

NOTICES OF MOTION81227
Dealt with on F.81096NAYLAND/HEAD STREETS ELDERLY PERSONS HOUSING LOAN - \$86,250:

In April 1985 the Council approved the raising of a loan of \$86,250 for the building of elderly persons' housing units at Nayland/Head Streets. As a condition of raising the loan the Housing Corporation require certain assurances to be given and it is therefore necessary for the Council to pass the following resolution:

"The Christchurch City Council gives an unqualified assurance in respect of the elderly persons' housing units to be built on the corner of Nayland and Head Streets:

- (a) *That the units will be let only to elderly persons being 60 years of age or over, or to persons in receipt of an invalids benefit or a special age benefit, subject to the local Director of Social Welfare concurring in the two latter categories, who have a housing need and whose total assets, including cash, investments, house and other property do not exceed \$10,000 in the case of a single occupant or \$12,500 in the case of a married couple, and therefore are insufficient to provide their own housing.*
- (b) *That the Council will work in conjunction with local welfare organisations to ensure that a periodical check is made on the health and conditions of living of the persons occupying the units.*
- (c) *That the Council will not, without on each occasion the Corporation's prior written consent, which may be given either unconditionally or subject to such conditions as the Corporation may elect to impose, allow any one or more of the units to be let or to be used for any purpose or purposes otherwise than in accordance in all respects with the provisions of paragraph (a) hereof."*

Recommendation: That the above resolution be adopted.

NEW BUILDING BYLAW NO. 105 (1985):

The following clause was before the Town Planning and Policy and Finance Committees at their last meetings:

"In 1981 the Council began a comprehensive review of all of its bylaws. In the intervening years most of the bylaws have been rewritten and are in a form where they are readily available to the general public.

The building bylaw has been the one exception. It had been revised to conform to the general pattern of the other bylaws but much of the text was still contained in New Zealand Standards which are often amended and are now quite expensive.

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A revised Building Bylaw is attached to this report. As far as is possible it has incorporated clauses from the New Zealand Standards but the New Zealand Standards have been severely edited to remove clauses that are not particularly relevant to present building conditions.

The more recent standard bylaws have been in the form of a relatively simple bylaw with the means of compliance being contained in a separate document. The means of compliance documents, the technical documents that explain how to comply with the bylaws are not changed and are being used throughout the country.

One of the major reasons that a new bylaw is necessary is that the New Zealand Standard relating to fire resistant construction has been amended and most fire resistance ratings have been halved. Until the new bylaw is adopted the benefits of that change cannot be passed on to developers.

The Municipal Association has been advised by many Local Authorities that they are not happy with the prospect of eliminating concrete or masonry fire walls. Officers of both Waimairi District Council and the Christchurch City Council are of the opinion that while the reduction in fire resistance ratings should be welcomed they should recommend to their respective Councils that the requirement that fire walls be of concrete or masonry should be retained.

The proposed bylaw has therefore reduced the requirement for firewalls down from 4 hours to 1½ hours but retained the requirement that such walls be of concrete or masonry.

The other significant change is to simplify the bylaws relating to accessory buildings. As far as possible siting requirements have been left as a matter more properly considered by the District Scheme and the bylaw has attempted to deal only with structural and fire resistance matters.

Prior to the adoption of the bylaw a meeting will be held with Architects, Engineers and Draughtsmen to explain the changes incorporated in the bylaw and an information sheet will be prepared for builders."

All members of the Council have been sent a copy of the new proposed Bylaw and further copies are tabled.

The Town Planning and Policy and Finance Committees jointly make the following recommendation.

Recommendation: That the following resolutions be adopted:

- (a) "In pursuance of the powers vested in it by the Local Government Act 1974, the Standards Act 1965 and of all other powers it thereunto enabling the Christchurch City Council hereby makes and ordains the Christchurch City Bylaw No. 105 (1985) - Buildings." As per copy tabled.

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- (b) *"That the General Manager and Town Clerk be authorised to give public notice that the foregoing resolution will be submitted to an Ordinary Meeting of the Council to be held on Monday, the 18th day of November 1985, for confirmation as a Special Order."*

COMMENCEMENT OF PROCEEDINGS TO MAKE A SPECIAL ORDER
TO PERMIT THE ALTERATION TO THE NAME OF DURHAM STREET:

At its meeting held on Monday, 15 July 1985, the Council adopted a recommendation made by the Town Planning Committee that Durham Street be renamed "Durham Street North" and "Durham Street South". The Council also resolved that the section of unnamed road forming the new bridge across the Avon River adjacent to the Bridge of Remembrance be named "Durham Street South".

A Special Order is required to enable Durham Street to be renamed in accordance with the Council's previous resolution.

Recommendation: That the following resolutions be adopted:

- (a) *That pursuant to the provisions of Section 320 (1) of the Local Government Act 1974 the Christchurch City Council hereby resolves by way of Special Order to alter the name of that portion of Durham Street running between Gloucester Street and Caledonian Road to "Durham Street North" and to alter the name of that portion of Durham Street running between Brougham Street and Lichfield Street to "Durham Street South."*
- (b) *That the General Manager and Town Clerk be authorised to give public notice that the above resolution will be submitted to an Ordinary Meeting of the Council to be held at 7.30 p.m. on Monday the 18th day of November 1985, for confirmation as a "Special Order".*

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MinutesPAGE REF.14TH ORDER OF THE DAY - REPORT OF THE LOCAL GOVERNMENT WORKING PARTY:(Cr Buck retired)

81220/81224

Moved by the Mayor
Seconded by Cr GlubbThat the Report of the Local Government Working Party be
adopted. Carried.

Report adopted.

(Cr Buck returned)15TH ORDER OF THE DAY - INTERIM REPORT OF THE RATES REVIEW PROJECT TEAM:

81225/81226

Moved by Cr Glubb
Seconded by Cr ArbuckleThat the Interim Report of the Rates Review Project Team be
adopted. Carried.

Report adopted.

16TH ORDER OF THE DAY - NOTICES OF MOTION:

81227/81229

- (1) Nayland/Head Streets Elderly Persons' Housing Loan -
\$86,250.

Moved by Cr Garrett
Seconded by Cr Arbuckle

That the resolution contained in this clause be adopted.

Carried.

- (2) New Building Bylaw No. 105 (1985).

Moved by Cr Garrett
Seconded by Cr Wright

That the resolutions contained in this clause be adopted.

Carried.

- (3) Commencement of Proceedings to Make a Special Order
To Permit the Alteration to the Name of Durham Street.

Moved by Cr Wright
Seconded by Cr Garrett

That the resolutions contained in this clause be adopted.

Carried.