
Council Information Session/Workshop NOTES

Date: Tuesday 29 October 2024
Time: 9.30 am - 3.30 pm
Venue: Council Chambers, Civic Offices,
53 Hereford Street, Christchurch
Zoom Link: <https://us02web.zoom.us/j/8305479561>
Meeting ID: 830 547 9561

Present

Chairperson	Mayor Phil Mauger - Present
Deputy Chairperson	Deputy Mayor Pauline Cotter - Apology
Members	Councillor Kelly Barber - Present
	Councillor Melanie Coker - Present
	Councillor Celeste Donovan - Present
	Councillor Tyrone Fields – Arrived 11:03am
	Councillor James Gough - Present
	Councillor Tyla Harrison-Hunt – Present (Absent 11-1)
	Councillor Victoria Henstock - Present
	Councillor Yani Johanson - Present
	Councillor Aaron Keown – Present (arrived 13:36pm)
	Councillor Sam MacDonald - Present
	Councillor Jake McLellan - Present
	Councillor Andrei Moore – Present (arrived 10:48am)
	Councillor Mark Peters - Present
	Councillor Tim Scandrett – Apology for lateness (arrived at 11.59am)
	Councillor Sara Templeton - Present

Principal Advisor

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Note: This forum has no decision-making powers and is purely for information sharing.

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The agenda was dealt with in the following order.

1. Apologies Ngā Whakapāha

Councillor Cotter is an Apology, Councillor Scandrett is an apology for lateness. Councillor Harrison-Hunt is an apology from 11-1.

2. Progress Update on DCE Project

Public Excluded

3. Otautahi Community Housing Trust - Governance to Governance Discussion 10am

Public Excluded

Open session started: 11:02am

4. Development Contributions Policy

Presented by: Ellen Cavanagh, *Senior Policy Analyst*

- Ellen introduced the topic and purposes of the presentation. She discussed catchments, what they are, current and proposed, their use and the limitations in the current policy.
- Proposing to move to larger and fewer localised catchments. Ellen talked through all proposed catchments across services.
- Ellen discussed changes to the development contribution charges. Noting that the numbers provided are not finalised and may be different to those that are provided when brought to Council. Also note overlay with Grassmere Estate.
- Mayor Mauger requested confirmation on the charges. Ellen provided clarity on how the catchments charges work.
- Mayor Mauger requested confirmation that this was only applicable for creating a new residence or building. Staff confirmed.
- Mayor Mauger requested confirmation that DCs does not pay for all projects in the area. Staff confirm.
- Mayor Mauger requested information regarding why DCs are being charged when there is fast track funding going towards Grassmere. Staff confirm that it is for necessary infrastructure above what is covered by the funding.
- Ellen discussed the key policy issues and proposed changes to DC remissions, life of existing demand credits, small residential unit adjustment. Discussed the inclusion of a

large residential unit adjustment, and other minor changes to technical aspects of assessment and definitions for clarity.

- Mayor Mauger requested clarification regarding infrastructure which decreases reliance on council infrastructure. Staff provided clarity and noted no changes are being considered to current policy.
- Mayor Mauger requested confirmation on DC charging fee for development contributions assessment. Ellen provided clarity.
- Ellen discussed the key dates of the draft policy, consultation, hearings panel, and adoption. Note consultation close to Christmas, extended consultation period to account for timing. Expectation that adoption will occur in May.
- Councillor Johanson requested confirmation on whether development of commercial land were charged DCs. Ellen confirmed that they do. Discussion on how commercial DCs are assessed.
- Discussion regarding charges and zoning. Councillor Johanson requested whether smaller catchments could be considered. Ellen discussed the issues with small catchments.
- Councillor Henstock requested information regarding pre-engagement with developers. Ellen discussed briefings with developers.
- Councillor Henstock raised unique and compelling circumstances regarding remission. Requested confirmation on how often this is being triggered. Ellen discussed.
- Councillor Gough raised DC remission policy in regard to the earthquakes. Would prefer to see this preserved and tweaked rather than scrapped.
- Councillor Gough raised how this could be a tool to encourage commercial decisions to achieve goals which have been encouraged by Council in PC14. Ellen discussed that changes in the charges addresses difference between growth model and infrastructure needs. Note can't raise charges, but can cap them.
- Discussion of the previous rebate scheme. Note can be revisited.
- Councillor Coker raised flat fees for assessment. Ellen confirmed that the fee has not been confirmed yet.
- Councillor Moore noted agreement with Councillor Gough regarding relationship between this policy and PC14
- Councillor Moore raised commercial assessment again in Halswell. John Higgins confirmed that he will provide answers.
- Mayor Mauger confirmed that rebuilding does not mean paying DCs, or building a house on a new section. It's only when putting extra or new houses on the site that DCs are charged. Staff confirm. Discussion of 7 plus bedroom large building changes. Discussion of subdivision DCs and details regarding how these are calculated.

11:45am

5. Annual Plan 25/26 Briefing Update

- 1.1 Bede Carran (GM Finance, Risk & Performance / CFO) and Russell Holden (Head of Finance) provided a financial update for the Annual Plan (AP) 2025/26 process.
- 1.2 In support of the workshop the following documents were tabled:
 - PowerPoint presentation (refer to Attachment A to the Notes).

Discussion

- 1.3 Elected Members discussed the following:
 - 1.3.1 Confirmation if there will be options provided to mitigate the rates position increase.
 - 1.3.2 Clarification was sought regarding the decision-making process for the Transport Capital Programme matters that were deferred from the 2024-34 Long Term Plan (for example whether it is possible to make a decision this calendar year to progress the construction of the Te Aratai Cyleway).
- 1.4 Staff provided the following responses to questions raised during the Information Session/Workshop:
 - 1.4.1 Staff advised there are no further updates since the last Information Session in relation to the financial overview and rates positions.
 - 1.4.2 Staff confirmed that work is underway regarding mitigations to the post LTP rate increase and options will be provided to the Mayor and Councillors for a formal decision by the end of the year.
 - 1.4.3 Staff confirmed the deferred Transport Capital programme items from the LTP 'carryover actions' will be provided to the Mayor and Councillors for a formal decision as part of the formal report on the Annual Plan at the end of the year.

Actions

During discussions, the workshop requested for staff to provide the following:

1. Options to be provided to the Mayor and Councillors to mitigate the post LTP rate increase as part of the formal decision-making meeting.
2. A request for the deferred Transport Capital programme items from the LTP 'carryover actions' be included as part of the formal decision-making meeting for the end of the calendar year.

Attachments

- A Staff Presentation 

5.1 Transport - Annual Plan 25/26 Briefing Update

1.1 Lynette Ellis (Head of Transport and Waste Management), Stephen Wright (Transport Manager Operations) and Gemma Dioni (Principal Advisor Transportation Safety) provided an overview of the following for the Annual Plan (AP) 2025/26 process:

- Structures Programme.
- Healthy Streets.
- Street Trees.
- Land Transport Rule: Setting of Speed Limits 2024.

1.2 It was noted that the following topics outlined in the PowerPoint Presentation (Attachment A of the Notes) would be discussed at a future transport session:

Summary of changes proposed.

Transport capital programme changes.

Summary of outstanding actions.

Discussion

1.3 Elected Members discussed the following:

1.3.1 The benefits of street trees.

1.3.2 In relation to the new speed limit rule:

That communications on the new speed limit rule should note that non-compliance of the Rule is not a lawful option for the Council.

Road specific examples such as Rose Street, Wigram Skies and Slow Speed Neighbourhoods were discussed.

Clarification on the dates for implementation.

1.4 Staff provided the following responses to questions raised during the workshop:

1.4.1 Staff confirmed that Healthy Streets is a tool being piloted in New Zealand via NZTA, not a Council programme of works/projects.

1.4.2 Staff confirmed that there is a register of where trees have been removed trees and work is underway to create a plan of where they are being planted.

1.4.3 In relation to the new speed limit Rule the following was clarified:

- The new rule comes into effect on 30 October 2024.
- The known implications at this stage are speed limit reversals, speed management plan has no legal effect, school variables and implementation costs.
- Transitional provisions in Section 11 of the new rule require speed limits reduced since 1 January 2020 on specified roads to be reversed (local streets with permanent 30km/h speed limits where one of the reasons for reducing the speed limit was because there is a school in the area and urban connectors).
- There is no scope for 30km/h permanent limits for local neighbourhood streets.

- There could be potential for 40km/h if there is significant levels of pedestrian and/or cycling activity, or urban streets with no footpaths.
- By 1 July 2026 roads outside school gates must have variable speed limits which are to extend for 300 metres outside each school gate and cannot exceed 45 minutes (or an additional 10 minutes when required).
- Variable limits already in place can remain even if they do not meet the new definition of the outside the school gate.
- The next steps and plan will be provided to meet the deadlines provided which specifies that the Council must provide a list of all roads in scope of the reversal provisions to NZTA by 1 May 2024, and limits to be reversed by 1 July 2025.

Actions

During discussions, the workshop requested for staff to provide the following:

1. A request for an update on project #72761 Linwood Transport Choices.
2. A request for an update on the lifecycle and timeframes of the Healthy Street pilot.
3. Following the previously commissioned research relating to healthy streets, clarification was sought as to whether there have been previous specific projects listed under a healthy streets programme.
4. A request for an update on when reports are being presented to the Community Board's regarding street trees including current tree asset status, removal and replanting as requested as part of the previous Hearings Panel.

Finished: 12:39pm

Lunch

Started: 13:32pm

6. Plan Change 14 Briefing

Presented by: Mark Stevenson, *Acting Head of Planning & Consents*, Brent Pizzey, *Senior Legal Counsel*, and Ike Kleynbos, *Principal Advisor Planning*

- Brent Pizzey introduced the discussion, the scope of the discussion, and the objective of this information session. Discussed the Big Table.
- Ike Kleynbos presented the council mapping of both proposals, went through the Big Table row by row, and explained the colour coding.
- Councillor Harrison-Hunt requested confirmation
- Councillor Peters requested the GPS map. Ike agreed can send this out now, note that it is not finalised, but happy to share.
- Councillor Moore requested confirmation on the difference between the burgundy and the pink on the draft PC14 IHP Recommendation map for North Halswell. Ike explained. Discussion of the area.
- Councillor Fields raised Lyttleton port overlay. Requested confirmation on what would happen if it was removed. Ike confirmed that if the area was removed, the proposed plan would not apply. Note no fundamental change.
- Councillor Johanson requested confirmation that the orange was parts not necessary for decision. Staff confirmed in part.
- Discussion of plan changes which may impact or go against the restrictions set out in plan change 14. Discussion of the high court
- Councillor Johanson raised social impact assessment. Brent reminds Councillors that the only information allowed to be considered is what was provided to the IHP. Note IHP process is finished, no more information can be gathered to make a decision. Councillor Johanson requests information on how to make a resolution to have work done in the future to rectify the deficiencies.
- Ike went through page two. Note New Regent Street Height Precinct only green.
- Councillor Johanson requested confirmation on whether we changed our position in regards to the industrial interface, to be more permissive. Ike confirmed that the position is

- changed to allow for a qualifying matter. Discussion of the process of recommendation. Discussed alternative recommendation on the area. Staff to circulate relative information.
- Councillor Templeton requested confirmation on why we not just accept those that are no change to our current plan. Ike explained that it's due to the underlying zoning.
 - Discussion of precedent. Difference of circumstances no sufficiently different.
 - Councillor Harrison Hunt raised sites of cultural significance, discussion of future changes to the act, impact of fast track.
 - Ike discussed page 3-5; heritage interfaces.
 - Councillor Harrison-Hunt asked if any other heritage provisions were in place for Antonio Hall at the moment. Request for alternative recommendation for the removal of heritage elements to enable development.
 - Councillor Harrison-Hunt requested provisions where council requested acknowledgement of the area. Staff note it's all or nothing in terms of heritage control.
 - Councillor Johanson requested relationship between these decisions and PC13. Staff confirm double level of decision and protection. Removal under PC14 still requires PC13 decision. Discussion of Heritage.
 - Councillor MacDonald requested when next PC13 discussion is intended, and confirmation on whether we need it. Mark notes proposed information session in December, timing designed to not provide new information which could be seen as impacting decision.
 - Councillor Johanson raised trees. Staff confirm coming in a separate plan change process.
 - Ike discussed page 5 central city Cathedral Square and Victoria Street.
 - Councillor Johanson raised wind tunnels. Staff confirm still a consideration.
 - Ike discussed page 6.
 - Councillor Harrison-Hunt raised airport noise influence and the specific controls of the university. Discussion of the University
 - Councillor Harrison-Hunt discussed the radiocommunications pathway, and whether it was due to a move towards other newer communication technologies. Staff discuss recent pathway being disabled due to a crane.
 - Councillor MacDonald raised airport noise contours. Discussion on the restrictions, limitations, 3x3, MDRS. Discussed need to alternative recommendations.
 - Councillor Keown, raised noise contours. Ike confirmed that at this point operative noise contours can only be changed in the RPS. Discussion of the impact of the RPS proposal occurring concurrently to current plan change.
 - Councillor Harrison-Hunt raised noise contours in Ilam. Staff to discuss.
 - Ike Discussed page 7.
 - Councillor Johanson raised the City Spine Transport Corridor Setback. Raised utilising setbacks for cycleways, protection of setbacks on MCR.
 - Ike discussed page 8 and 9.
 - Councillor Johanson requested the inland port influence overlay information as well
 - Councillor Johanson requested confirmation that we cannot add cultural or heritage elements. Staff confirm not.
 - Ike discussed page 9 distance of intensification around centres.
 - Councillor Templeton raised mixed use zoning. Discussion on when this would occur. Mark confirmed report going to councillors regarding planning programme and resources.
 - Councillor Templeton requested what resources would be required to progress further plan changes.
 - Councillor Harrison-Hunt raised former sales yard area. Discussion of proposed heights.
 - Councillor Johanson requested Linwood submission data. Discussion of controls in chapter 7.

- Councillor MacDonald raised church corner, peer street. Discussed alternative recommendation from Councillor Harrison-Hunt.

14:51pm

7. One New Zealand Stadium at Te Kaha - Sustainability Reporting and Cultural Narrative Update

Presented by: David Kennedy, *Chief Executive Te Kaha Project Delivery Ltd*, Kent Summerfield, *Project Director*, and Morgan Darilson.

- David introduced the presentation of two parts. The first part will be on the cultural narrative, the second sustainability reporting.
- Kent introduced Morgan Darilson. Morgan went through the power point presentation and discussed the design elements.
- Mayor Mauger requested confirmation on whether it was different coloured seats or painted. Morgan confirmed different coloured seats.
- Discussion of vertical colour steel sheets.
- Councillor Johanson requested confirmation on what has changed from the first presentation to this. Notes original red pattern on the western entrance. Discussion of the interior palettes, and external palette. Discussion of the neutral inside.
- Councillor Johanson requested any cut backs that occurred due to costs. Morgan confirmed no.
- Councillor McLellan requested confirmation that the designs were being presented to the public. Staff confirmed comms plan.
- David introduced the sustainability report.
- Councillor Templeton raised the lifetime assessment and difference in the emission savings. Kent discussed. Councillor Templeton requested further information on the details which impacted the changes.
- Discussion on social elements.
- Councillor Templeton requested a gender pay gap. David confirms that due to prevalence of contractors, that information is not as easily available.
- Councillor Johanson requested more information on local businesses engaged and local workers delivering the project.
- Discussion of local businesses, contractors and workers.

Meeting concluded at 15:23pm.