,455	In Progress	Growth	100	26.28	73.72	\$317,824	\$13.37
Intersection Safety: Gasson/ Madras/ Moorhouse -1	157,943	In Progress	District Wide	100	7.3	92.7	\$11,530	\$0.21
Intersection Safety: Marshland/ New Brighton/ North Parade/ Shirley (8)	334,724	LTP	Growth	100	26.28	73.72	\$87,076	\$3.54
RONs Downstream Intersection Safety: Main North/ Marshland/ Spencerville (Chaney's Corner) (4)	930,159	In Progress	Growth	100	26.28	73.72	\$241,974	\$9.58

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Safety Improvements: Guardrails - Dyers Pass route	5,734,800	In Progress	District Wide	100	7.3	92.7	\$418,640	\$7.51
Pedestrian/Cycle Safety Improvements - Dyers Pass route	1,483,138	In Progress	District Wide	100	7.3	92.7	\$108,269	\$1.94
Intersection Improvements: Curries/ Tanner	76,309	In Progress	District Wide	100	26.28	73.72	\$19,851	\$0.28
Intersection Improvements: Augustine/ Halswell	3342957	Complete	District Wide	100	26.28	73.72	\$868,384	\$13.00
Intersection Improvement: Clyde / Riccarton / Wharenui	693,763	LTP	District Wide	100	7.3	92.7	\$50,645	\$0.96
Intersection Improvements: Cranford / Main North	26,520	LTP	District Wide	100	26.28	73.72	\$6,899	\$0.09
Central City Projects - Victoria Street	1,955,034	In Progress	District Wide	100	7.4	92.6	\$144,673	\$2.69
AAC Salisbury Street and Kilmore Street	19,600,000	In Progress	District Wide	100	9.5	90	\$1,862,000	\$36.58
Central City Projects - Antigua Street (Tuam to Moorhouse)	2,700,000	In Progress	District Wide	100	8.5	91	\$229,500	\$4.15
AAC Colombo Street (St Asaph-Moorhouse)	5,390,000	LTP	District Wide	100	8.5	91	\$458,150	\$8.64
AAC High Street (Hereford-St Asaph)	3,933,948	In Progress	District Wide	100	9.5	90	\$373,725	\$6.83
Central City Projects - Rolleston Ave (Hereford to Armagh)	4,440,000	LTP	District Wide	100	8.5	91	\$377,400	\$7.09
Central City Projects - Armagh St (Montreal to Park)	273,139	LTP	District Wide	100	8.5	91	\$23,217	\$0.46
AAC Gloucester Street (Madras-Manchester)	3,118,068	LTP	District Wide	100	8.5	91	\$265,036	\$5.12
Central City Projects - Gloucester St (Manchester to Colombo)	3,250,000	LTP	District Wide	100	8.5	91	\$276,250	\$5.07
Central City Projects - Gloucester Street (Oxford to Montreal)	2,805,000	LTP	District Wide	100	8.5	91	\$238,425	\$4.54
Central City Projects - Cambridge Terrace (Montreal to Rolleston)	2,320,000	LTP	District Wide	100	8.5	91	\$197,200	\$3.79
Central City Projects - Chester St (Durham to Cranmer)	450,000	LTP	District Wide	100	8.5	91	\$38,250	\$0.75
Central City Projects - Chester St (Cranmer to Park)	375,000	LTP	District Wide	100	8.5	91	\$31,875	\$0.63
Central City Projects - Lichfield St (Madras to Manchester)	3,165,005	LTP	District Wide	100	9.5	90	\$300,675	\$5.50

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Central City Projects - Montreal St (Tuam to St Asaph)	2,652,000	LTP	District Wide	100	8.5	91	\$225,420	\$4.34
AAC Cashel Street (Cambridge-Montreal)	1,320,000	LTP	District Wide	100	8.5	91	\$112,200	\$2.10
Central City Projects - Bealey Avenue	5,308,450	LTP	District Wide	100	8.5	91	\$451,218	\$8.98
AAC Madras Street (Kilmore-Lichfield)	6,720,000	LTP	District Wide	100	8.5	91	\$571,200	\$11.02
AAC Madras Street - Stages1-3	5,000,000	LTP	District Wide	100	8.5	91	\$425,000	\$8.19
Programme - Main Road Masterplan	20,000	LTP	District Wide	100	9.7	90.3	\$1,940	\$0.04
Central City Projects - Oxford Tce (Kilmore to Madras)	632,000	LTP	District Wide	100	8.5	91	\$53,720	\$1.04
AAC Hereford St (Manchester-Cambridge)	1,585,533	LTP	District Wide	100	6.2	93.8	\$98,303	\$1.83
Palmers Road (Bowhill-New Brighton)	525,000	In Progress	District Wide	100	10	90	\$52,500	\$0.98
Central City Projects - St Asaph St (Ferry to Antigua)	1,000,000	In Progress	District Wide	100	8.5	91	\$85,000	\$1.57
Ferry Road Masterplan - project WL1	1,303,437	In Progress	District Wide	100	9.7	90.3	\$126,433	\$2.35
Selwyn Street Masterplan - S1	691,676	In Progress	District Wide	100	9.7	90.3	\$67,093	\$1.27
Edgeware Village Masterplan - A1	1,870,403	LTP	District Wide	100	9.7	90.3	\$181,429	\$3.45
Pages Road Bridge Renewal (OARC)	19,554,765	In Progress	District Wide	100	9.5	90	\$1,857,703	\$33.99
Linwood Village Streetscape Enhancements (S1)	1,479,999	In Progress	District Wide	100	9.5	90	\$140,600	\$2.52
Redcliffs Village Streetscape Enhancements (M2)	20,000	LTP	District Wide	100	9.7	90.3	\$1,940	\$0.04
Moncks Bay Parking & Bus Stop Enhancements (M7)	398,182	LTP	District Wide	100	9.2	90.8	\$36,633	\$0.66
Sumner Shared Space & Viewing Platform (Burgess Street) (P1.3.1 & P1.3.2)	20,000	LTP	District Wide	100	9.7	90.3	\$1,940	\$0.04
Heathcote & Oak Streetscape Improvements (WL2)	20,000	LTP	District Wide	100	9.7	90.3	\$1,940	\$0.04
Ferry Road & Humphreys Drive Crossings Masterplan	188,270	In Progress	District Wide	100	9.2	90.8	\$17,321	\$0.32
McCormacks Bay Streetscape Improvements (Main Road) (M6)	20,000	LTP	District Wide	100	9.7	90.3	\$1,940	\$0.04
Delivery Package - Traffic Signals Renewals	8,648,659	In Progress	District Wide	100	5.4	94.6	\$467,028	\$8.46
Programme - Carriageway Smoothing	29,033,553	LTP	District Wide	100	5.4	94.6	\$1,567,812	\$29.91



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Road Lighting LED Installation	7,820,137	In Progress	District Wide	100	7.3	92.7	\$570,870	\$10.61
Delivery Package - New Retaining Wall	2,467,979	In Progress	District Wide	100	8.7	91.3	\$214,714	\$3.88
Ferry Road & Estuary Edge Intersection Improvements (FM3) (Coastal Pathway)	768,739	In Progress	District Wide	100	10	90	\$76,874	\$1.43
The Esplanade Streetscape Enhancements (Sumner) (P1.2.1)	20,000	LTP	District Wide	100	9.7	90.3	\$1,940	\$0.04
Marriner Streetscape Enhancements (Sumner) (P1.4.1)	20,000	LTP	District Wide	100	9.7	90.3	\$1,940	\$0.04
The Esplanade Open Space Enhancements & Viewing Platform (Sumner) ( P1.2.3)	20,000	LTP	District Wide	100	9.7	90.3	\$1,940	\$0.04
Programme - Traffic Signs & Markings Installation	2,659,990	LTP	District Wide	100	7.3	92.7	\$194,179	\$3.72
Programme - Minor Road Safety Improvements	37,999,999	LTP	District Wide	100	7.3	92.7	\$2,774,000	\$52.46
School Safety Programme	3,900,000	LTP	District Wide	100	10	90	\$390,000	\$7.21
Crime Camera Installation	552,420	In Progress	District Wide	100	7.3	92.7	\$40,327	\$0.73
Intersection Improvements: Moorhouse / Stewart	4,000,000	LTP	District Wide	100	7.3	92.7	\$292,000	\$5.36
Pound & Ryans Intersection Improvement	534,295	LTP	Growth	100	26.28	73.72	\$138,993	\$7.14
Marshs & Springs Intersection Improvements	764,700	LTP	Growth	100	26.28	73.72	\$198,931	\$11.09
Network Management Improvements: RONS Downstream	3,205,590	LTP	District Wide	100	26.28	73.72	\$833,912	\$10.17
Route Improvement: Innes Rd	4,701,524	LTP	Central	25	10	90	\$1,675,437	\$21.89
Route Improvement: Innes Rd			Growth	50				\$42.71
Route Improvement: Innes Rd			Suburban	25				\$10.53
Intersection Improvement: Innes / Rutland	123,896	LTP	Growth	100	26.28	73.72	\$32,231	\$1.64
Route Improvement: Worsley Rd (Dalweny to Holmcroft)	797,000	LTP	Growth	100	10	90	\$284,019	\$16.16
Route Improvement: Mairehau Rd (Burwood to Marshland)	624,351	LTP	Growth	100	10	90	\$561,916	\$30.22
New Connection: Cranford Street	3,205,628	LTP	District Wide	100	65.7	34.3	\$2,106,098	\$26.93

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Route Improvement: Stanleys Road	534,300	LTP	Growth	100	10	90	\$190,403	\$10.23
Culvert Improvement: Blakes Road	588,155	LTP	Growth	100	26.28	73.72	\$153,004	\$8.88
Route Improvement: Quaifes Road	106,827	LTP	Growth	100	10	90	\$96,144	\$4.97
Intersection Improvement: Awatea/Carrs	504,817	LTP	Growth	100	26.28	73.72	\$131,325	\$7.34
Intersection Improvements: Dunbars/Wigram & Wigram/Hayton	559,915	LTP	Growth	100	65.7	34.3	\$367,864	\$19.91
New Link: Carrs Reserve	1,000,000	LTP	Growth	100	65.7	34.3	\$657,000	\$58.38
R109 Fitzgerald Ave Twin Bridge Renewal	24,840,066	LTP	District Wide	100	7.3	92.7	\$1,813,325	\$35.45
New Brighton Public Realm Improvements	13,093,789	LTP	District Wide	100	10	90	\$1,309,379	\$24.66
Tuam Street AAC works stage 2	1,002,671	LTP	District Wide	100	10	90	\$100,267	\$1.81
Lichfield Street AAC works stage 2	1,002,671	LTP	District Wide	100	7.3	92.7	\$73,195	\$1.33
Road markings and signs	2,000,001	LTP	District Wide	100	7.3	92.7	\$146,000	\$2.74
London Street Paving - Lyttelton (M4)	20,528	LTP	District Wide	100	9.5	90	\$1,950	\$0.04
Lyttelton Pedestrian Linkages (M3)	539,053	LTP	District Wide	100	9.7	90.3	\$52,288	\$0.94
WL6 Heathcote St Pocket Park and Pedestrian Project	20,000	LTP	District Wide	100	9.7	90.3	\$1,940	\$0.04
FM5 Ferrymead Towpath Connection	20,000	LTP	District Wide	100	9.7	90.3	\$1,940	\$0.04
Evans Pass Rd and Reserve Tce Remedial Works	15,350,000	LTP	District Wide	100	7.4	92.6	\$1,135,900	\$21.36
Oxford Tce Bollards at Hereford St	253,889	LTP	District Wide	100	7.3	92.7	\$18,534	\$0.34
Downstream of Christchurch Northern Corridor (Project 1)	2,909,467	LTP	District Wide	100	7.3	92.7	\$212,391	\$3.95
Downstream of CNC (Innes to Bealey) Project 2	2,956,448	LTP	District Wide	100	7.3	92.7	\$215,821	\$4.01
Traffic Signal Cabinets Safety Improvements	4,388,360	LTP	District Wide	100	5.4	94.6	\$236,971	\$4.28
Major Safety Intervention: Marshlands Rd - Prestons Rd to Old Waimakariri Bridge	1,465,000	LTP	District Wide	100	7.3	92.7	\$106,945	\$1.95
Major Safety Intervention: Amyes / Awatea / Springs intersection	1,400,000	LTP	District Wide	100	7.3	92.7	\$102,200	\$1.92

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Intersection Improvement - Prestons Rd/Main North Rd	600,000	LTP	Growth	100	65.7	34.3	\$394,200	\$32.95
Major Safety Intervention: Dickeys Rd /Main North Rd intersection	1,550,000	LTP	District Wide	100	7.3	92.7	\$113,150	\$2.14
Intersection Improvement - Prestons Rd/Grimseys, upgrade from priority to signals	1,199,999	LTP	Growth	100	65.7	34.3	\$788,400	\$65.69
Major Safety Intervention: Disraeli Street / Harman Street / Selwyn Street intersection	850,000	LTP	District Wide	100	7.3	92.7	\$62,050	\$1.18
Programme: Minor Safety Intervention	3,000,000	LTP	District Wide	100	7.3	92.7	\$219,000	\$4.11
Route Improvement - Radcliffe Rd	2,345,000	LTP	Growth	100	10	90	\$2,110,500	\$176.92
New Link - Northwood/Johns/Groynes	849,999	LTP	Growth	100	65.7	34.3	\$558,450	\$46.25
Route Improvement - Gardiners Rd, New Footpath	900,000	LTP	Growth	100	10	90	\$810,000	\$69.61
Route Improvement - Memorial Avenue, Clyde to Greers	200,000	LTP	District Wide	100	10	90	\$20,000	\$0.40
AAC / CCRP Cathedral Square / Colombo Street (Hereford to Armagh Street)	14,800,000	LTP	District Wide	100	7.3	92.7	\$1,080,400	\$20.71
CCRP / AAC - Central City Transport Interchange Extension	1,400,000	LTP	District Wide	100	7.3	92.7	\$102,200.00	\$1.90
City Council off street parking buildings and facilities - Electric Vehicle Charging Programme	3,750,000	LTP	District Wide	100	7.3	92.7	\$273,750	\$5.20
Canterbury Multi-Use Arena (CMUA) Pedestrian Access Improvements	5,000,000	LTP	District Wide	100	10	90	\$500,000	\$9.19
Bishopdale Village Mall Revitalisation - Property Purchase	20,000	LTP	District Wide	100	9.2	90.8	\$1,840	\$0.04
Bishopdale Village Mall Revitalisation - Safer pedestrian access and paving renewals	20,000	LTP	District Wide	100	9.2	90.8	\$1,840	\$0.04
Bishopdale Village Mall Revitalisation - Car parking reconfiguration and intersection safety	20,000	LTP	District Wide	100	9.2	90.8	\$1,840	\$0.04
Kāinga Ora Regeneration Projects	20,000	LTP	District Wide	100	10	90	\$2,000	\$0.04
Cashel Mall upgrade	20,000	LTP	District Wide	100	10	90	\$2,000	\$0.04
Cathedral Square improvements northern side	5,000,000	LTP	District Wide	100	10	90	\$500,000	\$9.85

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Cathedral Square Improvements - Worcester Boulevard East and West	1,500,000	LTP	District Wide	100	10	90	\$150,000	\$2.95
Cluster 4 Safety Interventions Programme	1,250,000	LTP	District Wide	100	7.3	92.7	\$91,250	\$1.67
Cluster 4 Intersection Upgrade Programme	3,500,000	LTP	District Wide	100	7.3	92.7	\$255,500	\$4.79
Cluster 4 Active Transport Improvement programme	200,000	LTP	District Wide	100	7.3	92.7	\$14,600	\$0.29
Cluster 4 Residential Improvements	300,000	LTP	District Wide	100	7.3	92.7	\$21,900	\$0.41
Cluster 4 Commercial Improvements	800,000	LTP	District Wide	100	7.3	92.7	\$58,400	\$1.11
Corridor Optimisation work Program	2,000,000	LTP	District Wide	100	7.3	92.7	\$146,000	\$2.85
Active Transport Level of Service Enhancements	11,600,000	LTP	District Wide	100	7.3	92.7	\$846,800	\$16.33
Pedestrian Link Health Precinct Antigua St	150,000	LTP	District Wide	100	7.3	92.7	\$10,950	\$0.20
Diamond Harbour Village Improvements	533,000	LTP	District Wide	100	7.3	92.7	\$38,909	\$0.74
Pound and Ryan Rd Corridor Improvements	7,000,000	LTP	District Wide	100	7.3	92.7	\$511,000	\$9.60
A2 Marine Parade and A4 Oram Ave open space link	1,000,000	LTP	District Wide	100	9.7	90.3	\$97,000	\$1.84
Central City Active Travel Area	20,000,000	LTP	District Wide	100	7.3	92.7	\$1,460,000	\$28.34
Fendalton Road Reconstruction	3,110,371	Complete	District Wide	100	54.15	45.85	\$1,243,083	\$21.88
Woolston-Burwood Stage 1	1,446,276	Complete	District Wide	100	54.15	45.85	\$641,293	\$10.77
Linwood/Dyers Signalisation	59,594	Complete	District Wide	100	54.15	45.85	\$25,614	\$0.63
Amyes/Goulding/Shands	782,814	Complete	District Wide	100	54.15	45.85	\$323,618	\$4.95
Clarence/Riccarton/Straven	1,134,884	Complete	District Wide	100	54.15	45.85	\$491,932	\$7.59
Travis Road Traffic Management	239,257	Complete	District Wide	100	54.15	45.85	\$106,885	\$2.49
Kerb Cutdowns	28,539	Complete	District Wide	100	54.15	45.85	\$15,454	\$0.31
Gloucester/Linwood Signalisation	344,489	Complete	District Wide	100	54.15	45.85	\$152,730	\$3.18
Jubilee Street Extension	540,492	Complete	District Wide	100	54.15	45.85	\$292,676	\$7.16
Opawa Road Stage 2	1,743,664	Complete	District Wide	100	54.15	45.85	\$871,639	\$13.72

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	Gross Cost (\$ ex inflation)	Project Status	Catchment(s)	% to catchment	% DC funded	% Non DC funded	DC Funding (\$ ex inflation)	DC Per HUE (exc gst)
Barbadoes/Moorhouse/Waltham	125,069	Complete	District Wide	100	46.455	53.545	\$58,101	\$1.04
Gasson/Madras/Moorhouse	42,018	Complete	District Wide	100	46.455	53.545	\$19,519	\$0.35
Akaroa School Carpark	8,329	Complete	District Wide	100	54.15	45.85	\$4,510	\$0.08
Barnes Road	27,962	Complete	District Wide	100	54.15	45.85	\$15,142	\$0.27
Ensors Rd @ Fifield Rd	36,651	Complete	District Wide	100	54.15	45.85	\$19,847	\$0.35
Fitzgerald Ave	30718.75	Complete	District Wide	100	54.15	45.85	\$16,634	\$0.30
Burnside High/CTK	135,999	Complete	District Wide	100	54.15	45.85	\$73,643	\$1.33
<b>Total</b>	<b>\$709,495,665</b>						<b>\$124,414,154</b>	

	Gross Cost (\$ ex inflation)	Project Status	Catchment(s)	% to catchment	% DC funded	% Non DC funded	DC Funding (\$ ex inflation)	DC Per HUE (exc gst)
<b>Water Supply</b>								
Subdivisions Add Infra for Development	2,723,496	Complete	North West	35	3	97	\$2,723,496	\$94.96
Subdivisions Add Infra for Development			West	65				\$127.72
Programme - Reticulation New Mains	6,595,867	Complete	District Wide	100	22	78	\$6,595,867	\$106.52
SCIRT Wilmers Road Pump Station	7,574,241	Complete	West	100	3	97	\$7,574,241	\$568.88
Land Purchase for Pump Stations	1687738	Complete	District Wide	100	38	62	\$1,406,461	\$31.22
Akaroa Water Upgrade	12,169,738	Complete	Akaroa Harbour	100	3	97	\$640,349	\$10,414.62
Extension to Charteris Bay	3,552,218	Complete	Lyttelton Harbour	100	3	97	\$1,582,256	\$2,791.84
Little River Increased Supply	6,150,971	Complete	Rest of Banks Peninsula	100	13	87	\$593,981	\$5,904.69
SCIRT Victoria Reservoirs 2 and 3 Replacement	2,136,372	Complete	Central South	100	88	12	\$622,323	\$130.33
Programme - New Wells for Growth	3,469,537	In Progress	District Wide	100	3	97	\$3,469,537	\$52.52
Halswell Junction from McTeigues Rd to Springs Rd	2,162,586	Complete	West	100	47	53	\$1,264,226	\$119.42

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	Gross Cost (\$ ex inflation)	Project Status	Catchment(s)	% to catchment	% DC funded	% Non DC funded	DC Funding (\$ ex inflation)	DC Per HUE (exc gst)
Programme - New Pump Stations for Growth	4,572,004	Complete	District Wide	100	47	53	\$4,572,004	\$69.46
Prestons Pump Station	7,946,027	Complete	Marshlands	100	14	86	\$7,946,027	\$3,745.96
Hickory Pl - New WS Main from Halswell Junction Rd to Connaught Dr	73,834	Complete	West	100	7	93	\$20,502	\$1.69
Ben Rarere Pump Station Bexley Earthquake Replacement	1,949,169	In Progress	Central North	100	19	81	\$1,072,043	\$51.53
Link Mains Upper Styx Harewood	50,000	Complete	North West	100	9	91	\$17,404	\$1.92
Prestons Infrastructure Provision Agreement	350,044	Complete	Marshlands	100	5	95	\$350,044	\$167.45
Prestons Marshlands Rd Link Main	1,348,389	Complete	Marshlands	100	19	81	\$490,925	\$279.46
Gardiniers New Pump Station	6,257,371	Complete	North West	100	19	81	\$3,035,399	\$331.51
Wilkinsons Road Gardiners Link Main	721,006	Complete	North West	100	18	82	\$325,277	\$31.31
Highsted New Mains	390,560	Complete	North West	100	64	36	\$359,018	\$38.82
Jeffreys Road Pump Station Suction Tank Renewal (PS1076)	3,906,882	In Progress	North West	100	66	34	\$3,906,882	\$418.41
SE Halswell Water Supply Mains	1,224,000	In Progress	West	100	100	0	\$1,136,376	\$111.40
Programme - Additional Infrastructure Programme	1,122,657	LTP	District Wide	100	100	0	\$1,122,657	\$18.18
Highfield Water Supply Mains	3,578,444	Complete	North West	100	100	0	\$3,301,928	\$282.71
Knights Stream Park Link Main	40000	In Progress	West	100	100	0	\$40,000	\$4.04
Mains Renewal - Riccarton Rd - Hanson	2,226,908	LTP	North West	100	66	34	\$2,226,908	\$246.78
WS Mains Renewal - Scruttons PS to Lyttelton	2,716,742	LTP	Lyttelton Harbour	100	100	0	\$2,716,742	\$5,205.54
Highsted Water Supply Main	337,781	LTP	North West	100	45	55	\$320,003	\$35.46
Metro Wells and Pump Station	8,009,449	LTP	Central North	100	45	55	\$8,009,449	\$351.01
Metro PS Antigua Street Link Main	439,883	LTP	Central North	100	42	58	\$439,883	\$21.14
Carters PS supply to Dyers PS	4,000,000	LTP	Lyttelton Harbour	35	45	55	\$3,435,115	\$2,164.48



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	Gross Cost (\$ ex inflation)	Project Status	Catchment(s)	% to catchment	% DC funded	% Non DC funded	DC Funding (\$ ex inflation)	DC Per HUE (exc gst)
Carters PS supply to Dyers PS			Woolston - Sumner	65				\$1,869.47
Grampian New Well	53,008	Complete	North West	100	7	93	\$22,794	\$3.52
Thompsons PS	849,275	Complete	North West	100	100	0	\$450,116	\$63.23
Belfast New Well	205,967	Complete	North West	100	28	72	\$117,813.	\$15.95
Diamond Harbour Submarine Pipeline	900,000	Complete	Lyttelton Harbour	100	35	65	\$300,000	\$757.14
<b>Total</b>	<b>\$101,492,165</b>						<b>\$72,208,046</b>	

	Gross Cost (\$ ex inflation)	Project Status	Catchment(s)	% to catchment	% DC funded	% Non DC funded	DC Funding (\$ ex inflation)	DC Per HUE (exc gst)
<b>Wastewater Treatment &amp; Disposal</b>								
Lyttelton Harbour Wastewater Scheme	52,957,372	In Progress	Christchurch	100	67	33	\$10,253,052	\$172.61
Akaroa Reclaimed Water Treatment & Reuse Scheme	37,284,360	In Progress	Akaroa Harbour	100	100	0	\$3,134,272	\$38,209.86
Duvauchelle Treatment and Disposal Renewal	4,676,765	In Progress	Akaroa Harbour	100	24	76	\$251,439	\$2,993.35
CWTP Biosolids Dewatering Renewal	2,692,642	Complete	Christchurch	100	100	0	\$492,236	\$8.70
Expansion items 1999-2009	21,364,823	Complete	Christchurch	100	9	91	\$1,595,461	\$43.05
CWTP Ocean Outfall	82,506,119	Complete	Christchurch	100	29	71	\$15,001,113	\$343.81
Digesters 5 and 6	24,377,475	Complete	Christchurch	100	20	80	\$15,381,023	\$355.10
Complete 11 kV Network	114,963	Complete	Christchurch	100	22	78	\$75,876	\$2.56
<b>Total</b>	<b>\$225,974,520</b>						<b>\$46,184,472</b>	

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	Gross Cost (\$ ex inflation)	Project Status	Catchment(s)	% to catchment	% DC funded	% Non DC funded	DC Funding (\$ ex inflation)	DC Per HUE (exc gst)
<b>Wastewater Collection</b>								
Programme - Wastewater Reticulation Renewals	224,453,144	In Progress	District Wide	100	98	2	\$20,200,783	\$328.67
Infra New Wastewater Reticulation - Groynes Park	4,333,113	Complete	North West	100	100	0	\$4,333,113	\$911.65
SCIRT Wigram PM & PS 105	38,617,845	Complete	South West	100	100	0	\$29,531,293	\$3,585.80
New Mains Programme	8,920,654	In Progress	District Wide	100	100	0	\$8,068,275	\$150.84
Programme - New Pumping Stations for Growth	837,723	LTP	District Wide	100	25	75	\$757,678	\$20.82
WI Future Stages	43,676,483	Complete	South	4	90	10	\$6,302,727	\$59.20
WI Future Stages			South West	69				\$539.89
WI Future Stages			West	27				\$215.36
Wainui Sewer Retic & WWTP	15,346,347	In Progress	Akaroa Harbour	100	80	20	\$397,911	\$5,233.46
Extension to Charteris Bay	8,048,300	Complete	Lyttelton Harbour	100	44	56	\$3,584,	\$5,754.68
Subdivisions Additional Infrastructure	3,101,775	In Progress	North	20	80	20	\$3,101,775	\$154.98
Subdivisions Additional Infrastructure			South West	80				\$243.51
Fendalton Duplication	13,193,007	Complete	West	100	10	90	\$312,466	\$39.16
Programme - Provision of Waste Water Infrastructure for the South West Area Growth	1,538,614	Complete	South West	100	50	50	\$1,538,614	\$194.37
Riccarton Trunk Main Project	16,526,273	In Progress	West	100	76	24	\$2,410,081	\$285.72
Worsleys Sewer (Lower Blocks 3& 4	342,105	Complete	South	100	76	24	\$97,744	\$21.43
SCIRT Wairakei Diversion	7,568,270	Complete	North West	100	9	91	\$1,540,889	\$277.12
Programme - WW New Reticulation Odour Control - Waste Gen O/H	1,923,317	LTP	District Wide	100	10	90	\$470,181	\$9.76
PS123 Awatea Pumping Station	1,543,402	Complete	South West	100	10	90	\$1,361,000	\$166.70
Belfast Area Growth - New WW Main - Richill St to Belfast Rd	2,264,184	Complete	North	100	99	1	\$1,996,885	\$611.24

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	Gross Cost (\$ ex inflation)	Project Status	Catchment(s)	% to catchment	% DC funded	% Non DC funded	DC Funding (\$ ex inflation)	DC Per HUE (exc gst)
SE Halswell Sewer	11,937,566	Complete	South West	100	40	60	\$10,849,477	\$1,187.39
Prestons Infrastructure Provision Agreement	3,633,341	Complete	North	100	40	60	\$3,409,297	\$1,042.31
North Awatea Growth	324,492	Complete	South West	100	100	0	\$265,788	\$30.82
West Halswell Growth	398,061	Complete	South West	100	100	0	\$375,963	\$43.41
Upper Styx Biofilters	412,929	In Progress	North West	100	76	24	\$394,976	\$62.70
SCIRT Croydon Street upgrade	95,291	Complete	City	100	90	10	\$48,598	\$3.30
Riccarton Interceptor (Upper Riccarton)	7,419,240	In Progress	West	100	15	85	\$3,400,485	\$434.02
Avonhead Road Main Renewal	5,165,474	In Progress	West	100	15	85	\$4,149,057	\$531.42
Belfast Pump Station Capacity Renewal (PS62)	75,959	Complete	North	100	14	86	\$75,959	\$35.09
Worsleys Road Gravity Main Upgrade	503,618	Complete	South	100	14	86	\$308,	\$64.63
Highfield Connection to Northcote Collector	2,330,327	Complete	North West	100	14	86	\$2,330,327	\$355.85
Highsted Pressure Sewer System Main	219,553	Complete	North West	100	3	97	\$205,266	\$35.91
Programme - Additional Infrastructure	641,329	In Progress	District Wide	100	45	55	\$641,329	\$9.39
Pump Station 60 Stage 2	1,214,502	LTP	South West	100	100	0	\$1,214,502	\$178.85
Belfast PS62 Capacity Upgrade Stage 2	2,019,494	LTP	North	100	2	98	\$2,019,494	\$1,197.36
Belfast Northern Pump Station-Stage1	500,000	LTP	North	100	100	0	\$500,000	\$241.77
Copper Ridge PDA	390,314	LTP	South West	100	100	0	\$390,314	\$70.50
Hayton Road Wastewater Main Upgrade	4,414,386	LTP	West	100	29	71	\$4,008,154	\$675.44
New Pressure Main 22	362,529	Complete	South	100	15	85	\$68,862	\$22.05
PS60/PM60 Pressure Main Stage 1	1,417,760	Complete	South West	100	29	71	\$524,885	\$72.50
New Pressure Main 20	2,180,741	Complete	South	100	20	80	\$537,741	\$172.67
No.11 Pressure Main Upgrading	4,850,478	Complete	South	26	29	71	\$160,845	\$11.75
No.11 Pressure Main Upgrading			South West	53				\$12.42

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	Gross Cost (\$ ex inflation)	Project Status	Catchment(s)	% to catchment	% DC funded	% Non DC funded	DC Funding (\$ ex inflation)	DC Per HUE (exc gst)
No.11 Pressure Main Upgrading			West	21				\$5.04
New Pressure Main 21	1,222,758	Complete	South	100	91	9	\$266,029	\$74.88
Belfast Pressure Main	7,758,404	Complete	North	100	94	6	\$1,017,019	\$356.71
Stage 1 Bass to Mathesons/Fitzgerald	6,630,335	Complete	South	4	91	9	\$956,789	\$9.47
Stage 1 Bass to Mathesons/Fitzgerald			South West	69				\$88.72
Stage 1 Bass to Mathesons/Fitzgerald			West	27				\$36.97
Fisher Ave & Tennyson St Overflows to Pump Station 21	262,580	Complete	South	100	51	49	\$35,011	\$9.57
Belfast Area Growth	161,819	Complete	North	100	96	4	\$98,710	\$31.94
Land Purchase PS62 Storage	294,601	Complete	North	100	100	0	\$244,097	\$78.88
Buchanans Rd Sewer	659,762	Complete	West	100	46	54	\$577,292	\$78.92
Pump Station 11	8,364,695	Complete	South	26	51	49	\$3,318,663	\$222.85
Pump Station 11			South West	53				\$219.71
Pump Station 11			West	21				\$84.32
Pump Station 21 Upgrade	742,867	Complete	South	100	100	0	\$163,683	\$44.70
Pump Station 20 Upgrade	738,543	Complete	South	100	100	0	\$212,771	\$63.31
Pump Station 11 Tie-In	3,863,020	Complete	South	26	100	0	\$250,019	\$16.85
Pump Station 11 Tie-In			South West	53				\$18.05
Pump Station 11 Tie-In			West	21				\$7.29
PS 11 Surge & Transient Measures	1,001,270	Complete	South	26	91	9	\$203,886	\$13.95
PS 11 Surge & Transient Measures			South West	53				\$13.56
PS 11 Surge & Transient Measures			West	21				\$5.21
<b>Total</b>	<b>\$474,442,598</b>						<b>\$129,230,440</b>	

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	Gross Cost (\$ ex inflation)	Project Status	Catchment(s)	% to catchment	% DC funded	% Non DC funded	DC Funding (\$ ex inflation)	DC Per HUE (exc gst)
<b>Stormwater &amp; Flood Protection</b>								
Waterways & Wetlands Purchases	20,025,8840	Complete	District Wide	100	57	43	\$2,002,588	\$58.95
Technical Equipment - New	455,754	In Progress	District Wide	100	57	43	\$50,133	\$1.38
Programme - Piped Systems - Pipe Drains (New)	3,940,266	In Progress	District Wide	100	57	43	\$433,429	\$6.83
Lower Milns	356,747	Complete	Heathcote	100	57	43	\$178,374	\$17.30
Redwood Springs	192,814	LTP	Styx	100	57	43	\$144,611	\$40.44
Carrs Road S/W Facility	3,298,407	In Progress	Halswell	100	57	43	\$3,254,963	\$673.96
Programme - South West SMP - Defined Projects - Waterways Detention and Treatment Facilities	4,302,276	LTP	Halswell	50	57	43	\$3,286,939	\$300.55
Programme - South West SMP - Defined Projects - Waterways Detention and Treatment Facilities			Heathcote	50				\$86.13
Programme - Open Water Systems - Open Drains Reactive	1,760,606	LTP	District Wide	100	20	80	\$193,667	\$3.03
Programme - Management Plan on PÅ«harakekenui - Styx Waterway Detention and Treatment Facilities	26,289,202	In Progress	Styx	100	80	20	\$9,201,221	\$1,734.47
Programme - Otakaro - Avon Waterway Detention & Treatment Facilities	3,938,667	LTP	Avon	100	10	90	\$366,296	\$12.74
Kirkwood Basin	126,004	Complete	Heathcote	100	10	90	\$126,004	\$7.90
Quaiffes Murphys Basin & Wetland	3,925,486	In Progress	Halswell	100	80	20	\$3,925,486	\$784.35
Prestons/Clare Park Stormwater	7,899,966	Complete	Avon	100	50	50	\$6,161,973	\$367.57
Programme - Waterways & Wetlands Land Purchases	5,882,807	LTP	District Wide	100	50	50	\$4,706,246	\$74.52
Knights Basin	2,611,678	Complete	Halswell	100	50	50	\$2,611,678	\$704.83
Sparks Road Development Drainage Works	3,983,882	In Progress	Heathcote	100	20	80	\$3,346,461	\$286.62
Programme - Opawaho - Heathcote Waterways Detention & Treatment Facilities	12,477,402	LTP	Heathcote	100	100	0	\$1,297,650	\$90.71

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	Gross Cost (\$ ex inflation)	Project Status	Catchment(s)	% to catchment	% DC funded	% Non DC funded	DC Funding (\$ ex inflation)	DC Per HUE (exc gst)
Worsleys Spur Stormwater Pipe and Drain System	2,456,968	In Progress	Heathcote	100	20	80	\$1,228,484	\$84.90
Delivery Package - Reactive Project for New Developments	25,287	In Progress	District Wide	100	100	0	\$25,287	\$0.53
Highsted Cavendish Stormwater Management System	487,007	Complete	Styx	100	60	40	\$243,504	\$50.45
Rock Weir/Riffle on Knights Stream	46,466	Complete	Halswell	100	10	90	\$46,466	\$12.62
Awatea Stormwater Spine Network Project	607,788	Complete	Halswell	100	11	89	\$607,788	\$157.22
Spring Grove Stormwater Infrastructure	42,636	In Progress	Styx	100	10	90	\$42,636	\$9.61
Eastman Sutherland and Hoon Hay Wetlands	6,763,430	In Progress	Heathcote	100	50	50	\$6,425,259	\$419.44
Highsted Infrastructure Agreement	2,643,230	Complete	Styx	100	75	25	\$2,643,230	\$581.84
Spreydon Lodge Infrastructure Provision Agreement	7,136,785	LTP	Heathcote	100	99	1	\$5,994,899	\$369.99
Rossendale Infrastructure Provision Agreement	3,860,684	In Progress	Halswell	100	76	24	\$3,744,863	\$900.19
Curletts Wetland	\$252,322	Complete	Heathcote	100	76	24	\$25,232	\$2.34
Owaka Corridor	\$4,844,211	In Progress	Halswell	100	11	89	\$3,875,369	\$944.73
Owaka Basin	\$1,111,383	In Progress	Halswell	100	35	65	\$889,106	\$215.39
Regents Park Close IPA	\$1,989,253	Complete	Styx	100	9	91	\$1,989,253	\$422.85
Treatment of Eastman Wetlands	\$320,667	Complete	Heathcote	100	78	22	\$288,600	\$20.91
Bullers Stream Naturalisation and Facility	\$2,581,452	Complete	Avon	100	100	0	\$2,457,542	\$103.03
Coxs - Quaifes Facility	\$14,808,504	In Progress	Halswell	100	100	0	\$14,260,589	\$3,370.41
Highsted on Tulett IPA	\$1,795,953	Complete	Styx	100	80	20	\$1,769,014	\$372.49
Highsted Land Purchase & Construction of Waterways, Basins & Wetlands	\$7,168,150	In Progress	Styx	100	100	0	\$3,584,075	\$680.77
Summerset at Highsted IPA	\$2,466,827	Complete	Styx	100	84	16	\$1,233,414	\$296.72
Blakes Road Stormwater Facility (Works 1)	\$8,763,593	In Progress	Styx	100	10	90	\$8,325,413	\$1,810.74



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	Gross Cost (\$ ex inflation)	Project Status	Catchment(s)	% to catchment	% DC funded	% Non DC funded	DC Funding (\$ ex inflation)	DC Per HUE (exc gst)
Gardiners Stormwater Facility	\$3,818,400	In Progress	Styx	100	50	50	\$954,600	\$222.13
Greens Stormwater Facility	\$13,698,657	In Progress	Halswell	100	100	0	\$11,506,872	\$4,403.89
Otukaikino Stormwater Facility	\$17,814,448	LTP	Otukaikino	100	100	0	\$6,947,635	\$5,476.22
Styx Centre Cost Share	\$500,000	LTP	Styx	100	100	0	\$250,000	\$57.28
Carrs Corridor (Stage 2)	\$637,879	In Progress	Halswell	100	95	5	\$63,788	\$22.94
Creamery Ponds	\$1,282,185	LTP	Halswell	100	100	0	\$1,153,967	\$400.85
Addington Brook and Riccarton Drain Filtration Devices	\$11,898,267	LTP	Avon	100	95	5	\$1,106,539	\$39.58
Estuary and Coastal SMP	\$24,100,003	LTP	Coastal	100	97	3	\$1,205,000	\$466.93
Programme - Outer Christchurch Otukaikino SMP	\$352,209	LTP	Otukaikino	100	10	90	\$281,767	\$178.10
Programme - Banks Peninsula Settlements SMP	\$331,262	LTP	Banks Peninsula	50	10	90	\$49,689	\$156.95
Programme - Banks Peninsula Settlements SMP			Lyttelton Harbour / Whakaraupo	50				\$40.26
Highfield North Basins	\$3,062	LTP	Styx	100	80	20	\$2,756	\$0.70
Guthries Thompson Basins	\$765,737	LTP	Styx	100	80	20	\$727,450	\$162.34
Kainga Basins	\$10,010,641	LTP	Styx	100	100	0	\$4,805,108	\$1,174.97
Highsted Styx Mill Reserve Wetland	\$2,454,046	LTP	Styx	100	90	10	\$1,079,780	\$240.66
Highsted Wetland, Highams Basin & Styx Stream	\$14,211,505	LTP	Styx	100	95	5	\$6,253,062	\$1,356.73
Programme - AVON SMP - Provisional Projects - Waterways Detention and Treatment facilities	\$1,814,962	LTP	Avon	100	96	4	\$168,791	\$6.84
LDRP 526 Curletts Flood Storage	\$9,597,675	LTP	Heathcote	100	96	4	\$959,768	\$63.16
LDRP528 Eastman Wetlands	\$17,470,134	LTP	Heathcote	100	98	2	\$6,988,054	\$619.10
Copper Ridge PDA	\$239,854	LTP	Halswell	100	50	50	\$239,854	\$98.19
95 Sutherlands Road Waterway Enhancement	\$229,716	LTP	Heathcote	100	95	5	\$229,716	\$21.00

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	Gross Cost (\$ ex inflation)	Project Status	Catchment(s)	% to catchment	% DC funded	% Non DC funded	DC Funding (\$ ex inflation)	DC Per HUE (exc gst)
Snellings Drain Enhancement at Presto	\$1,363,489	LTP	Avon	100	25	75	\$1,363,489	\$57.59
Waterways & Wetlands Land Purchases R	\$983,433	LTP	District Wide	100	84	16	\$491,717	\$10.98
Cashmere Stream Enhancement - 564 Cas	\$1,211,002	LTP	Heathcote	100	39	61	\$847,701	\$81.67
Quarry Road Drain Conveyance Improvements	\$5,117,337	LTP	Heathcote	100	50	50	\$4,605,603	\$369.31
Horners Kruses Land Purchase	\$14,729,892	LTP	Styx	100	10	90	\$1,472,989	\$306.33
Quaifes Murphys Extended Detention Basin	\$725,000	LTP	Halswell	100	90	10	\$725,000	\$290.21
Heathcote Valley Drain Naturalisation	\$2,383,433	Complete	Heathcote	100	15	85	\$2,383,433	\$155.26
<b>Total</b>	<b>\$329,384,672</b>						<b>\$157,851,870</b>	

	Gross Cost (\$ ex inflation)	Project Status	Catchment(s)	% to catchment	% DC funded	% Non DC funded	DC Funding (\$ ex inflation)	DC Per HUE (exc gst)
<b>Regional Parks</b>								
Groynes/ Roto Kohatu/ Otukaikino Development	3,033,418	LTP	District Wide	100	36	64	\$2,123,393	\$44.62
RP Coastal/Plains Planned Development	5,533,700	LTP	District Wide	100	36	64	\$4,426,960	\$94.65
RP Development Port Hills/ Banks Peninsula	6,431,000	LTP	District Wide	100	36	64	\$2,572,400	\$54.82
<b>Total</b>	<b>\$14,998,118</b>						<b>\$9,122,753</b>	

	Gross Cost (\$ ex inflation)	Project Status	Catchment(s)	% to catchment	% DC funded	% Non DC funded	DC Funding (\$ ex inflation)	DC Per HUE (exc gst)
<b>Sports Parks</b>								
Bexley Dog Park	85,673	Complete	District Wide	100	57	43	\$17,135	\$0.32
Delivery Package for Sports Parks Structures New	17,840	Complete	District Wide	100	57	43	\$14,272	\$0.47
Delivery Package FY17 - Sports Park Structures (New)	110,770	Complete	District Wide	100	57	43	\$22,154	\$0.45
FY18 Delivery Package - Sports Parks Structures (New)	165,700	Complete	District Wide	100	57	43	\$16,572	\$0.38

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	Gross Cost (\$ ex inflation)	Project Status	Catchment(s)	% to catchment	% DC funded	% Non DC funded	DC Funding (\$ ex inflation)	DC Per HUE (exc gst)
Halswell Domain Car Park	1,311,133	Complete	District Wide	100	57	43	\$1,048,906	\$18.85
Roto Kohatu Reserve (ex landfill site)	343,138	Complete	District Wide	100	57	43	\$171,569	\$2.75
Ferrymead Park Development	102,289	Complete	District Wide	100	57	43	\$51,145	\$0.90
Washington Reserve	3,418,858	Complete	District Wide	100	57	43	\$1,709,429	\$42.84
Ferrymead Park Development	225,500	Complete	District Wide	100	57	43	\$112,750	\$2.12
CP Planned Sports Field Development	9,091,845	LTP	District Wide	100	57	43	\$4,545,923	\$147.34
CP Development Bexley Park	810,000	LTP	District Wide	100	57	43	\$162,000	\$7.08
CP Dev Carrs Reserve services relocation	3,676,470	LTP	District Wide	100	57	43	\$3,676,470	\$77.03
CP Planned Buildings Development	1,150,000	LTP	District Wide	100	57	43	\$690,000	\$15.02
Hagley Park Services Development	230,000	LTP	District Wide	100	57	43	\$23,000	\$0.72
CP Development Lancaster Park redevelopment	7,391,108	LTP	District Wide	100	57	43	\$4,434,665	\$93.75
<b>Total</b>	<b>\$28,130,324</b>						<b>\$16,695,990</b>	

	Gross Cost (\$ ex inflation)	Project Status	Catchment(s)	% to catchment	% DC funded	% Non DC funded	DC Funding (\$ ex inflation)	DC Per HUE (exc gst)
<b>Garden and Heritage Parks</b>								
Botanic Gardens Entry Pavilion	13,781,643	Complete	District Wide	100	78	22	\$2,963,076	\$49.16
Garden & Heritage Parks Green Assets Delivery package FY17	48,282	In Progress	District Wide	100	78	22	\$38,626	\$0.78
Botanic Gardens Access & Carparks Development	4,035,408	LTP	District Wide	100	78	22	\$1,210,622	\$25.73
Botanic Gardens Buildings Development	212,440	LTP	District Wide	100	78	22	\$42,488	\$0.87
Botanic Gardens Planned Buildings Development	1,700,000	LTP	District Wide	100	78	22	\$170,000	\$3.65
Botanic Gardens Planned Exhibitions, Collections & Signs Development	1,705,000	LTP	District Wide	100	78	22	\$170,500	\$5.53
Botanic Gardens Planned Services Development	3,530,000	LTP	District Wide	100	78	22	\$706,000	\$23.14

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	Gross Cost (\$ ex inflation)	Project Status	Catchment(s)	% to catchment	% DC funded	% Non DC funded	DC Funding (\$ ex inflation)	DC Per HUE (exc gst)
Botanic Gardens Childrens Garden Development Project	3,399,646	LTP	District Wide	100	10	90	\$2,719,717	\$58.28
<b>Total</b>	<b>28,412,419</b>						<b>\$8,021,029</b>	

	Gross Cost (\$ ex inflation)	Project Status	Catchment(s)	% to catchment	% DC funded	% Non DC funded	DC Funding (\$ ex inflation)	DC Per HUE (exc gst)
<b>Neighbourhood Parks</b>								
Awatea road, New Parks Planting	139,190	Complete	District Wide	100	60	40	\$139,190	\$1.43
Waitikiri Square Planting	20,921	Complete	Banks Peninsula	100	40	60	\$20,921	\$34.76
Scott Park Ferrymead Planting Project	25,471	Complete	Suburban	100	20	80	\$5,094	\$1.11
Delivery Package FY17 - NP Sports Facilities (New)	17,695	Complete	District Wide	100	97	3	\$15,926	\$0.43
Delivery Package FY17 - Neighbourhood Parks - Play and Recreation (New)	99,186	Complete	District Wide	100	40	60	\$39,674	\$1.14
Neighbourhood Reserve Purchases	771,483	Complete	District Wide	100	78	22	\$771,483	\$20.72
Programme - Neighbourhood Parks - Furniture (New)	21,237	In Progress	District Wide	100	78	22	\$8,495	\$0.28
Delivery Package Detailed Design Landscape Plans	473,749	Complete	District Wide	100	69	31	\$378,999	\$3.87
Delivery Package New Furniture Neighbourhood Parks	23,052	Complete	District Wide	100	48	52	\$9,221	\$0.27
Delivery Package FY17 - NP Furniture (New)	43,368	Complete	District Wide	100	48	52	\$17,347.00	\$0.47
Land Development Neighbourhood Parks (Catchment 3 Greenfields)	24,447,715	LTP	Growth	100	48	52	\$24,447,715	\$415.85
New FY18 Delivery Package - Neighbourhood Parks - Furniture (New)	44,312	Complete	District Wide	100	24	76	\$26,588	\$0.27
Bays Skate and Scooter Park	482,368	LTP	Suburban	100	24	76	\$48,237	\$3.58
CP Development New Assets	1,593,840	LTP	Suburban	100	22	78	\$637,536	\$51.29
CP Planned Development	14,067,589	LTP	District Wide	100	80	20	\$2,813,518	\$29.94

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	Gross Cost (\$ ex inflation)	Project Status	Catchment(s)	% to catchment	% DC funded	% Non DC funded	DC Funding (\$ ex inflation)	DC Per HUE (exc gst)
Little River Play and Recreation Develop	301,955	LTP	Banks Peninsula	100	30	70	\$60,391	\$4.45
DC fund Land in Lieu N/hd Parks Banks Peninsula	2,650,000	LTP	Banks Peninsula	100	20	80	\$530,000	\$40.33
DC fund Land in Lieu N/hd Parks Central	6,105,000	LTP	Central	100	10	90	\$1,831,500	\$62.17
DC fund Land in Lieu N/hd Parks Suburb	8,750,000	LTP	Suburban	100	10	90	\$6,125,000	\$426.16
<b>Total</b>	<b>\$60,078,131</b>						<b>\$37,926,835</b>	

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## APPENDIX 2

### CATCHMENT MAPS FOR DEVELOPMENT CONTRIBUTION ACTIVITIES

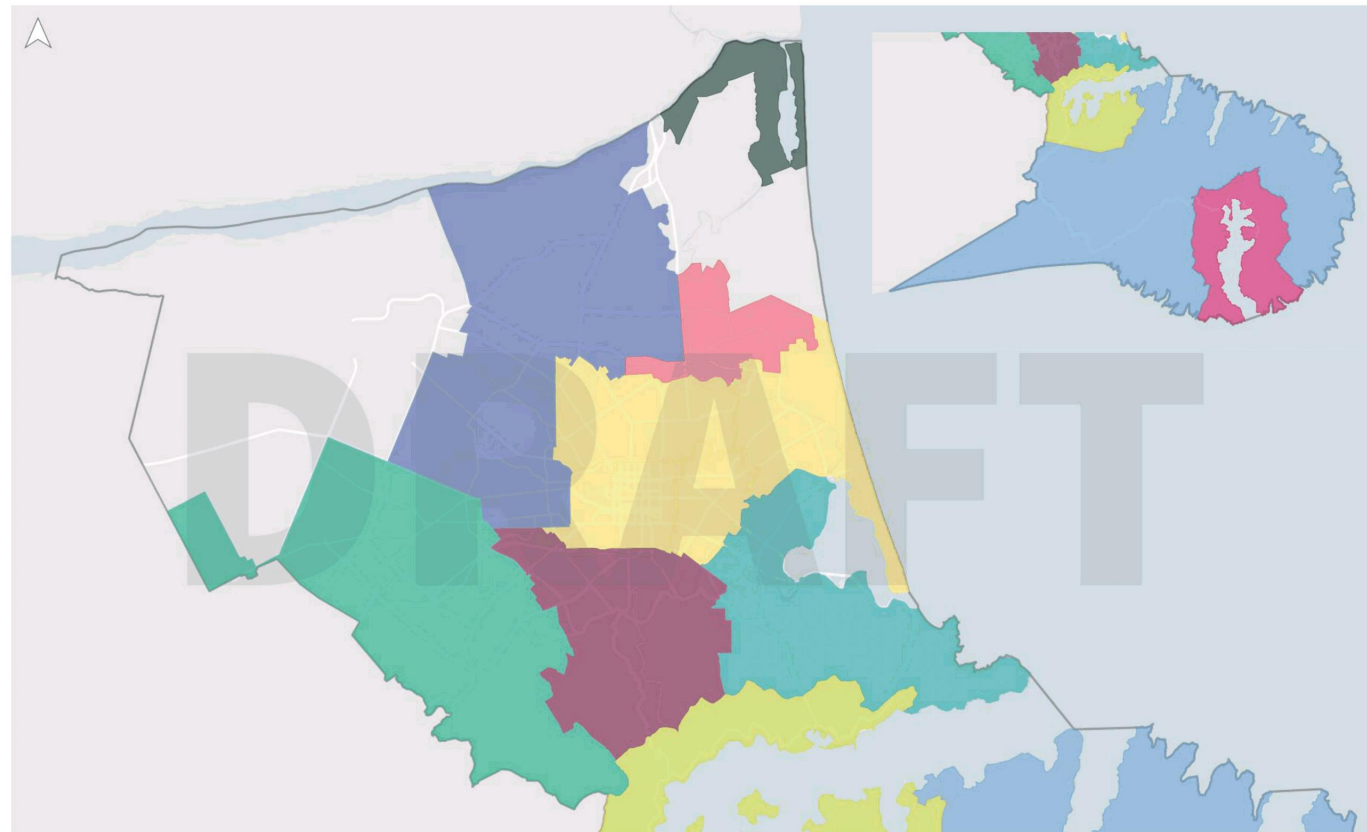
The following maps show the catchments for which development contributions are required for activities that use area specific catchments. For activities which use a district-wide catchment approach no map is provided – the catchment is all parts of the Christchurch City Council territorial local authority area.

The maps are also available online at [www.ccc.govt.nz](http://www.ccc.govt.nz) or in hard copy on request to the Council by phoning 03-941-8999 or emailing [developmentcontributions@ccc.govt.nz](mailto:developmentcontributions@ccc.govt.nz).

Map 1	Water supply
Map 2	Wastewater collection
Map 3	Wastewater treatment and disposal
Map 4	Stormwater and Flood Protection
Map 5	Neighbourhood parks
Map 6	Road network
Map 7	Active Transport and Public Transport



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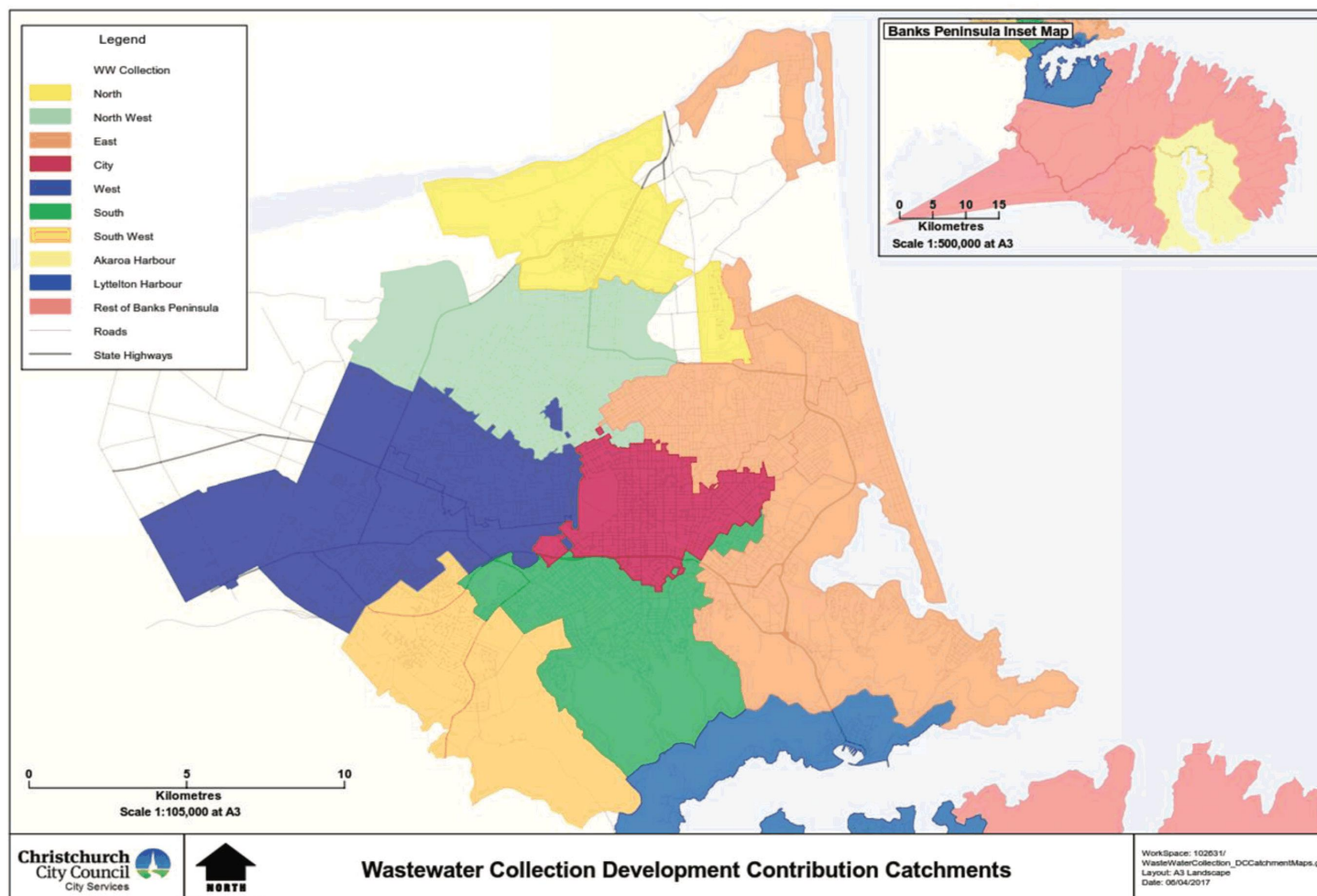
Christchurch City Council  
Draft Development Contributions Catchments  
Water Supply

■ Akaroa Harbour	■ Marshlands	■ West
■ Central North	■ North	■ Woolston - Sumner
■ Central South	■ North West	
■ Lyttelton Harbour	■ Rest of Banks Peninsula	

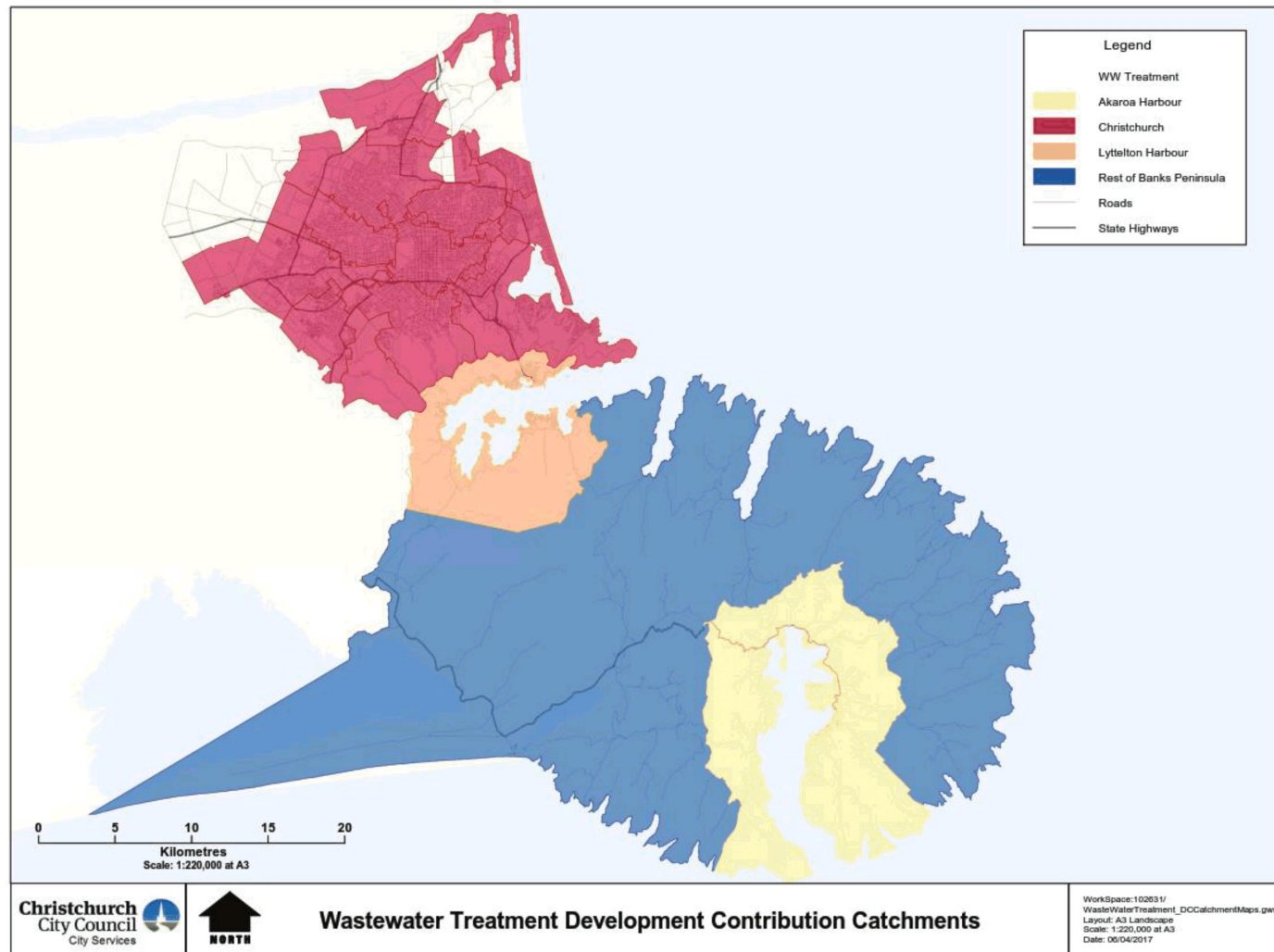
Christchurch  
City Council

Prepared by Monitoring & Research, September 2020

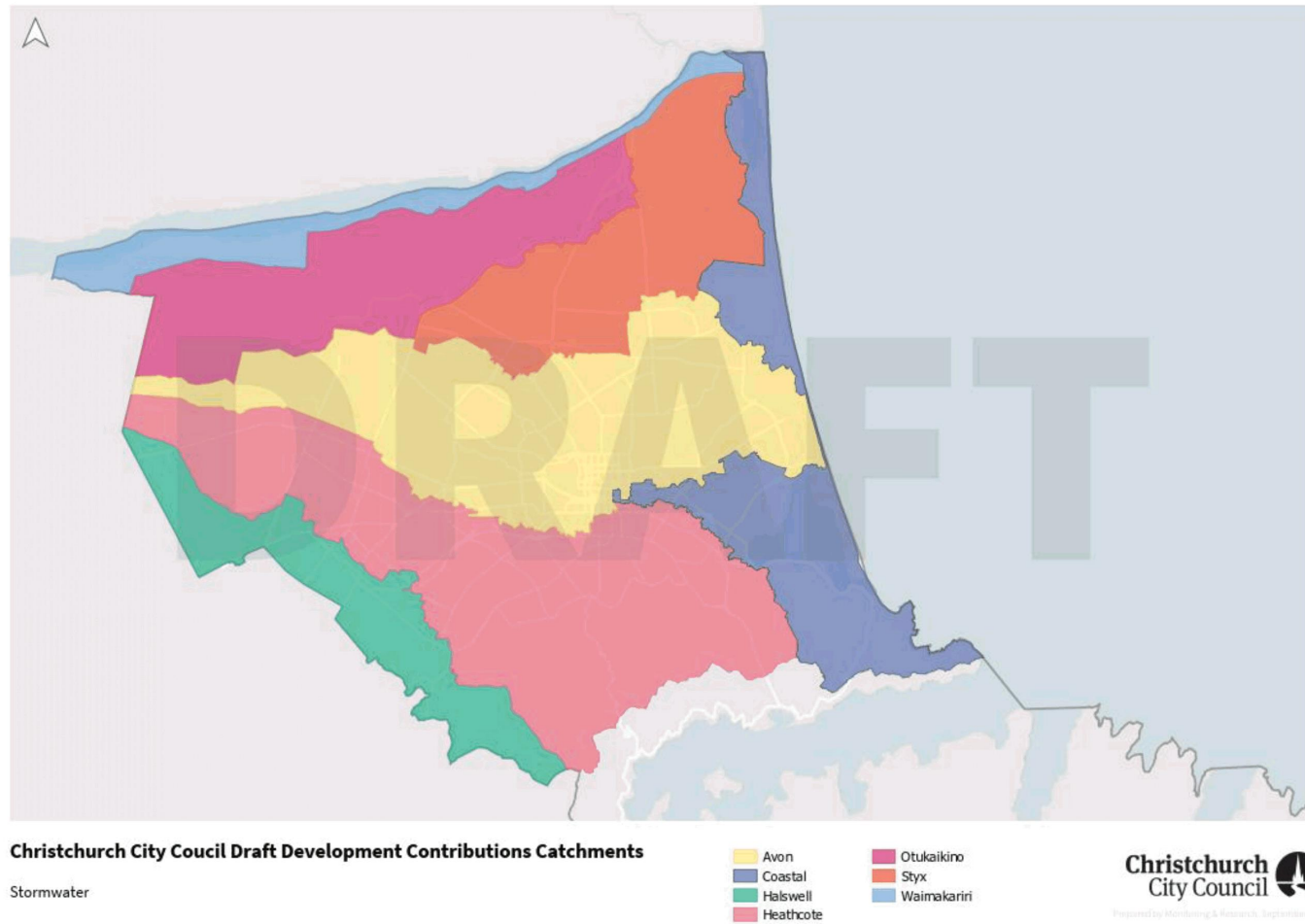
Christchurch City Council Draft Development Contributions Policy 2021



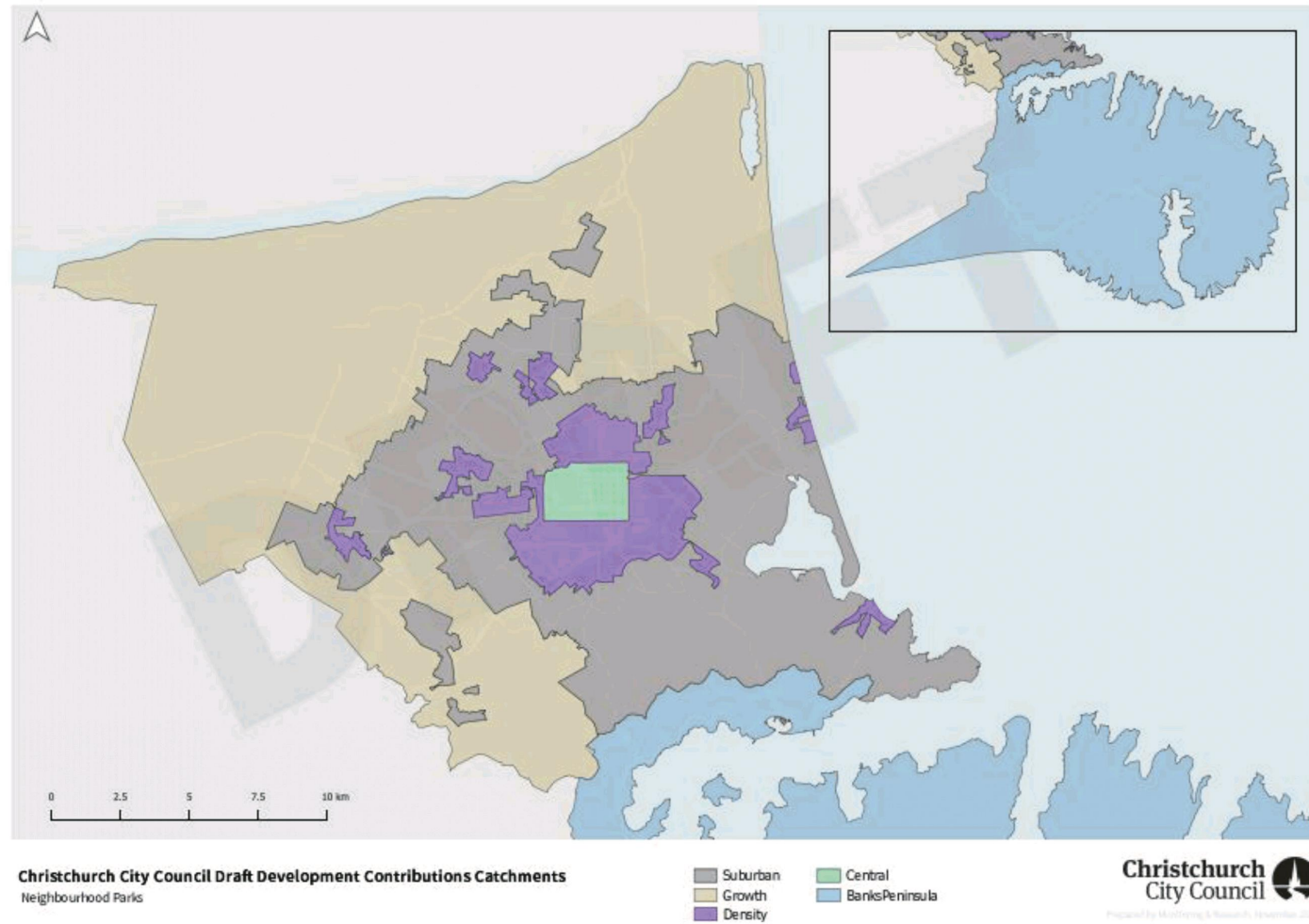
Christchurch City Council Draft Development Contributions Policy 2021



Christchurch City Council Draft Development Contributions Policy 2021

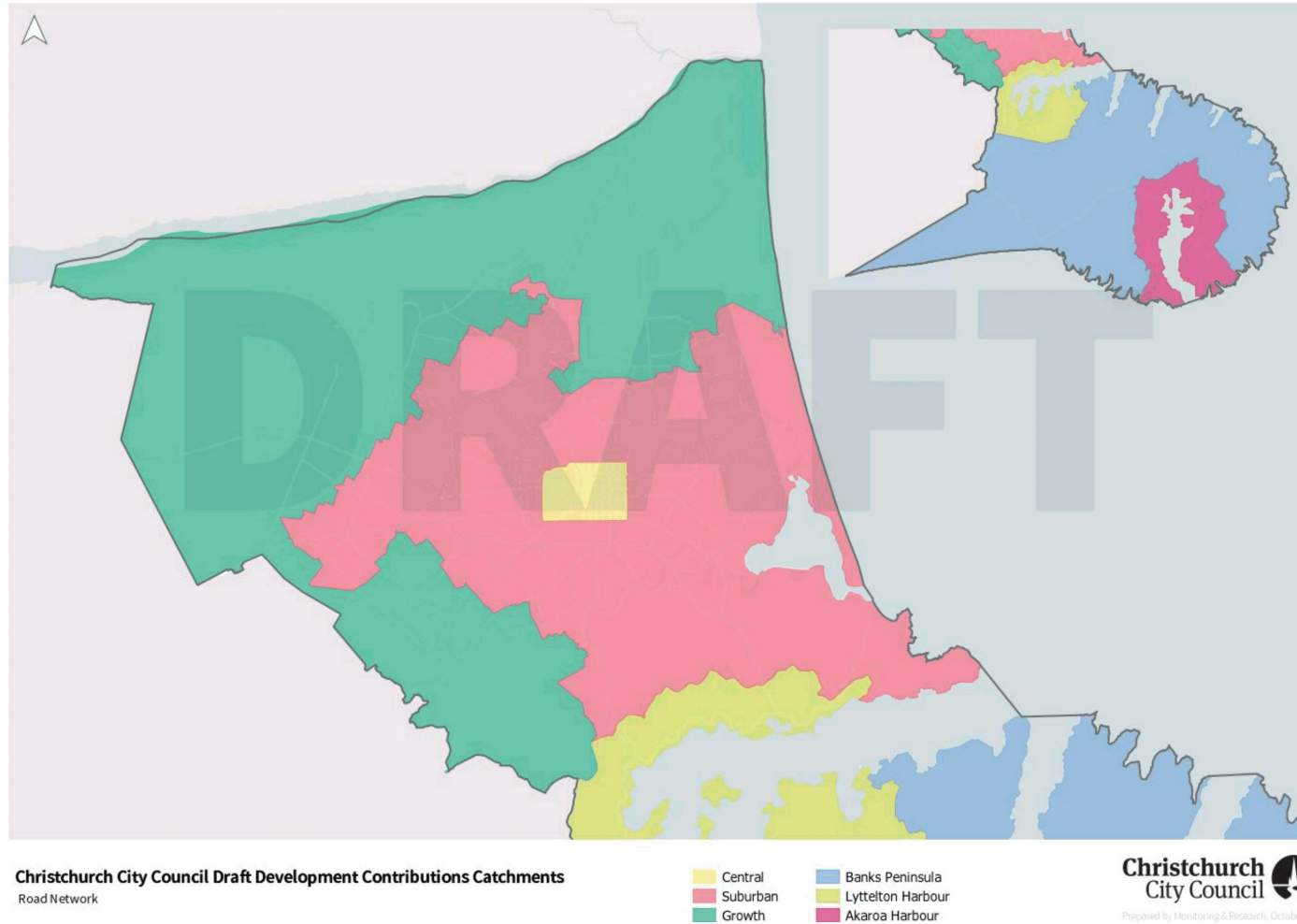


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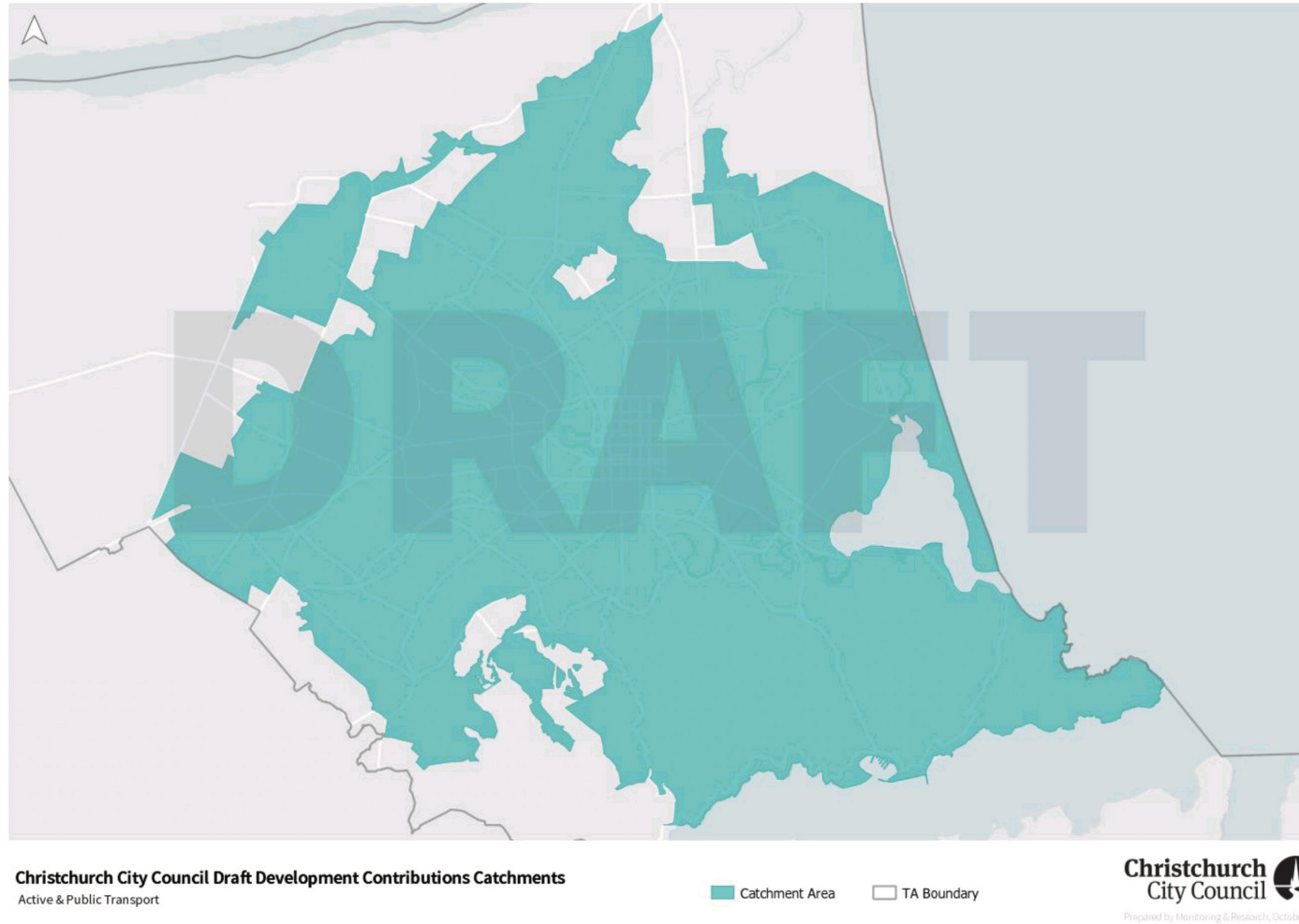


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## APPENDIX 3 ESTABLISHING THE COST OF GROWTH

### A.3.1 Identifying the 'growth' cost of an asset

To calculate the growth component of a new asset and the development contribution funding required, the Council identifies the cost drivers that underpin the requirement for the new asset.

The methodology used to allocate growth component to be funded from development contributions is referred to as 'Modified Shared Drivers'. The Modified Shared Drivers approach allocates a share of the cost of a project to one or more cost drivers. Those drivers are:

1. **Renewal** - the replacement of an asset at the end of its useful life. Funded from depreciation and/ or borrowing which is then funded from rates
2. **Backlog** – assets required to provide the current level of service. Funded from borrowing which is then funded from rates
3. **Increased levels of service** – assets required to increase the current level of service provided to a higher standard. Funded from borrowing which then funded from rates
4. **Growth** – assets required to provide current levels of service to new growth development. Funded from development contributions or from borrowing which is then funded from development contributions
5. **Unallocated** – assets required to provide the current level of service but which don't fit into any of the above categories. Funded from borrowing which is then funded from rates

A summary of how the cost of the growth component of an asset is established and then is allocated as a development contribution charge is as follows:

1. The scope and gross cost of the project are determined. Any non-capital costs are deducted
2. Third party funding (e.g. from NZTA) is identified and deducted

3. Any asset renewal component of the project is deducted, taking into account the assets being renewed and the remaining useful life of those assets at the time of renewal. Early replacement of assets to provide capacity for growth requires the residual economic value of the asset to be allocated to growth
4. Capacity and demand information based on current levels of service is used to allocate shares to backlog and growth
5. Any remaining share is defined as unallocated and is funded from rates  
***Only the net cost of the growth component of any asset is funded from development contributions.***

The cost of providing infrastructure to service growth then needs to be allocated to those that will benefit from the investment.

This has a spatial component (where in the district will the growth occur that benefits from this investment) and a temporal component (when will the growth component be fully used and/ or fully funded). The process to establish these aspects of the cost equation are as follows:

1. The catchment(s) that will benefit from the project, and therefore will fund the growth component of the asset through development contributions are identified
2. The expected period over which the development contribution will be levied is calculated based on the forecast growth demand on the asset, the growth capacity of the asset and useful life of the asset. The period of collection is the lesser of:
  - When the capacity of the asset is reached - no capacity remaining to service new growth development
  - When the useful life of the asset is reached - after which it should be replaced
  - When the asset is fully funded – normally 30 years maximum for loan funded assets

## APPENDIX 4 METHODOLOGIES TO ESTABLISH NON- RESIDENTIAL DEVELOPMENT DEMAND EQUIVALENCES

### A.4.1. Development contribution calculation methodology - water supply

#### A.4.1.1 Residential development

The average demand for water per residential unit, or Household Unit Equivalent (HUE), is 620 litres per day. Table A2.2 shows how the HUE demand for water supply is derived.

**Table A.4.1. Average residential demand for water supply - residential**

Average demand per person	248 litres per day	(1)
Average household occupancy	2.5 persons per household	(2)
Assumed demand per household (1 HUE)	620 litres per day	(3)

Notes:

- (1) Residential consumption per person – CCC 10 year average residential water consumption.
- (2) Average occupancy per household - Statistics New Zealand Christchurch population forecast data.
- (3) Per person demand multiplied by average household occupancy.

#### A.4.1.2 Non-residential development

Non-residential development demand for water is calculated as a proportion of the HUE demand based on assumed demand by business type. To enable efficient assessment of demand the average demand by business type per square metre of gross floor area is used for the calculation.

Table A.4.2 shows the assumed demand by business type.

It is assumed that water demand is driven by employee requirements by business type (column 2). This is divided by the average gross floor area per person for the type of business (column 1) to derive the average demand for water per square metre of floor area (column 3). The average demand per square

metre is then divided by the assumed demand per household from Table 4.1 to calculate the HUE demand per square metre of floor area (column 4).

Note that for businesses where water demand is significantly more than normal employee requirements a special assessment will be undertaken.

**Table A.4.2. Assumed non-residential demand for water supply per square metre of developed building by business type(1)**

Business type	Average gross floor area per person (m <sup>2</sup> per FTE)	Average demand for water per worker (litres per FTE per day)	Average demand for water by gross floor area (litres per day per m <sup>2</sup> )	HUE demand per m <sup>2</sup>
Accommodation per room	60	300	5.00	0.0081
Commercial	40	80	2.00	0.0032
Retail	35	80	2.29	0.0037
Industrial (dry/light)	40	80	2.00	0.0032
Industrial	40	130	3.25	0.0052
Warehouse	40	80	2.00	0.0032
Education	12.5	25	2.00	0.0032

(1) Christchurch City Council infrastructure design standard

## A.4.2. Development contribution calculation methodology - wastewater collection and wastewater treatment and disposal

### A.4.2.1 Residential development

The average demand for wastewater collection and wastewater treatment and disposal per residential unit, or Household Unit Equivalent (HUE), is 572 litres of discharge per day.

Each new residential unit is assumed to use the average wastewater collection and wastewater treatment and disposal demand and is levied development contributions on that basis. Table A.4.3 shows how the household unit equivalent demand for wastewater collection and wastewater treatment and disposal is derived.

**Table A.4.3. Average residential household wastewater discharge**

Average discharge per person	220 litres per day	(1)
Average household occupancy	2.5 persons per household	(2)
Assumed discharge per household (1 HUE)	550 litres per day	(3)

Notes:

- (1) Average residential wastewater discharge per person - (CCC Infrastructure Design Standards).
- (2) Average occupancy per household – Statistics NZ Christchurch population forecast data.
- (3) Average discharge per person multiplied by average household occupancy.

### A.4.2.2 Non-residential development

Non-residential development demand for wastewater infrastructure is calculated as a proportion of the HUE demand based on assumed demand by business type. To enable efficient assessment of demand the average demand by business type per square metre of gross floor area is used for the calculation.

Table A.4.4 shows the assumed demand by business type.

It is assumed that wastewater discharge is driven by employee requirements by business type and that all water used is discharged into the wastewater network. This is divided by the average gross floor area per person for the type of business

to derive the average wastewater discharge per square metre of floor area. The average discharge per square metre is then divided by the assumed discharge per household from Table 4.3 to calculate the HUE demand for wastewater infrastructure per square metre of floor area.

Note that for businesses where wastewater demand is significantly more than normal employee requirements a special assessment will be undertaken.

**Table A.4.4. Assumed non-residential demand for wastewater per square metre of developed building by business type(1)**

Business type	Average gross floor area per person (m <sup>2</sup> per FTE)	Average demand for water per worker (litres per FTE per day)	Average demand for water by gross floor area (litres per day per m <sup>2</sup> )	HUE demand per m <sup>2</sup>
<b>Accommodation per room</b>	60	300	5.00	0.0091
<b>Commercial</b>	40	80	2.00	0.0036
<b>Retail</b>	35	80	2.29	0.0042
<b>Industrial (dry/light)</b>	40	80	2.00	0.0036
<b>Industrial</b>	40	130	3.25	0.0059
<b>Warehouse</b>	40	80	2.00	0.0036
<b>Education</b>	12.5	25	2.00	0.0036

(1) Christchurch City Council infrastructure design standard)

## A.4.3 Development contribution calculation methodology - stormwater and flood protection

### A.4.3.1 Residential development

The demand for residential stormwater management is based on the average impervious surface area of each site. This is the sum of the average residential building footprint (m<sup>2</sup>) and the average additional impervious surfaces such as driveways and paths (m<sup>2</sup>). It does not include any impervious surfaces off the site, such as roads, vehicle crossings and footpaths.

The assumed impervious surface area of a residential unit is based on an interpretation of satellite imagery provided by Landcare Research Ltd. and an assessment of the typical residential building impervious surface area.

The assumed impervious surface area per residential lot (1 HUE):

Average residential unit footprint	195 m <sup>2</sup>
+ Average additional impervious surface	<u>232 m<sup>2</sup></u>
	<b>427 m<sup>2</sup></b>

#### A.4.3.2 Non-residential development

The assumed demand a non-residential development places on the Council stormwater and flood protection infrastructure is based on an assessment of stormwater discharge by impervious surface area of non-residential land as a proportion of the stormwater discharge from a typical residential unit.

At the time of subdivision the development contribution required for stormwater and flood protection for a non-residential lot is assessed as 1 HUE per additional lot. At the time of application for resource consent for land use or building consent a further assessment for development contributions is undertaken taking into account the planned actual impervious surface area of the developed lot.

The second (and any further) assessment considers the assumed quantity and quality of stormwater runoff. Each square metre of impervious surface is assumed to place the same quantitative demand on the stormwater and flood protection network regardless of whether the source is residential or non-residential development.

Stormwater and flood protection networks must also resolve discharge quality requirements. Surface water runoff contamination is higher for non-residential areas. The need to deal with additional contaminant loadings affects the cost of surface water management. It is assumed that surface water from non-residential environments has twice the contaminant load as water from residential environments.

The development contribution calculation makes the assumption, based on forward planning to date and experience from other cities, that 40% of growth-related capital expenditure is to mitigate flooding and erosion and 60% for water quality mitigation. The contaminant load ratio between non-residential and residential development is therefore 2:1.

Non-residential demand on stormwater and flood protection infrastructure is calculated as follows:

Share of 1m<sup>2</sup> of non-residential impervious surface related to flooding and

erosion =

1m<sup>2</sup> x flooding and erosion portion =

1m<sup>2</sup> x 40% = **0.40 m<sup>2</sup>**

Share of 1m<sup>2</sup> of non-residential impervious surface related to surface water quality =

1m<sup>2</sup> x contaminant load ratio x surface water quality portion =

1m<sup>2</sup> x 60% x 2 = **1.20 m<sup>2</sup>**

Effective equivalent area =

Flooding and erosion share + contaminant loading share =

0.40m<sup>2</sup> + 1.20m<sup>2</sup> = **1.60 m<sup>2</sup>**

1m<sup>2</sup> of non-residential impervious surface = 1.60 ÷ 427 HUE/ m<sup>2</sup> = **0.0038 HUE**

#### A.4.4 Development contribution calculation methodology - transportation

The planned transport activities for Christchurch, in broad terms, can be categorised into three pillars of Safety, Access and Environment governed by an overarching consideration to affordability. The three pillars clarify the high level strategic directions and associated levels of service that the transport network is intending to deliver. They also specify the level of effort needed to attain the desired outcomes while keeping the affordability balance among the other priorities.



Christchurch's population is projected to grow over the next 10 years, as shown in Table A.4.5.

**Table A.4.5 Population and household trends 2021-31**

Catchments	Population		Households		Growth percentage	
	2021	2031	2021	2031	Population	Households
Central City	10,914	18,699	4,861	8,216	71%	69%
Inner City	92,928	102,999	39,856	44,143	11%	11%
Suburban	214,055	222,724	82,994	86,384	4%	4%
Greenfield	69,011	81,220	25,650	29,989	18%	17%
Banks Peninsula	6,199	6,696	2,613	2,807	8%	7%
<b>Total</b>	<b>393,105</b>	<b>432,337</b>	<b>155,975</b>	<b>171,539</b>	<b>10%</b>	<b>10%</b>

It is estimated that over 393,000 people are living in Christchurch district as of 2021 and it is expected to grow by 10% to more than 430,000 by 2031. This growth has a direct and significant impact on travel demand and the transport system as an integrated entity.

Considering the central government's directions regarding responding climate change and the environmental impacts of car dependency and single-occupancy car trips, the LTP 2021-31 has been drafted with a different focus than previous ones. There is greater focus on providing the necessary infrastructure for alternative modes of transport including walking, cycling and public transport. Additional car transport capacity provisions are restricted to only those projects necessary to maintain safety and support access and connectivity to the growing parts of the city. This generally includes support for central city anchor projects, intensified development in the inner-city, key activity centres and mass rapid transit routes as well as green-field developments.

Historically the proportion of additional vehicle kilometres travelled (VKT) by the growth community compared to the natural VKT growth of the existing community was used to identify the growth component of new projects. On that basis, development contributions were allocated by the share of the additional

vehicle-kilometre travelled by the growth community using the planned road network capacity expansion projects.

The move from capacity provision for cars to infrastructure provision for alternative choices, as directed through high level policies, strategies and community expectations, has largely made the private vehicle VKT growth irrelevant as a preferred measure. The underlying intention for infrastructure provision for alternative choices (e.g. cycling, walking and public transport) is not only to cater for the additional demand from the growth community but also encourage the existing community to drive less. This means the additional travel demand (regardless of travel mode) arising from the growth community can be catered for by existing and planned infrastructure but not necessarily through vehicular traffic expansions.

The new methodology is, therefore, materially different from the previous ones because it no longer uses VKT as the measure of estimating the use of the planned infrastructure between the growth and exiting communities. Instead the methodology focuses on the growth in population and households as the basis for allocating costs to service growth.

#### **Cost allocation between renewals, level of service and growth**

Due to the nature of the transport network, and the availability of the network to all Christchurch citizens, a significant portion of the capital expenditure programme included in the LTP has been deemed to benefit all residents, existing and new, to the same extent. This recognises that growth is a key investment driver, but the cost of projects may not be fully attributed to new development. For example, public transport capacity improvements provide benefits to new population, as well as allowing existing citizens to shift travel modes. Similarly, existing and new citizens can enjoy a safer transport network the same way. On this basis, the costs allocated to development for much of the LTP transport programme are split based on the population growth as a share of future population.

However, for some planned projects, the benefits of infrastructure provision can



be more directly linked to growth development rather than the existing population. In these circumstances, the methodology aims to allocate a bigger share of the cost to the growth community.

For the LTP projects and programmes the methodology identifies the investment driver(s) from the following categories:

- **Renewals:** for all renewal projects and programmes that do not include any meaningful upgrade to existing assets no cost is allocated.
- **Historic:** Projects that have cost allocations from previous policies or legacy councils have had their cost allocations carried forward. Examples include “Lincoln Road Passenger Transport Improvements between Curletts and Wrights”.
- **Level of service:** For all other projects and programmes costs are split based on forecast population growth as a share of future population.
- **Growth:** For those directly growth-related projects/programmes that don’t provide any direct level of service improvement to the existing community majority of the cost is allocated to the growth community.

#### Estimating trip-making demand for transport activities

The methodology used to calculate demand equivalences for transport activities includes using the trip-making estimates through the use of the updated Christchurch Transport Model (CTM).<sup>4</sup>

Trip-making has been allocated between residential and business activities, depending on the “generator” of the trip. For Home-based trips, the “generator” is, by definition, the household, so the associated trip production is allocated to residential activity. For home-based work and home-based shopping purposes, the trip attractions are “generated” by the business activity end of the trip. For other trip purposes, productions and attractions, the allocation is not so

<sup>4</sup> Christchurch Transport Model is a strategic model covering from the Ashley River south to the Selwyn River. The model therefore includes the principal areas associated with commuting within and between Christchurch and its surrounding districts, including Rangiora, Kaiapoi, Rolleston and Lincoln. The model is jointly owned, funded, developed and maintained by CCC, SDC, WDC, ECAN and NZTA. The CTM’s latest update was done in May 2019.

straightforward. We have used the trip attraction models<sup>5</sup> developed for the CTM Model (using statistical analysis of household interviews and demographic data) and calibrated them with the actual land use observations and other data. The allocation rates are summarised below.

**Table A.4.6. Allocation of trips (CTM)**

Trip Purpose	Productions		Attractions	
	Residential	Business	Residential	Business
Home-based work (HBW)	100%	0%	0%	100%
Home-based employers business (HBEB)	100%	0%	15%	85%
Home-based education (HBED)	100%	0%	0%	100%
Home-based shopping (HBS)	100%	0%	0%	100%
Home-based social/recreational (HBSR)	100%	0%	65%	35%
Home-based other (HBO)	100%	0%	42%	58%
Non-Home-based employers business (NHBEB)	0%	100%	13%	87%
Non-Home-based other (NHBO)	0%	100%	42%	58%
Goods vehicles (GV)	5%	95%	33%	67%
External (EXT)	30%	70%	66%	34%

Trip-making estimations of CTM uses a sophisticated process considering land-use, transport network characteristics (hierarchies, modal networks, speeds, etc.), vehicle and parking availability, socio-economic characteristics of the residents, employment types, observed trends of traffic movement, and commercial, educational, recreational facilities among other factors.

According to this method of categorisation, a one-way trip from Home to Work (e.g. office) is taken by both the residence at one end and the office at the other. Thus the transport network capacity taken up by this trip should be allocated equally between the residence and the office. According to the methodology, the total trip productions (residential + business) across the modelled network is

<sup>5</sup> Refer to “Christchurch Transportation Model Update (2006 Census) Model Calibration and Validation Report, Traffic Design Group Ltd, (December 2008)

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equal to total trip attractions (residential + business) and every trip is counted twice, once at the production end and once again at the attraction end.

Application of the above breakdowns on trip making estimation of CTM is shown in the Table A.4.7. below.

**Table A.4.7. Breakdown of trips types (CTM)**

Coverage	Residential				Business			
	Production	Attraction	Total	Share	Production	Attraction	Total	Share
Entire area	1,272,114	520,430	1,792,544	46%	681,533	1,433,217	2,114,751	54%
CCC area	1,000,486	453,965	1,454,451	44%	605,491	1,235,791	1,841,282	56%

The data suggests that due to higher concentration of businesses and employment opportunities within Christchurch boundaries, there is a slightly higher proportion of business-related trips compared to the excluded areas of Selwyn and Waimakariri districts.<sup>6</sup>

#### Allocation of residential trips to growth areas

Utilisation of the transport network, in broad terms, is a factor of net number of trips, length of those trips and mode of transport. Obviously, where distances between origins and destinations are shorter or active/public transport modes are used more often, transport infrastructures are proportionally less utilised by every trip compared to where longer distance trips are essential and private car transport is the only viable option. The higher private vehicle dependency requires more high-cost safety interventions, intersection upgrades, land purchases, road widening, new links and later on higher maintenance costs in the future.

Average length of trips and willingness to choose active transport for shorter trips are influenced by the density of land use and proximity of employment and service availability. An analysis of 2021 baseline of residential daily private

<sup>6</sup> Note that due to exclusion of Selwyn and Waimakariri districts from the analysis area the totals of the trip productions and attractions within CCC area will be slightly unequal with a higher number of business trips compared to residential ones.

vehicle trips (excluding the trips with both ends outside of CCC boundaries) shows that home-based private vehicle trip production rates per household by origin catchments are as shown in Table A.4.8. below:

**Table A.4.8. Residential private vehicle trip production rates by zones (CTM)**

Catchment	Residential population	Households	Trip production	Trips/HH	Relative HUE
Central City	10,914	4,861	26,177	5.4	84%
Inner City	92,928	39,856	220,859	5.5	86%
Suburban	214,055	82,994	548,094	6.6	103%
Greenfield	69,011	25,650	188,981	7.4	115%
Banks Peninsula	6,199	2,613	16,375	6.3	98%
Grand Total	393,105	155,975	1,000,486	6.4	100%

The analysis indicates that private vehicle trips per household is relatively less than average for the residential units located in the “Central City” and “Inner City” catchments while “Greenfield” households create a relatively higher number of daily private vehicle trips. The “Suburban” and “Banks Peninsula” households generate similar residential trips as the overall average.

Note that for the purpose of estimating trip rates by households, only trip productions are considered. The average trip generation per household including productions and attractions is estimated around 9.3 trips/HH.

#### Allocation of business-rated trips to business zones

The business-related Transport HUE calculation methodology is based on the number of daily private vehicle “trips” generated by an activity for a weekday per square metre of Gross Floor Area (GFA). The applicable business-related transport activities are defined based on District Plan zone categories. Consideration of the vacant land proportions and Gross Floor Area (GFA) per

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hectare have been included in the calculations in order to reflect the earthquake impacts on land occupancy losses as well as land use intensification. The detailed calculations, available on request from the Council's Asset and Network Planning Unit, show the original derivation of the following business-use base trip rates (Trips/100m2 GFA) in Table 5.

There are some limitations with the data:

- Floor area data for each zone category has been extracted from the Council's land valuation data. The data was current as at July 2019 to the latest valuation data hub (the most recent data currently available). Total floor area is assumed updated, but the improvements value may not reflect this in the case of more recent demolitions; also there are time-lags between development and when the data is updated in the database.
- Vacant land measure is based on the MRT Vacant Land Register held by the Council<sup>7</sup>. The register captures sites that are 100m2 or larger only.

The data is deemed by the Council to be the best available at the time of production of this document (January 2021).

**Table A.4.9. GFA by land use category by District Plan zone**

Zone	Zone Code	Area (Ha)	Gross Floor Area (sq.m)	Gross Floor Area (sq.m Per Vacant Area (Ha)	Zone Area ex. Vacant (Ha)	Floor Area Density
Commercial Central City Business	CB	56.08	7,869	14,031	11.19	44.89 175%
Commercial Banks Peninsula	CBP	15.21	512	3,367	1.60	13.60 38%
Commercial Core	CC	198.64	6,662	3,354	55.66	142.97 47%
Commercial Central City Mixed Use	CCMU	96.61	4,765	4,932	13.69	82.92 57%
Commercial Local	CL	52.68	1,600	3,036	9.33	43.34 37%
Commercial Mixed Use	CMU	112.12	4,174	3,723	6.92	105.20 40%

<sup>7</sup> See TRIM 17/852515: CCC Vacant Land Register Methodology – available on request.

Zone	Zone Code	Area (Ha)	Gross Floor Area (sq.m)	Gross Floor Area (sq.m Per Vacant Area (Ha)	Zone Area ex.Vacant (Ha)	Floor Area	
Commercial Office	CO	35.22	1,600	4,544	3.98	31.24	51%
Commercial Retail Park	CRP	60.77	2,453	4,036	6.66	54.11	45%
Commercial Central City (South Frame) Mixed Use	CSF	15.10	1,586	10,504	2.73	12.38	128%
Industrial General	IG	848.65	22,977	2,708	252.12	596.52	39%
Industrial Heavy	IH	1,121.98	22,636	2,017	364.40	757.57	30%
Industrial Park	IP	127.95	738	577	99.92	28.03	26%
Special Purpose (Airport)	SPA	710.00	3,430	483	115.20	594.80	6%
Special Purpose (Other)	SPO	329.39	5,310	5,807	n/a	329.39	16%

The methodology is different from that used for the previous Development Contributions Policy as it takes into account the effects of intensified land-use (multi-story buildings) and therefore better reflects the trip rates per square metre of GFA by different activity type.

GIS is used to calculate the coverages of zones. Trips numbers are extracted from CTM for the Base 2021 model assuming the trip allocations in Table A.4.6. Business trip rates are calculated for each zone using regression analysis to estimate the total trips generation for every zone type. Finally, HUE calculations are done using the methodology presented in Table A.4.10.

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**Table A.4.10. Methodology for Calculating Business HUEs for Transportation**

Zone Code	Base Trips/100sqm GFA	GFA for Zone	"Business Trips" - at "gate"	Equivalent HUE	Equivalent UEs/100sqm GFA	Equivalent HUEs/sqm GFA
CB	10.0	786,931	78,608	8,430	1.07	0.0107
CBP	14.5	51,193	7,436	797	1.56	0.0156
CC	39.9	666,202	265,889	28,514	4.28	0.0428
CCMU	11.3	476,465	53,867	5,777	1.21	0.0121
CL	84.6	159,953	135,311	14,511	9.07	0.0907
CMU	7.7	417,376	32,128	3,445	0.83	0.0083
CO	24.8	160,045	39,703	4,258	2.66	0.0266
CRP	15.2	245,274	37,389	4,010	1.63	0.0163
CSF	26.8	158,646	42,472	4,555	2.87	0.0287
IG	2.9	2,297,712	67,757	7,266	0.32	0.0032
IH	2.4	2,263,583	54,679	5,864	0.26	0.0026
IP	3.9	73,836	2,855	306	0.41	0.0041
SPA	15.6	342,996	53,476	5,735	1.67	0.0167
SPO	9.3	530,980	49,143	5,270	0.99	0.0099
<b>Total/Average</b>	<b>10.7</b>	<b>8,631,192</b>	<b>920,713</b>	<b>98,737</b>	<b>1.14</b>	<b>0.0114</b>
1	2	3	4	5	6	7

**Notes:**

1. District Plan business zones
2. Estimated daily trips generated for every 100m2 of gross floor area (GFA) by land use. To take account for the double counting of trips between production and attraction ends, the total number of trips is divided by 2.
3. Estimated total GFA (last estimated July 2019) by land use in Christchurch city area only
4. Estimated business trip generation ("at the gate") calculated from (Column 2 x Column 3) / 100
5. Equivalent HUE, based on total business trips "at the gate" (Column 4) and the assumption that 1 HUE generates 9.3 trips per day. (This actual value is not critical, but is accounted for as this process is about obtaining an equitable relative value of equivalence for business activities compared with residential activities.)
6. Equivalent HUE per 100m2 GFA of business floor area is obtained from Column 5/(Column3/100)
7. Equivalent HUEs per m2 GFA of business floor area is obtained from Column 6 / 100

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## **A.4.5 Development contribution calculation methodology – Community Infrastructure and Reserves**

### **A.4.5.1 Residential development**

The demand for community infrastructure and reserves per residential unit, or Household Unit Equivalent (HUE), is calculated using population-based levels of service for each activity and notional allocation of capacity based on those calculations.

### **A.4.1.2 Non-residential development**

Non-residential development demand for community infrastructure and reserves is deemed to be 1 HUE per non-residential development. This approach recognises non-residential development receives some benefit from the existence value of these assets but that it isn't possible to allocate a specific demand based on either the type of development or the gross floor area of the development in a way that is able to be applied consistently and equitably.

## Have Your Say

### Draft Development Contributions Policy 2021

#### Consultation document

Consultation open Friday 12 March until Sunday 18 April, 2021

#### Have Your Say

**We want your feedback on the development contributions options being considered by the elected Council.**

You'll see a number of questions for you to consider throughout the document that we would like to hear your views on. Your feedback will help inform decision-making on the new Development Contributions Policy 2021.

To view the full draft Development Contributions Policy 2021 go to: [ccc.govt.nz/haveyoursay](http://ccc.govt.nz/haveyoursay) or read a hard copy at your local Council service centre or library.

#### Development Contributions Policy 2021

We are required to review our development contributions policy at least every three years. The review allows us to consider policy options and to update information used to calculate development contribution charges such as:

- assumptions about typical use of our infrastructure from residential and commercial development
- growth forecasts and the increased demand on Council infrastructure expected from that growth
- growth capacity in existing infrastructure
- identifying new infrastructure required to service growth and the expected cost of this
- assumptions about future interest and inflation rates

This policy review is an opportunity for an in-depth assessment, as property development and construction return to more 'normal' levels following the post-earthquake rebuild period, and the new Christchurch District Plan is operative.

We are aiming to improve several policy areas including legislative compliance, fairness, efficiency and clarity.

#### Providing infrastructure for growth

Christchurch's forecast population growth is close to one per cent per year. That means around 3,500 new residents each year requiring housing. With a current average home occupancy of 2.5 residents, we need to plan for around 1,500 new homes each year. Demand for new business premises will also increase with the growing population. This development places additional demand on our infrastructure and facilities.

We must invest in providing infrastructure now to ensure essential infrastructure like water, wastewater and roads will be available when growth occurs.

Providing additional infrastructure for a growing city comes at a cost. Over the past 15 years the Council has invested on average about \$50 million a year in infrastructure to service new growth development. Future investment will be at a similar level, to enable business and residential development to flourish.



Our policy is that those benefiting from the investment in infrastructure to service growth should largely fund the cost of that investment. We do that by requiring developers to pay a fair share of those costs through development contributions.

### About development contributions

Development contributions are a charge to developers for a fair contribution towards the cost of providing new infrastructure like pipes, roads and parks. This reduces the funding required from existing residents through rates. We can only charge development contributions for development that increases demand on our infrastructure. This includes:

- residential or business subdivisions
- new houses
- new business premises
- development of existing buildings that creates additional apartments or business premises or that increases capacity demand on our infrastructure

### Development contributions policy objectives

The Development Contributions Policy 2021 is focused on achieving three key objectives:

1. To ensure developers contribute fairly to funding infrastructure and facilities to service growth development.
2. To provide certainty and transparency regarding infrastructure and facilities provided to service growth development, and how those assets will be funded.
3. To ensure appropriate development contribution revenue is part of our overall revenue mix that funds the provision of infrastructure and facilities to service new development.

### Why we use development contributions

#### Strategic reasons

The provision of infrastructure is an essential part of our community leadership role in supporting public health and safety, and sustainable development.

We invest in additional infrastructure in anticipation of growth and development contributions enable us to do this.

#### Fairness and equity reasons

Requiring developers to fund a share of the cost of providing additional infrastructure for growth is fair and equitable. Development contributions complement other funding sources to provide a balanced approach.

Current residents have made considerable investment in the existing infrastructure through rates, some of which has capacity to cater for growth and can service new development at no cost to developers. It is appropriate that additional or new infrastructure required to service growth requirements should be funded primarily by those who benefit from it.

Do you think it is fair that developers pay a share of the cost of providing infrastructure to service growth?  
Or should all the cost be met by ratepayers?

Are there alternative ways to fund growth infrastructure that the Council should use instead?

### Policy change proposals

#### Use of catchments to calculate development contributions

The Local Government Act (LGA) details how development contributions can be calculated. It states that development contributions should not be calculated across the whole district, where possible. By dividing the district into areas of common interest we call catchments, the cost of infrastructure for growth can be calculated and then paid for by development in that catchment. The cost of providing growth infrastructure

for each area is then identified and allocated to development in that area. This reduces cross-subsidising of those costs and can encourage development in the most cost-effective locations for infrastructure provision.

The Council currently calculates development contributions at a catchment level for road transport, neighbourhood parks and stormwater and flood protection. We propose the use of catchments for the following infrastructure types.

**Water supply** – We propose a separate catchment for each water supply scheme and multiple catchments for the Christchurch metropolitan scheme. This allows for a range of charges, with smaller communities and greenfield development areas paying more, and Christchurch infill development areas paying comparatively less.

**Wastewater collection** - We propose a separate catchment for each scheme and multiple catchments for the Christchurch metropolitan scheme. This allows for a range of charges, with smaller communities and greenfield development areas paying more, and Christchurch infill development areas paying comparatively less.

**Wastewater treatment and disposal** - The only logical approach is a separate catchment for each scheme, including Christchurch. This allows for a range of charges with smaller communities like Akaroa paying more and Christchurch infill development areas paying comparatively less.

**Public and active transport** – We propose a single catchment covering urban areas only, rather than the whole district (as currently). This allows for the development contribution charge for urban areas to increase slightly and for areas that don't receive this infrastructure, not to be charged.

#### **Advantages of calculating by catchments**

**Aligns benefit with cost** - The use of catchments ensures the development contributions charged are aligned to the cost of providing infrastructure to service growth in each part of the district. This supports the 'beneficiary should pay principle' that guides many of Council's funding decisions. It may also encourage development in the areas where it is expensive to provide new infrastructure to provide growth capacity.

#### **Disadvantages of calculating by catchments**

**Higher charges for some catchments** - We have significantly invested in upgrading water and wastewater infrastructure in Akaroa Harbour communities to bring services up to an appropriate standard. This means development contributions for Akaroa calculated at a catchment level, are much higher than previously, going from \$21,500 per household unit equivalent to \$70,248.

Development contributions of this magnitude may deter some types of development, particularly lower value residential developments where the development contribution charge would represent a significant proportion of the overall cost.

The Council has some options to reduce the development contribution charge for Akaroa if it considers this is necessary to promote community wellbeing. Analysis has been undertaken on the possibility of:

- capping the development contributions charge for Akaroa. This would require rates to fund the shortfall over time
- retaining a district-wide catchment for wastewater treatment and disposal which would spread the cost over all development in Christchurch district.

The proposal put forward in the draft policy is to leave the proposed Akaroa development contributions charge at \$70,248 and seek community feedback whether the charge should be reduced or not.

Do you think we should use of catchments to calculate the development contributions charges, or should we take a district-wide approach?

A district-wide approach would mean the small number of developments outside the city are subsidised by developments in the city – do you think this is fair?

If we use catchments to calculate development contributions do you think a maximum charge or cap should apply to keep development contribution charges in smaller communities lower?

If we cap development contributions in rural areas what should the charge be?

### Development contributions for community infrastructure

In March 2019 the definition of community infrastructure in the Local Government Act 2002 was changed back to the definition that had been used until 2014. This means we can now use development contributions to recover the costs of providing future growth capacity for facilities such as swimming pools, sports centres, libraries and cemeteries.

From 2014 these facilities have been funded entirely from rates. We are proposing requiring a development contribution for these facilities, which would result in a minor reduction in rates required.

Many of the recently built, under construction or planned community facilities replace facilities lost in the earthquakes. The cost of replacing previous facilities and insurance funding is excluded from development contribution calculations to avoid double funding community facilities.

We are proposing both business and residential developments are assessed for development contributions for community infrastructure, as was the case prior to -2014. We propose to include business developments to:

- improve equity between residential and non-residential activities;
- recognise that some of the workforce associated with non-residential activities are not residents of Christchurch; and can be users of leisure facilities and libraries and can change the pattern of demand.

We are proposing that new business developments are assessed as being one household equivalent for each development. This is because while it is likely business development will result in some additional demand on community infrastructure, it isn't possible to accurately assess this demand based on the scale of development or the type of business.

Do you think we should charge development contributions for the cost of future-proofing community facilities?

Do you think business developments should be required to pay development contributions for community facilities such as swimming pools and libraries?

### Reserves development contributions for non-residential developments

Changes to the Local Government Act also restored our ability to charge non-residential developments for the various parks activities grouped under reserves.

We are proposing that business developments be assessed as being one household unit equivalent for each development be assessed for parks activities as being one, rather than being assessed as a proportion of residential demand. This is because while it is likely business development will place some demand on reserves it isn't possible to accurately assess this demand based on the scale of development or the type of business.

Do you think business developments should be required to pay development contributions for reserve infrastructure?

### Neighbourhood parks in infill areas:

We are looking at how we provide neighbourhood parks in infill development areas to meet the requirements of a growing local community. In most cases, purchasing land for parks is problematic and expensive. Investing in existing parks is a cost-effective way to meet growing community needs.

We are proposing to introduce a 'medium density infill' catchment for the neighbourhood parks activity in our Long Term Plan, which mirrors the medium density and transitional residential zones in the District Plan. This will enable investment in neighbourhood parks in areas of the city experiencing infill growth and would be funded from developments in those areas.

Do you think development contributions are an appropriate way to fund improved neighbourhood park facilities in residential areas experiencing growth development?

### Small residential unit adjustment:

We are proposing a change to the way residential units with a gross floor area of 100m<sup>2</sup> or less are assessed for development contributions.

The current policy provides for a small residential unit adjustment to be applied to residential units with a gross floor area of less than 100m<sup>2</sup>. The adjustment is applied on a sliding scale in proportion to the unit's gross floor area. Currently, the maximum adjustment is to 60m<sup>2</sup>, or 0.6 household unit equivalents.

We are proposing to extend the gross floor area maximum adjustment to 35m<sup>2</sup>, or 0.35 household unit equivalents. This will bring the adjustment into line with the smallest residential unit permitted under the District Plan, which is 35m<sup>2</sup>.

Do you agree that small residential units should receive a reduction in the development contribution charge based on an assumed lower than average demand on infrastructure?  
Are there any alternative approaches you think we should consider with respect to smaller dwellings – e.g. base any adjustment on number of bedrooms or number of rooms?

### Others issues we have looked at

#### Change in catchment for active travel and public transport

We are proposing that areas outside the city are not charged a development contribution for active travel. The specific catchment boundaries align with the areas of the district that receive each service.

#### Special assessment criteria

Non-residential developments that put demand on infrastructure that is significantly higher than the average are assessed for development contributions using a special assessment. We are proposing that medical centres and courier depots are removed from the list of business types that require a special assessment. These types of business place a similar to average demand on infrastructure and the cost to the Council of undertaking a special assessment is not warranted.

#### Reduction in development contribution charges for reserves activities

The proposed development contribution charges for parks and reserves are significantly less than in the current policy. There are two main reasons for this;

- infrastructure becoming fully funded
- changes to the forward capital expenditure programme in our Long Term Plan.

As part of the policy review the schedule of assets is also reviewed and any assets that are, or soon will be fully funded are removed.

### Development contributions rebate scheme for development on papakāinga land

We are looking at introducing a development contribution rebate scheme for development on land in papakāinga zones of the District Plan. This will be progressed in parallel with the consultation and then adoption of the Development Contributions Policy.

A rebate scheme will form part of a wider package of Council policies designed to facilitate development of papakāinga land to promote the wellbeing of relevant iwi and hapu.

### Proposed and current development contribution charges

The following proposed charges are for 1 Household Unit Equivalent (HUE) in various parts of the district. Depending on catchment boundaries the charges may not correlate with some perceptions of location within the district. **All charges include GST**

#### Central City

Activity	Current charge	Proposed charge
Regional parks	\$2,695.60	\$223.20
Garden & heritage parks	\$161.00	\$192.21
Sports parks	\$2,530.00	\$471.51
Neighbourhood parks	\$1,775.60	\$139.12
Water supply	\$2,395.45	\$806.82
Wastewater collection	\$6,349.15	\$601.20
Wastewater treatment & disposal	\$2,904.90	\$1,064.70
Stormwater & flood protection	\$798.10	\$855.09
Road network	\$907.35	\$1,591.51
Active travel	\$425.50	\$2,759.70
Public transport	\$717.60	\$960.15
Community infrastructure	Nil	\$979.58
<b>Total</b>	<b>\$21,660.25</b>	<b>\$10,644.79</b>

#### Linwood medium density

Activity	Current charge	Proposed charge
Regional parks	\$2,695.60	\$223.20
Garden & heritage parks	\$161.00	\$192.21
Sports parks	\$2,530.00	\$471.51
Neighbourhood parks	\$2,837.05	\$67.62
Water supply	\$2,395.45	\$806.82
Wastewater collection	\$6,349.15	\$597.41
Wastewater treatment & disposal	\$2,904.90	\$1,064.70
Stormwater & flood protection	\$798.10	\$855.09
Road network	\$932.65	\$1,591.51
Active travel	\$425.50	\$2,759.70
Public transport	\$717.60	\$960.15
Community infrastructure	Nil	\$979.58
<b>Total</b>	<b>\$22,747.00</b>	<b>\$10,569.50</b>

**Papanui Suburban**

Activity	Current charge	Proposed charge
Regional parks	\$2,695.60	\$223.20
Garden & heritage parks	\$161.00	\$192.21
Sports parks	\$2,530.00	\$471.51
Neighbourhood parks	\$1,775.60	\$622.09
Water supply	\$2,395.45	\$1,392.68
Wastewater collection	\$6,349.15	\$2,487.14
Wastewater treatment & disposal	\$2,904.90	\$1,064.70
Stormwater & flood protection	\$798.10	\$855.09
Road network	\$975.20	\$1,578.44
Active travel	\$425.50	\$2,759.70
Public transport	\$717.60	\$960.15
Community infrastructure	Nil	\$979.58
<b>Total</b>	<b>\$21,728.10</b>	<b>\$13,586.49</b>

**Halswell Greenfield**

Activity	Current charge	Proposed charge
Regional parks	\$2,695.60	\$223.20
Garden & heritage parks	\$161.00	\$192.21
Sports parks	\$2,530.00	\$471.51
Neighbourhood parks	\$9,535.80	\$545.85
Water supply	\$2,395.45	\$1,392.68
Wastewater collection	\$6,349.15	\$8,263.52
Wastewater treatment & disposal	\$2,904.90	\$1,064.70
Stormwater & flood protection	\$5,436.05	\$15,452.02
Road network	\$3,315.45	\$4,895.08
Active travel	\$425.50	\$2,759.70
Public transport	\$717.60	\$960.15
Community infrastructure	Nil	\$979.58
<b>Total</b>	<b>\$36,466.50</b>	<b>\$37,200.20</b>

**Belfast Greenfield**

Activity	Current charge	Proposed charge
Regional parks	\$2,695.60	\$223.20
Garden & heritage parks	\$161.00	\$192.21
Sports parks	\$2,530.00	\$471.51
Neighbourhood parks	\$9,535.80	\$545.85
Water supply	\$2,395.45	\$2,487.14
Wastewater collection	\$6,349.15	\$4,910.24
Wastewater treatment & disposal	\$2,904.90	\$1,064.70
Stormwater & flood protection	\$724.50	\$11,129.38
Road network	\$3,315.45	\$4,895.08
Active travel	\$425.50	\$2,759.70
Public transport	\$717.60	\$960.15
Community infrastructure	Nil	\$979.58
<b>Total</b>	<b>\$31,754.95</b>	<b>\$30,618.74</b>



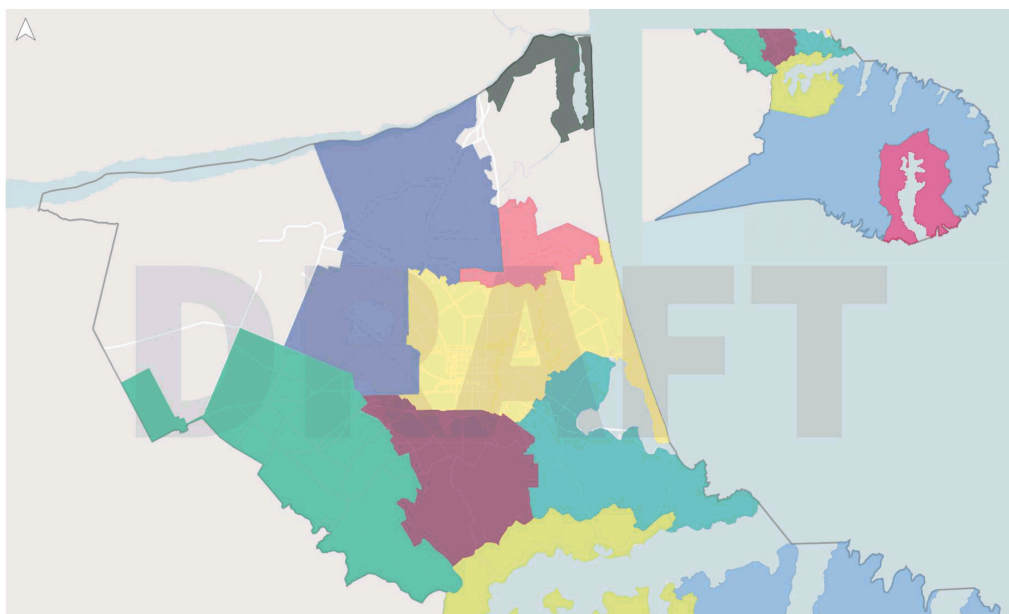
**Lyttelton**

Activity	Current charge	Proposed charge
Regional parks	\$2,695.60	\$223.20
Garden & heritage parks	\$161.00	\$192.21
Sports parks	\$2,530.00	\$471.51
Neighbourhood parks	\$1,775.60	\$159.09
Water supply	\$2,395.45	\$12,876.42
Wastewater collection	\$6,349.15	\$7,215.30
Wastewater treatment & disposal	\$2,904.90	\$1,064.70
Stormwater & flood protection	\$724.50	\$225.95
Road network	\$907.35	\$1,566.34
Active travel	\$425.50	\$2,759.70
Public transport	\$717.60	\$960.15
Community infrastructure	Nil	\$979.58
<b>Total</b>	<b>\$21,586.65</b>	<b>\$28,694.15</b>

**Akaroa Harbour**

Activity	Current charge	Proposed charge
Regional parks	\$2,695.60	\$223.20
Garden & heritage parks	\$161.00	\$192.21
Sports parks	\$2,530.00	\$471.51
Neighbourhood parks	\$1,775.60	\$159.09
Water supply	\$2,395.45	\$12,296.40
Wastewater collection	\$6,349.15	\$6,615.89
Wastewater treatment & disposal	\$2,904.90	\$47,383.69
Stormwater & flood protection	\$724.50	\$360.14
Road network	\$907.35	\$1,566.34
Active travel	\$425.50	Nil
Public transport	\$717.60	Nil
Community infrastructure	Nil	\$979.58
<b>Total</b>	<b>\$21,586.65</b>	<b>\$70,248.05</b>

## Proposed development contribution catchments



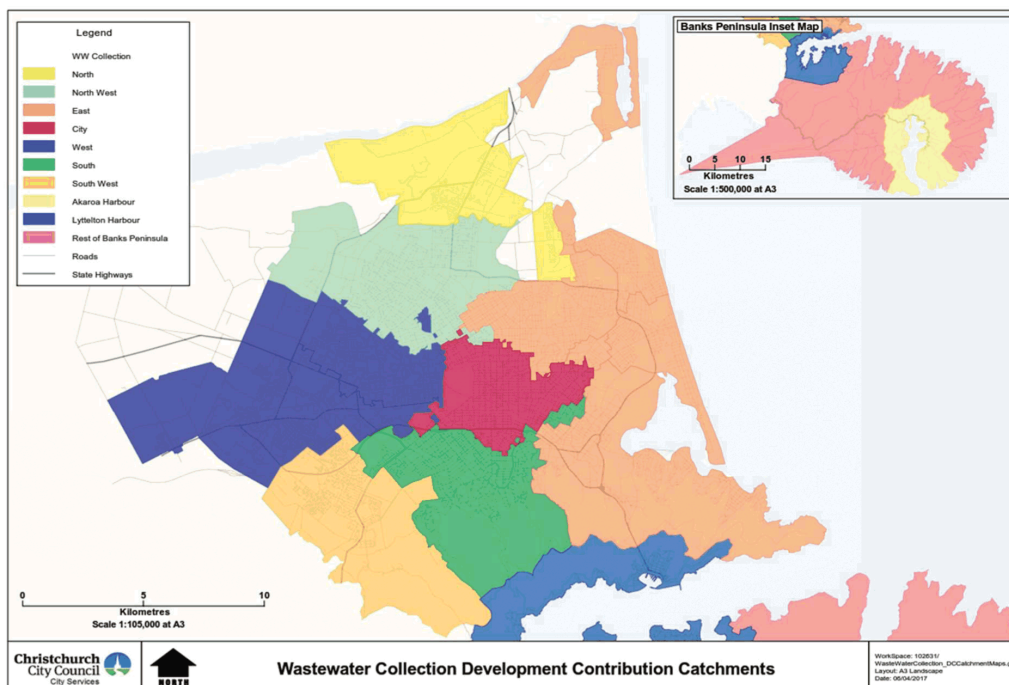
Christchurch City Council  
Draft Development Contributions Catchments  
Water Supply

Akaroa Harbour  
Central North  
Central South  
Lyttelton Harbour  
Marshlands  
North  
North West  
Rest of Banks Peninsula

West  
Woolston - Sumner

Christchurch  
City Council

Prepared by: Monitoring & Research, September 2020

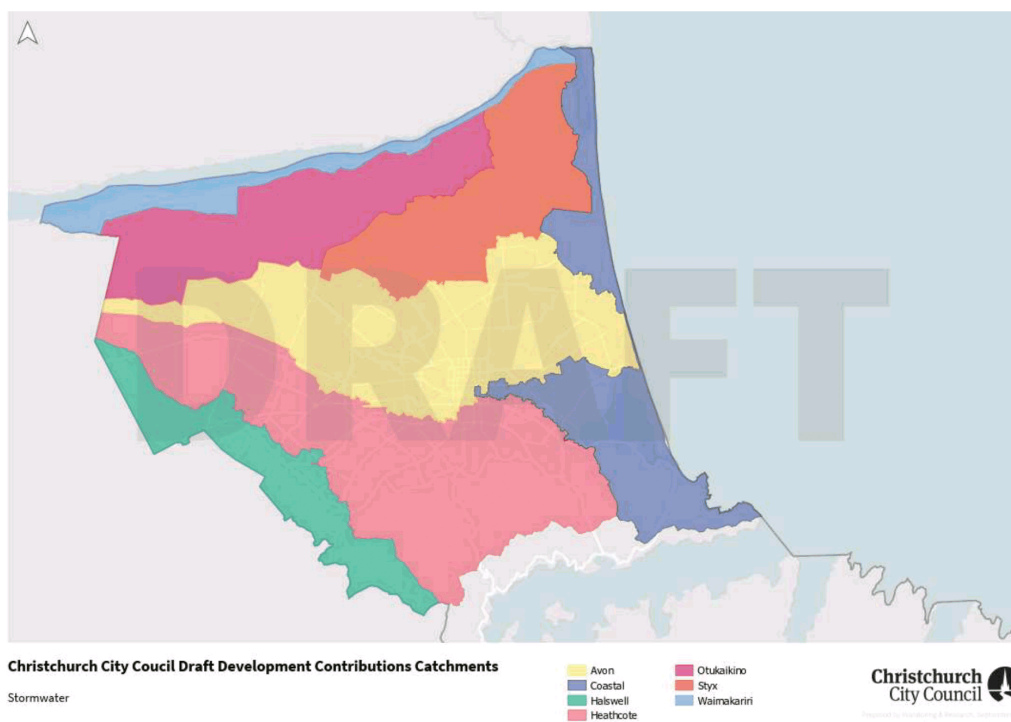
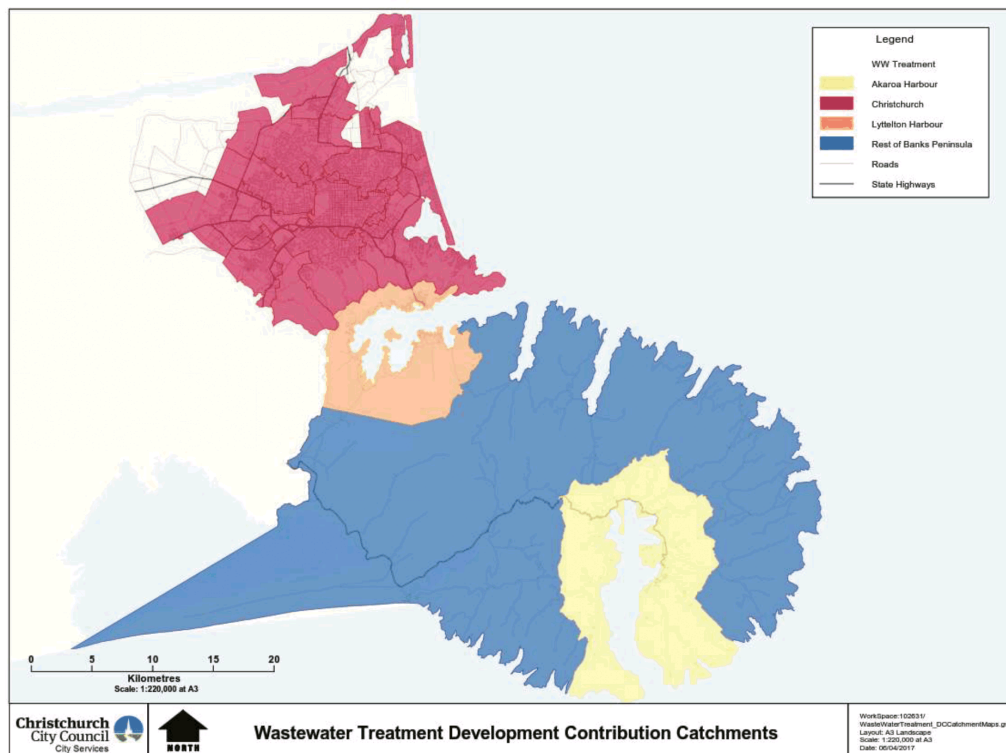


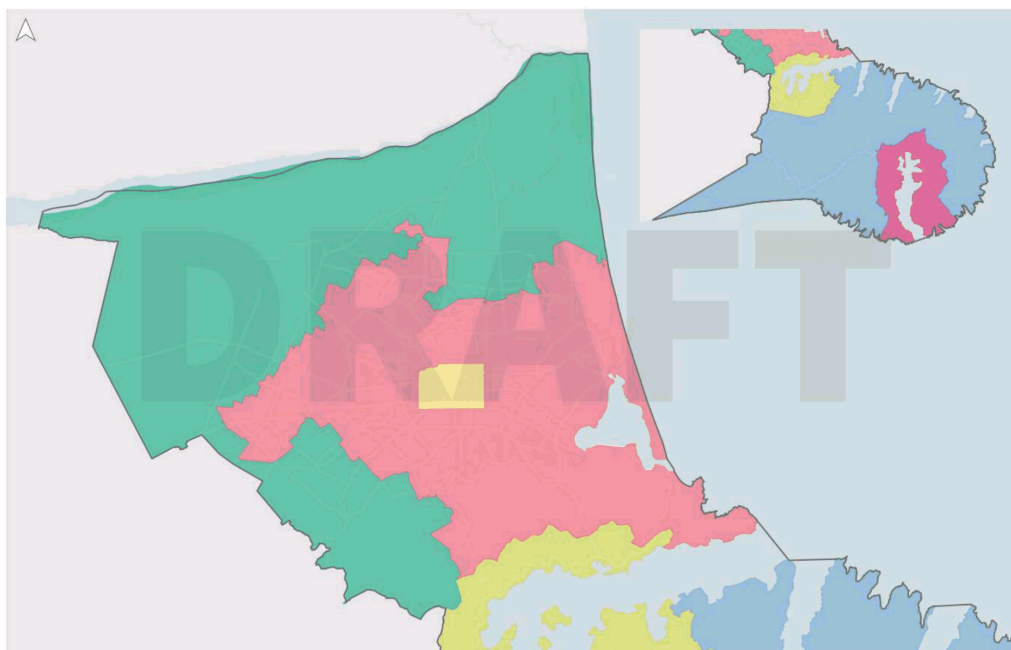
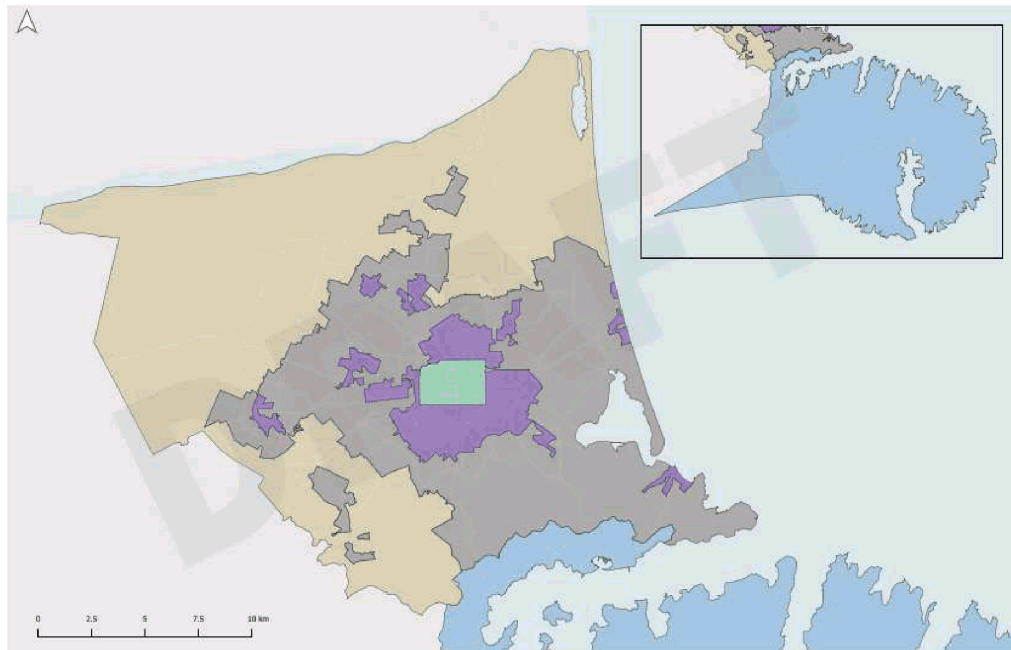
Christchurch  
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City Services

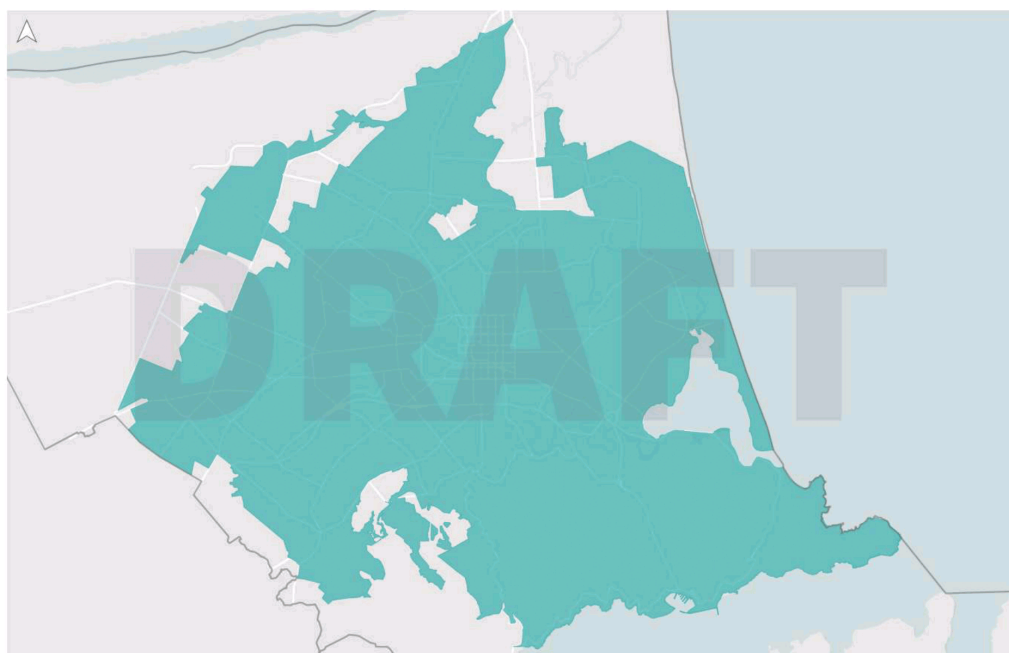


Wastewater Collection Development Contribution Catchments

Workspace: 10283/  
WasteWaterCollection\_DCCCatchmentMaps.gis  
Layout: A3 Landscape  
Date: 06/04/2017







Christchurch City Council Draft Development Contributions Catchments  
Active & Public Transport

Catchment Area TA Boundary

Christchurch  
City Council

Prepared by Monitoring & Research, October 2020

**Further information is available on the Christchurch City Council website**

## How to have your say

We would like your feedback on our review of the Development Contribution Policy. More information and the full draft policy is available on our website: [ccc.govt.nz/haveyoursay](http://ccc.govt.nz/haveyoursay). You can also view a printed copy at Council libraries and service centres, or at our Civic Offices, 53 Hereford Street.

### Written feedback

Written submissions can be made from Friday 12 March until Sunday 18 April 2021.

- Fill out our online submission form at: [ccc.govt.nz/haveyoursay](http://ccc.govt.nz/haveyoursay) (preferred)
- Email your feedback to [engagement@ccc.govt.nz](mailto:engagement@ccc.govt.nz)
- Fill out this submission form and freepost to:

Freepost 178 (no stamp required)

Attn: Tessa Zant

Draft Development Contributions Policy 2021

Christchurch City Council, PO Box 73016, Christchurch Mail Centre, Christchurch 8154

Or deliver to the Civic Offices at 53 Hereford Street, Christchurch.

### Come and talk to us

Come along to our drop-in sessions to talk to us about the draft policy. Staff will be available to answer your questions.

### Drop-in sessions\*

TSB Space, Level 1, Tūranga, 60 Cathedral Square

- Tuesday 23 March, 11.30–1.30pm
- Wednesday 31 March, 4.30–6.30pm

This is a shared session with colleagues from both the Long Term Plan 2018-2031 and the Draft Climate Change Strategy, so you can find out more and have your say about all three proposals.

*\*Please note, these sessions may need to be postponed or cancelled if alert level change.*

### Can't make these meetings?

If there is a community meeting you would like us to attend, please let us know. You can also phone any time to speak with us directly about the project.

Tessa Zant, Senior Engagement Advisor Ph; 03 941 8937



### Submission form

Do you have any comments about our proposed changes to the Development Contribution Policy 2021?

Name\*

Address\*

Postal code\*

Email

If responding on behalf of a recognised organisation, please provide:

Organisation's name

Your role

Number of people you represent

\*Required fields

Hearings are planned for May 2021 (subject to change). Would you like the opportunity to speak to the hearings panel about your submission?

Yes / No

If yes, please provide a phone number so we can arrange a speaking time with you

Please note:

We require your contact details as part of your submission – it also means we can keep you updated throughout the project. Your submission, name and address are given to the Hearing Panel to help them make their recommendation.

Submissions, with names only, go online when the decision meeting agenda is available on our website. If requested, submissions, names and contact details are made available to the public, as required by the Local Government Official Information and Meetings Act 1987.

If there are good reasons why your details and/or submission should be kept confidential, please contact our Engagement Manager on (03) 941 8999 or 0800 800 169 (Banks Peninsula).

Submissions on the Draft Development Contributions Policy close on Sunday 18 April 2021

# Development Contributions Policy Review 2021

—  
Key proposed policy amendments

Item 23  
Attachment C



[ccc.govt.nz](http://ccc.govt.nz)

Christchurch  
City Council 





## Development Contributions Policy Review 2021

### Key proposed policy amendments

Proposed change	Rationale for change	Impact
<b>Increased use of catchments</b>		
<p>It is proposed that sub-district catchments are used to allocate infrastructure costs and development contribution charges for the following activities:</p> <ul style="list-style-type: none"> <li>Water supply – based on pressure zones in the Christchurch supply and at a supply level for smaller community supplies</li> <li>Wastewater collection – based on pump station zones in the Christchurch scheme and at a scheme level for smaller communities</li> <li>Wastewater treatment and disposal – based on scheme level</li> <li>Public transport – metropolitan area serviced only</li> <li>Active travel – metropolitan area serviced only</li> </ul> <p>These activities have previously been assessed using single district-wide catchments.</p>	<ul style="list-style-type: none"> <li>Improves policy alignment with the development contributions principles in LGA regarding the use of catchments (section 197AB(g)(iii)) – <i>“grouping by geographic area avoids grouping across an entire district wherever practical.”</i></li> <li>Improves policy alignment with the development contributions commissioner’s findings in Mapua Joint Venture v Tasman District Council. Commissioners said that territorial authorities determining how to set their development contribution catchments should: <ul style="list-style-type: none"> <li><i>Focus on communities that as a minimum are not contiguous</i></li> <li><i>If there is no consumption or benefit in an intervening area, then a new catchment is probably justified.</i></li> </ul> </li> <li>More accurately allocates cost to those who benefit</li> <li>Improves transparency around relative costs of development in different parts of the district</li> </ul>	<ul style="list-style-type: none"> <li>Moving to catchments will increase relative development contribution charges in greenfield development areas and smaller communities and decrease development contribution charges in infill development areas within the metropolitan area.</li> <li>These impacts are largely obscured in the draft policy as changes to the schedule of assets on which development contributions charges are based, are having a more significant impact. <ul style="list-style-type: none"> <li>The exception is for Akaroa, where development contributions for water and wastewater activities at a catchment level have a significant impact. The proposed total development contributions charge for Akaroa will increase from \$21,586 to \$70,248.</li> </ul> </li> <li>Options for mitigating any effects from the proposed increase in development contribution charges in Akaroa are detailed in Attachment 4.</li> <li>The staff recommendation is for the Council to propose no cost mitigation but to raise the issue in the draft Development Contributions Policy and consultation document and seek community feedback.</li> </ul>





Proposed change	Rationale for change	Impact
<b>Development contribution charges for community infrastructure</b>		
<p>It is proposed that development contribution charges are set for community infrastructure for both residential and business development. Non-residential developments are proposed to be assessed as 1 household unit equivalent (HUE).</p> <p>Asset types to be included in the calculation of the development contribution charge include libraries, pools, sports halls, cemeteries</p>	<ul style="list-style-type: none"> <li>A change to the LGA in 2019 means development contributions are able to be levied for any community infrastructure assets rather than just public toilets, play grounds and community halls.</li> <li>Charging a development contribution for these assets will ensure all new developments fund a fair share of the cost of providing growth capacity in new facilities.</li> <li>Charging non-residential developments the development contribution for 1 HUE, reflects the demand placed on these assets by businesses and staff, some of whom may not live in the district and thereby not otherwise contribute. It also reflects that calculating an accurate demand on infrastructure using business type or gross floor area is not possible.</li> </ul>	<ul style="list-style-type: none"> <li>An additional (though modest) development contribution charge.</li> <li>Facilitates the planning and delivery of new community infrastructure assets to service forecast growth.</li> </ul>
<b>Development contribution charges for non-residential developments for reserves</b>		
<p>It is proposed that development contribution charges are introduced for non-residential developments for reserves activities.</p> <p>Non-residential developments are proposed to be assessed as 1 household unit equivalent (HUE).</p>	<ul style="list-style-type: none"> <li>A change to the LGA in 2019 means non-residential developments can be required to pay development contributions for reserves activities.</li> <li>Ensures non-residential developments fund a fair share of the cost of providing capacity in that will cater for growth.</li> <li>Charging non-residential developments the development contribution for 1 HUE reflects the demand placed on these assets by businesses and staff, some of whom may not live in the district and thereby not otherwise contribute. It also reflects that calculating an accurate demand on infrastructure using business type or gross floor area is not possible.</li> </ul>	<ul style="list-style-type: none"> <li>Spreads the total development contribution requirement for reserves activities across a larger number of developments.</li> <li>Minor reduction in development contribution charge for reserves activities for residential developments.</li> <li>Does not increase the Council's overall development contribution revenue for reserves activities.</li> </ul>



Proposed change	Rationale for change	Impact
<b>Change methodology for assessing demand</b>		
It is proposed that the methodology used to assess demand on water supply, wastewater collection and wastewater treatment and disposal infrastructure from non-residential development, is changed to be based on land use rather than a District Plan zone average.	<ul style="list-style-type: none"> <li>• Would enable more accurate assessments to be undertaken and would better align the demand on infrastructure with the development contribution requirement.</li> </ul>	<ul style="list-style-type: none"> <li>• More accurate assessments.</li> <li>• Fewer special assessments required to be undertaken.</li> <li>• No change to overall development contribution revenue.</li> </ul>
<b>Small residential unit adjustment</b>		
<p>It is proposed that the scope of the small residential unit adjustment is extended.</p> <p>The adjustment scales down the development contribution charge in line with the gross floor area (GFA) of the development. This means a residential unit with a GFA 70m<sup>2</sup> would be required to pay a development contribution of 0.7 of a HUE or 70 per cent of the normal charge.</p> <p>The current adjustment applies to residential units with a GFA less than 100m<sup>2</sup> and stops at 60m<sup>2</sup>, meaning the maximum adjustment is to 0.6 HUE or 60 per cent of the normal charge. The GFA is further adjusted by it needing to be inclusive of a 17.05m<sup>2</sup> parking allowance. This means the adjustment has actually been applied to units with a GFA of 82.95m<sup>2</sup>.</p> <p>It is proposed that the scope of the small residential unit adjustment is changed to apply to units with a GFA of less than 100m<sup>2</sup> including all garaging and potentially habitable accessory buildings and extended down to 35m<sup>2</sup> (the smallest permitted residential unit floor area under the District Plan).</p> <p>The exception to this proposal is development contributions for stormwater and flood protection which are proposed to continue to be calculated on actual impervious surface area (ISA).</p>	<ul style="list-style-type: none"> <li>• Simplifies the adjustment for developers and Council staff administering the process.</li> <li>• Becomes consistent with the policy definition of gross floor area and its use in other parts of the policy.</li> <li>• Fairer approach for family flats.</li> </ul>	<ul style="list-style-type: none"> <li>• Likely to result in a minor reduction in overall development contribution revenue. Methods of off-setting this through a large residential adjustment will be assessed in future.</li> <li>• Renders the current small standalone residential unit rebate scheme redundant – the scheme would be removed.</li> <li>• Will reduce ambiguity around the policy provision which can lead to conflicting views between developers and development contribution assessors.</li> </ul>





Proposed change	Rationale for change	Impact
<b>Neighbourhood parks catchments</b>		
It is proposed that a medium density catchment, based on the medium density and residential transitional zones of the District Plan, is introduced for the Neighbourhood parks activity.	<ul style="list-style-type: none"> <li>• Would enable existing parks facilities, located in medium density development areas experiencing growth, to be upgraded to a standard that better meets the needs of the increased local population.</li> <li>• Aligns with the medium density and transitional residential zones in the District Plan.</li> </ul>	<ul style="list-style-type: none"> <li>• Enables investment in existing neighbourhood parks in areas of the city experiencing infill growth.</li> </ul>
<b>Change to schedule of assets for reserves</b>		
<p>A large number of growth assets to be funded from development contributions in the reserves group of activities will be removed from the schedule of assets.</p> <p><i>Note that this is not a proposal but a requirement</i></p>	<ul style="list-style-type: none"> <li>• Several parks assets with a growth component are either fully funded or close to fully funded</li> <li>• Changes to the future capital expenditure programme mean less future investment required to service growth demand.</li> </ul>	<ul style="list-style-type: none"> <li>• Significantly reduced development contribution charges for all parks activities.</li> <li>• Significantly reduced development contribution revenue for all parks activities.</li> </ul>
<b>Calculating demand on infrastructure from non-residential development</b>		
It is proposed that demand on water and wastewater infrastructure from non-residential development is calculated based on land use (the type of business) rather than using an average demand by district plan zone.	<ul style="list-style-type: none"> <li>• Using zone average demand has resulted in a large number of special assessments being requested by developers where the actual demand is significantly below the assumed demand.</li> <li>• Special assessments can be time-consuming and expensive for both developers and the Council.</li> </ul>	<ul style="list-style-type: none"> <li>• More accurate assessments</li> <li>• Efficiency improvement</li> <li>• Costs savings</li> <li>• Improved customer experience</li> </ul>
<b>Financial contributions</b>		
<p>It is proposed that the policy includes reference to financial contributions being able to be used by the Council in future as well as, or instead of, development contributions.</p> <p>Financial contributions must be provided for in the District Plan. Any future use will therefore require a plan change.</p>	<ul style="list-style-type: none"> <li>• Change to the RMA in 2020 has retained financial contributions as a funding tool for councils – they were previously to cease in 2021.</li> <li>• Development contributions and financial contributions are taken for different, but sometimes overlapping, purposes, but can't be taken for the same purpose for the same facility. They are therefore complementary.</li> </ul>	<ul style="list-style-type: none"> <li>• Council would be able to require payment to offset environmental impacts of development.</li> <li>• May increase the Council's overall revenue – though that revenue would be required to be spent for the purpose it was taken.</li> </ul>



Proposed change	Rationale for change	Impact
<b>Utilities</b>		
<p>It is proposed that the policy provisions relating to assessing developments undertaken by network utility operators is clarified.</p> <p>The current policy is clear that the pipes and lines of a network utility operator are not regarded as a development for the purpose of assessing development contributions (as detailed in LGA 197(1) (b)).</p> <p>The policy does not clearly state whether other developments owned or used by a network utility operator will be assessed for development contributions or not.</p>	<ul style="list-style-type: none"> <li>Improve clarity of policy</li> </ul>	<ul style="list-style-type: none"> <li>Policy provisions are more clearly understood by network utility operators and development contribution assessors.</li> </ul>
<b>Development test</b>		
<p>It is proposed that a clearly articulated “development test” is included in the policy.</p>	<ul style="list-style-type: none"> <li>The LGA requires that the Council must determine whether a development is a “development” before assessing for development contributions.</li> <li>The LGA defines a “development” as “any subdivision, building (as defined in section 8 of the Building Act 2004), land use, or work that generates a demand for reserves, network infrastructure, or community infrastructure” (section 197(1)).</li> <li>Reference is made in the policy to the Council making this assessment. However, the assessment methodology in the current policy uses the assessment itself as the development test. While this is likely to be the case in practice, the methodology detailed in the policy can more clearly align with the requirements of the LGA.</li> </ul>	<ul style="list-style-type: none"> <li>Improves legislative compliance.</li> <li>Improves policy clarity.</li> </ul>
<b>Special assessments</b>		
<p>It is proposed that a more complete definition of a special assessment is included in the policy, along with a clear description of the methodology used for a special assessment.</p> <p>It is also proposed that medical centres and courier depots are removed from the list of business types requiring a special assessment for development contributions.</p>	<ul style="list-style-type: none"> <li>Improve the clarity of the policy</li> <li>These types of business place a similar demand on infrastructure as other normal businesses.</li> <li>The cost to Council and developers of a special assessment is therefore not warranted.</li> </ul>	<ul style="list-style-type: none"> <li>Efficiency improvement</li> <li>Costs savings</li> <li>Improved customer experience</li> </ul>



Proposed change	Rationale for change	Impact
<b>Land valuation methodology</b>		
It is proposed that the description of the methodology used for land valuations in situations where land is proposed to be taken in lieu of cash development contributions is clarified.	<ul style="list-style-type: none"> <li>The methodology has been misinterpreted by some valuers. Clearer wording will reduce the chance of misunderstandings and protracted negotiations.</li> </ul>	<ul style="list-style-type: none"> <li>Efficiency improvement</li> <li>Costs savings</li> <li>Improved customer experience</li> </ul>
<b>Private development agreements (PDA)</b>		
It is proposed that the policy is clear that all non-cash arrangements must have an appropriate documented agreement between the Council and the developer.	<ul style="list-style-type: none"> <li>Some land in lieu of cash development contributions transactions haven't been correctly documented.</li> <li>Lack of correct documentation regarding non-cash transactions can create misunderstandings and introduce risk.</li> </ul>	<ul style="list-style-type: none"> <li>Reduced risk for Council.</li> <li>More transparent link to financial delegations.</li> </ul>
<b>Council developments</b>		
It is proposed that the policy wording be changed to improve clarity regarding the Council's requirement to pay development contributions on its own developments	<ul style="list-style-type: none"> <li>The requirement has been interpreted in a range of ways over the years</li> <li>Provide certainty to Council staff regarding the need to pay development contributions</li> </ul>	<ul style="list-style-type: none"> <li>Consistent and transparent approach</li> <li>Improved budgeting practices</li> <li>Cost neutral to Council, apart from costs associated with the timing of debt transfer</li> </ul>
<b>Crown developments</b>		
<p>It is proposed that the policy wording regarding the Council inviting the Crown to pay development contributions is removed.</p> <p>The Crown is exempt from paying development contributions through section 8 of the LGA</p>	<ul style="list-style-type: none"> <li>Inviting the Crown to pay development contributions for its developments requires an assessment of the developments contributions requirement to be undertaken. This can be a time-consuming and expensive undertaking when developments are large and/ or complex.</li> <li>There is no clarity regarding who should be sent the invitation to pay.</li> <li>Several reviews of local government funding have recommended that the Crown should pay development contributions – with no change resulting.</li> </ul>	<ul style="list-style-type: none"> <li>Cost savings for Council</li> </ul>




Proposed change	Rationale for change	Impact
<b>Staged development</b>		
It is proposed that the policy wording regarding the timing of assessments and payments for staged developments is clarified.	<ul style="list-style-type: none"> <li>Has been incorrectly interpreted by some developers, resulting in occasional protracted disputes.</li> </ul>	<ul style="list-style-type: none"> <li>Greater clarity and certainty for developers.</li> <li>Efficiencies for Council and developers through less risk of dispute.</li> </ul>
<b>Enforcement powers</b>		
It is proposed that policy wording includes reference to the Interest on Money Claims Act	<ul style="list-style-type: none"> <li>New legislation</li> </ul>	<ul style="list-style-type: none"> <li>Legislative alignment</li> </ul>
<b>Unlawful residential units</b>		
<p>It is proposed that a section is added to the policy regarding unlawful residential units.</p> <p>These are normally family flats being used for rented accommodation and for which development contributions have not been paid.</p>	<ul style="list-style-type: none"> <li>The current policy doesn't clearly state that such developments are not entitled to a previous demand credit, if subject to a development contribution assessment.</li> </ul>	<ul style="list-style-type: none"> <li>Ensures these developments are assessed appropriately for development contributions.</li> </ul>
<b>Development contribution charges</b>		
The proposed development contribution charges are a result of changes to a range of factors that form part of the methodologies used to calculate the charges.	<ul style="list-style-type: none"> <li>The rationale for the various changes is included in the relevant parts of this document.</li> </ul>	<p>In general the fees will change in the following ways:</p> <ul style="list-style-type: none"> <li>Development contribution charges in central, and long established areas of Christchurch, will become relatively cheaper compared to other parts of the district.</li> <li>Development contribution charges in greenfield development areas, and areas outside Christchurch, will become relatively more expensive compared to other parts of the district.</li> <li>Development contributions for water supply, wastewater collection and wastewater treatment and disposal in Akaroa Harbour will become extremely expensive compared to other parts of the district.</li> </ul>



## Analysis of policy options resulting in no recommendation for change

Policy issue considered	Options considered	Analysis
<b>Life of previous use credits</b>		
<p>The policy currently provides that previous use credits have a life of 10 years, after which the site reverts to having 1 HUE credit – the same as any undeveloped lot.</p> <p>With it now being 10 years on from the earthquakes of 2010/ 11, there is likely to be a large number of currently vacant lots carrying significant previous use credits that will expire over the next few years.</p> <p>The Council considered whether it should continue to limit the life of credits to 10 years or take another policy direction.</p>	<ol style="list-style-type: none"> <li>1. Retain the current 10 year credit life of previous use credits</li> <li>2. Extend the life of previous use credits (to say 15 or 20 years) for central city lots only <ul style="list-style-type: none"> <li>• A significant proportion of previously developed sites in the central city remain vacant since being cleared of earthquake damaged development</li> <li>• Infrastructure in the immediate area largely has growth capacity – though this isn't the only infrastructure these properties use</li> <li>• Might encourage (or at least not discourage) development in the central city</li> </ul> </li> <li>3. As for option 2 but include (or apply only to) other areas of the district considered to be in a similar situation to the central city</li> </ol>	<ul style="list-style-type: none"> <li>• The policy provides one of the longer credit life-spans, e.g. same as Auckland Council, longer than Dunedin. On this basis the 10 year life is relatively generous.</li> <li>• Reserving infrastructure capacity for longer wouldn't be prudent stewardship of community resources – Council needs to be able to manage the networks efficiently.</li> <li>• While local infrastructure may have capacity for growth, the infrastructure needed that is further out from the development location often doesn't.</li> <li>• If development contributions aren't required, then ratepayers pay instead.</li> <li>• Targeting a particular part of the district to have extended credit life constitutes a development contribution rebate. It would be more consistent with Council policy to operate a rebate rather than an extended credit life approach.</li> </ul>
<b>Recommendation – that the current 10 year life of previous use credits is retained in the draft development contributions policy</b>		

Policy issue considered	Options considered	Analysis
<b>Development contribution charges for Akaroa</b>		
<p>Introducing local area catchments for allocating the cost of providing infrastructure capacity for growth and calculating development contribution charges for water and wastewater activities results in a significant increase in development contribution charges for Akaroa Harbour communities.</p> <p>This level of charge could deter development in the area. This might particularly be the case for lower value developments for which the charge would represent a fairly significant component of overall development costs and for commercial developments required to pay multiple Household Unit Equivalent charges.</p> <p>Should the Council look to limit the development contributions charges for Akaroa, and if so how should it do that and to what extent?</p>	<ol style="list-style-type: none"> <li>1. Do nothing. <ul style="list-style-type: none"> <li>This would see developments in the Akaroa Harbour area which can connect to the Akaroa water and wastewater schemes being required to pay the full development contributions.</li> </ul> </li> <li>2. Cap the development contribution charges <ul style="list-style-type: none"> <li>This would see the development contribution for wastewater capped at a level that brought the overall development contribution charges for Akaroa back closer to or the same as over parts of Christchurch District.</li> <li>This wouldn't be a significant cost due to the low level of development expected but any revenue foregone would need to be funded from rates over time.</li> </ul> </li> <li>3. Retain a district-wide catchment for wastewater collection and wastewater treatment and disposal <ul style="list-style-type: none"> <li>This would see all development in Christchurch district pay the same in development contributions for wastewater activities.</li> <li>May be a risky approach as it requires developments in Christchurch to effectively subsidise developments in other parts of the district.</li> </ul> </li> </ol>	<ul style="list-style-type: none"> <li>The number of developments each year in the Akaroa Harbour area is forecast to be very low according to the Christchurch City Council growth model. The higher charges therefore may not deter much, if any, future development.</li> <li>There are very  development opportunities in the area primarily due to District Plan rules - Akaroa heritage overlay and Akaroa hilltops density overlay. Again, this limits the impact of higher development contribution charges.</li> <li>It may be a positive impact to have the development contributions charges favour higher value future development in the Akaroa Harbour area.</li> <li>It is not clear that somehow limiting development contribution charges would encourage (or at least not discourage) future development.</li> </ul>
<p><b>Recommendation – that the Council does not propose any specific cost mitigation approach but raises the issue in the draft Development Contributions Policy and consultation document and seeks community feedback.</b></p>		



# Development Contributions Policy Review 2021

Key proposed policy amendments

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Christchurch  
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## 24. Resolution to Exclude the Public

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

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

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

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

### Note

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

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

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

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

ITEM NO.	GENERAL SUBJECT OF EACH MATTER TO BE CONSIDERED	SECTION	SUBCLAUSE AND REASON UNDER THE ACT	PLAIN ENGLISH REASON	WHEN REPORTS CAN BE RELEASED
25.	PUBLIC EXCLUDED COUNCIL MINUTES - 11 FEBRUARY 2021			REFER TO THE PREVIOUS PUBLIC EXCLUDED REASON IN THE AGENDAS FOR THESE MEETINGS.	
26.	PUBLIC EXCLUDED COUNCIL MINUTES - 25 FEBRUARY 2021			REFER TO THE PREVIOUS PUBLIC EXCLUDED REASON IN THE AGENDAS FOR THESE MEETINGS.	
27.	APPOINTMENT OF DIRECTOR	S7(2)(A)	PROTECTION OF PRIVACY OF NATURAL PERSONS	PROTECTION OF PRIVACY	AT THE DISCRETION OF THE CHIEF EXECUTIVE OF THE COUNCIL