

CHRISTCHURCH CITY COUNCIL AGENDA

THURSDAY 6 DECEMBER 2012

9.30AM

**COUNCIL CHAMBER, CIVIC OFFICES,
53 HEREFORD STREET**

AGENDA - OPEN



CHRISTCHURCH CITY COUNCIL

**Thursday 6 December 2012 at 9.30am
in the Council Chamber, Civic Offices, 53 Hereford Street**

Council: The Mayor, Bob Parker (Chairperson).
Councillors Peter Beck, Helen Broughton, Sally Buck, Ngaire Button, Tim Carter, Jimmy Chen, Barry Corbett, Jamie Gough, Yani Johanson, Aaron Keown, Glenn Livingstone, Claudia Reid and Sue Wells.

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1. APOLOGIES

Nil.

2. DEPUTATIONS BY APPOINTMENT

- Representatives from Onuku Marae will assist in presenting the Chair's Report from Akaroa/Wairewa of 14 November on the Takapuneke Conservation Report (item 4).
- Riccarton/Wigram Community Board and representatives from Olympia Gymnastic Sports (item 9).

Regarding Hagley Oval Report (item 16.1):

- Lee Robinson, Chairperson of Canterbury Cricket Trust.
- David Fox.
- Nicholas Davidson.
- Sam Martin.
- David Thornley.
- Neil Roberts, Chairperson of Christchurch Civic Trust.
- Alan Reid.
- Martin Meehan of Save Hagley Park.
- Peter Hay.
- Lee Germon, Chief Executive of Canterbury Cricket.
- Peter Heenan.

Regarding Riccarton Bush Annual Report – Corporate and Financial Committee 28 November 2012 Report to Council (item 20):

- Charles Deans.

Regarding Amendment to Standing Orders – Deputation to Committees (item 24):

- David Lynch.

Regarding rockfall-related reports (items 33, 34 and 35):

- Tony Ging.
- Kim Preston.

3. PRESENTATION OF PETITIONS

Nil.

6. 12. 2012

**REPORT BY THE CHAIRMAN OF THE
AKAROA/WAIREWA COMMUNITY BOARD
14 NOVEMBER 2012**



PART A - MATTERS REQUIRING A COUNCIL DECISION

1. TAKAPUNEKE CONSERVATION REPORT

General Manager responsible:	General Manager, City Environment Group DDI 941-8608
Officer responsible:	Unit Manager, Asset and Network Planning
Author:	Philippa Upton, Consultation Leader

PURPOSE OF REPORT

1. The purpose of this report is for the Council to consider the recommendation from the Akaroa/Wairewa Community Board to adopt the Takapūneke Conservation Report.

EXECUTIVE SUMMARY

2. The Takapūneke Conservation Report for Akaroa's historic Takapūneke site was commissioned in 2009 by the Christchurch City Council to assist in decision-making for the future of the site, to guide the development of a future reserve management plan and to ensure the effective protection of Takapūneke for present and future generations.
3. The site, which is made up of six separate land parcels including the Takapūneke Reserve, Britomart Reserve and monument, Beach Road Park and Greens Point Park, was classified as Historic Reserve subject to the Reserves Act 1977 on 16 October 2008.
4. The Conservation Report has been written to establish the heritage values of Takapūneke by formulating an overview of the social, cultural, architectural and site history for the land and its associated structures, with careful regard given to both the tangible and intangible values of the place. The higher level principles and policies generated through in-depth research and consultation will now help inform Council processes in developing the reserve management plan.
5. The conservation report in conjunction with the future management plan will ensure that the cultural, spiritual and heritage values of the site will guide the future of this highly significant site. In addition, to reflect the national significance of the Takapūneke Historic Reserve, the Council has resolved to seek National Reserve status for the Reserve.
6. Few conservation reports or plans have been completed in this country for wāhi tapu sites, which are principally of intangible value. The development of this conservation report has provided an important opportunity for the Council to work in partnership with Te Rūnanga o Ōnuku (Ōnuku Rūnanga) and to liaise with key stakeholders and interested parties to ensure the cultural heritage values of Takapūneke are identified and safeguarded.
7. The Conservation Report has been prepared by a team of consultants appointed by the Council: This team was led by a heritage consultant and included an historian, heritage architect, landscape architect, archaeologist, Ngāi Tahu adviser for cultural and heritage values, Māori Heritage Advisor/Pouārahi, the New Zealand Historic Places Trust Pouhere Taonga.
8. A steering group was established comprising representatives from the Council, New Zealand Historic Places Trust and Mahaanui Kurataiao Ltd (MKT) as delegated representatives of Ōnuku Rūnanga.

FINANCIAL IMPLICATIONS

9. There are no financial implications directly arising from the adoption of this Conservation Report.

Akaroa/Wairewa Community Board 14.11.2012

1 Cont'd

Do the Recommendations of this Report Align with 2009-19 LTCCP budgets?

10. Not Applicable.

LEGAL CONSIDERATIONS

11. The six separate parcels making up Takapūneke Historic Reserve were classified by Council resolution on 16 October 2008 as Historic Reserve under section 18 of the Reserves Act 1977.

Have you considered the legal implications of the issue under consideration?

12. Yes.

ALIGNMENT WITH LTCCP AND ACTIVITY MANAGEMENT PLANS

Do the recommendations of this report support a level of service or project in the 2009-19 LTCCP?

13. Yes, the Conservation report will contribute to meeting the Council strategic direction to "Preserve and conserve heritage items and outdoor art work" in the Garden and Heritage Parks Activity Management Plan.

ALIGNMENT WITH STRATEGIES

Do the recommendations align with the Council's strategies?

14. Yes, the recommendation meets requirements of Council Heritage Conservation Policy to prepare conservation plans for all listed heritage buildings, places and objects in Council ownership.

CONSULTATION FULFILMENT

15. To enable the tangata whenua cultural heritage values to be strongly reflected in the document considerable consultation, kōrero and hui have been undertaken with Ōnuku Rūnanga via MKT. The brief specified that the report be developed in partnership with Ōnuku Rūnanga who delegated MKT to carry out this role on their behalf.
16. A hui was held for consultants and the steering group in the early stages of the plan which included a site visit, and other hui have been held via MKT to explain the report and gain approval from the Rūnanga. Members of the steering group attended the Waitangi weekend and Takapūneke celebrations in 2010.
17. The Akaroa Civic Trust and Akaroa Museum have assisted the steering group by providing valuable input throughout the development of the conservation report. There has been opportunity for feedback at key stages of the report's development following meetings at initiation, first draft, draft for consultation (February 2011) and final draft. Comments raised during each stage have been considered and resulted in changes to the final report.
18. Acknowledgement has also been made of the huge contribution the Civic Trust has made towards recognition of the site, in support of Ōnuku Rūnanga. The Trust and wider community have been assured that they will have further opportunities for involvement in the development of the Takapūneke Management Plan.
19. The Akaroa/Wairewa Community Board was presented with the draft report at an informal seminar, and kept informed of progress. Feedback was received from Councillor Reid on the draft for consultation.

STAFF RECOMMENDATION

It is recommended that the Akaroa/Wairewa Community Board recommend that the Council adopt the Takapūneke Conservation Report.

6. 12. 2012

Akaroa/Wairewa Community Board 14.11.2012

1 Cont'd

BOARD CONSIDERATION

The Board unanimously supported the staff report, recognising the importance of the Takapūneke Historic Reserve and its national significance. Board members congratulated all those involved with the production of the conservation report.

BOARD RECOMMENDATION

That the staff recommendation be adopted.

Draft
Takapūneke
Conservation Report

Te whenua
Te whenua
Te oranga
Mō te iwi
Nō ngā tūpuna
Tuku iho, tuku iho



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Cover Image - Takapūneke, 2009. Photograph: Malcolm Duff, NZHPT.

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Whakataki

Kā Roimata

by Ariana Tikao and Maurice Gray

Kā roimata, kā roimata

Kā roimata, kā roimata

Marikihia ōu roimata

E te iwi o Rakiamoa

Mā wai rā e kōrero mō Takapūneke

Kia maumahara rā

Me manu aituā

I whakatau mai rā

Te Irihāpeti, auē te korotaki

Ka taka mai te toto o te mate

Ki te onekura, takiauē!

Ka hoki mai ki te oho

Te hī whenua ki te puāwai anō

1. He Kupu Whakataki – Introduction¹

The Conservation Report for Akaroa's historic Takapūneke site was commissioned by the Christchurch City Council to assist in the decision making for the future of the site, to guide the development of the Reserve Management Plan and most importantly to assist in ensuring the effective protection of Takapūneke for present and future generations.

The brief for the preparation of the Conservation Report notes that: "Takapūneke is acknowledged by Ngāi Tahu today with great sorrow for past devastation, and the protection of the land has been of paramount importance for Ngāi Tahu for many years. The action taken by the Council to recognise and protect the area as an historic reserve is a step of great importance to Ngāi Tahu".

The Conservation Report will provide an important opportunity for the Council to work in partnership with Te Rūnanga o Ōnuku and to liaise with key stakeholders and interested parties to ensure the cultural heritage values of Takapūneke are identified and safeguarded.

The New Zealand Historic Places Trust Pouhere Taonga recognises the cultural heritage significance of Takapūneke through its registration as a wāhi tapu area. It also recognises the Akaroa waterfront as an historic area.

The Conservation Report has been prepared by a team of consultants (the authors) who were appointed by the Council: Takerei Norton, John Wilson, Wendy Hoddinott, Dave Pearson, Bridget Mosley, Jenny May and Helen Brown, Māori Heritage Advisor/Pouārahi, the New Zealand Historic Places Trust.

The authors wish to acknowledge the following people and organisations who have assisted and contributed generously to this report. Te Rūnanga o Ōnuku, George Tikao, Pere Tainui, Ngaire Tainui, Mel Tainui, George Tainui, Bernice Tainui, Milly Robinson, Bruce Rhodes, Wi Tainui, Meri Robinson, Henare Robinson, Ariana Tikao, Mahaanni Kura Taiao, Andrea Lobb, Sir Tipene O'Regan, Harry Evison, Jim McAloon and Amos Kamo. We have appreciated the guidance and advice of the Steering Group for this project and in particular Helen Brown, Amanda Ohs and Philippa Upton, and Andrea Lobb and Fiona Oliphant (of Mahaanui Kurataio Ltd), members of the Akaroa Civic Trust including Victoria Andrews, Steve Lowndes, Mere Robinson and Paul Dingwall, Jeff Hamilton, Hugh Wilson, Trevor Partridge, Michael Trotter, Colleen Stuart, Brian Allingham, Chris Jacomb, Nigel Harrison, Jan Shuttleworth, the New Zealand Historic Places Trust, the Akaroa Museum including Lynda Wallace, and the heritage and archive staff at the Christchurch City Council.

Acknowledgement of images: All sources are noted below the image. Contemporary images are by the authors and are not individually acknowledged.

It is critical that protection is assured for the Ngāi Tahu relationship with their whakapapa and stories by ensuring the information within this Conservation Report is not used for any public or private commercial benefit or public acclaim without the full agreement of Ngāi Tahu and Te Rūnanga o Ōnuku. No part of this Conservation Report may be used in any way without consultation and written agreement and permission of Ngāi Tahu and Te Rūnanga o Ōnuku, and the permission of the authors.

¹ Cover image sourced from pg 17 of the booklet *Toitu Te Whenua The Land*

2. Executive Summary

This Conservation Report was commissioned by the Christchurch City Council in order to identify a wide range of cultural heritage values of the Takapūneke site. It has been developed by a team of heritage professionals in consultation with Ōnuku Rūnanga, the Akaroa Civic Trust, the New Zealand Historic Places Trust, Mahaanui Kurataiao Ltd, the wider community and the members of the Council-led project steering group.

A conservation report is written to assist planning for any future change while maintaining heritage values. A principal purpose of the information gathered to record and evaluate the cultural heritage values is to enable the formulation of principles and policies the purpose of which is to retain those values and guide the long term use and care of the place. The conservation report is divided in to three sections: Section one considers the Māori and Pākehā history of the site, the landscape history and the archaeology; Section two considers the built Pākehā heritage; Section three contains a chronological summary of events, the heritage significance assessment, and the principle and policy statements.

The methodology for this report has been to establish an overview of the social, cultural, architectural and site history of the land and its associated structures to assist in the development of a management plan for the site. Throughout the research process, careful regard has been taken of both the tangible and intangible, through oral histories and interviews, examination of available archival material and secondary sources and examination of the site to evaluate its social, cultural and spiritual, archaeological, built and landscape heritage.

The material collected by the consultants responsible for each professional area has been evaluated, and the built structures evaluated through a specific assessment criteria, to develop an overall understanding of the heritage significance and values of Takapūneke. This has then informed the development of the principles and policies.

Takapūneke is particularly significant for its Māori heritage and cultural values. Māori heritage places are taonga tuku iho (treasures handed down), integral to Aotearoa/New Zealand's culture and identity. The cultural heritage values of such places reside as much in their meaning, symbolism, settings and associations (intangible values) as they do in tangible physical form. Many of these heritage places constitute the basis for Māori community relationships, cultural empowerment and tribal identity². This is particularly true for Takapūneke, which is a place of great significance to Ngāi Tahu - both for the local Rūnanga of this area (Te Rūnanga o Ōnuku and neighbouring Wairewa Rūnanga) and more widely across the iwi (tribe).

As noted in the initial brief for this conservation report there are few conservation plans that have been completed in this country for wāhi tapu sites, which are principally of intangible value and cultural landscapes. Thus in order to fully provide for the intangible cultural values of Takapūneke and to enable the Tāngata whenua cultural heritage values to be strongly reflected in the document, considerable consultation, kōrero and hui with Te Rūnanga o Ōnuku and other stakeholders has been undertaken to ensure that the conservation report clearly and strongly reflects Ngāi Tahu relationships, knowledge and perspectives of Takapūneke. The conservation report has through this process attempted to address the many layers of values, history and significance of Takapūneke – for both Māori and Pākehā.

² Brown, H. (2009) "Māori gems handed down" in Christchurch Press in Conservation Plan Brief 2010

3. Overview Of Site Significance

A range of significant Māori and Pākehā values and histories is associated with Takapūneke, making it a site of immense local and national importance. Ngāi Tahu and their tūpuna from earlier tribes – Kāti Māmoe and Waitaha – have settled, travelled and held traditional authority over an area that encompasses most of the South Island (Te Waipounamu). The area of Akaroa, the harbour, surrounding hills and the outer bays, were also strongholds for Ngāi Tahu and earlier iwi. There remains today a strongly held connection between the Ngāi Tahu whānau and hapū with the land, harbour, waters and taonga of the area.

Takapūneke became an important centre for trade between Ngāi Tahu and Pākehā in the early 19th century. Whalers and other traders visited Akaroa to replenish necessary supplies, especially food, and by the mid nineteenth century farming which brought changes to the landscape. As one of the earliest European farming sites its buildings, fencing and other physical objects are of historical significance as the tangible reminder of European life on Banks Peninsula, particularly in the early years of the twentieth century.

Takapūneke is one of the most revered and sacred sites in Aotearoa, because of the tūpuna who once lived there, and because of the *Brig Elizabeth* incident and subsequent events that resulted in the devastation of the people who lived there in 1830. Following the 1830 massacre and fall of Ōnawe in 1832, Ngāi Tahu never lived at Takapūneke again, regarding the bay of Takapūneke as tapu because of the deaths that occurred there³. Local iwi then lived at Ōnuku, the next bay south of Takapūneke.

Events at Takapūneke provided the impetus for British intervention in New Zealand that ultimately led to the Treaty of Waitangi, and are acknowledged as a significant point in New Zealand history.

3.1. The Takapūneke site property details

The area referred to by Christchurch City Council as Takapūneke consists of six different land parcels, as identified in the *Boundary, Land Parcel and Gazette Notice Information Plan (Appendix 1)*. This includes Britomart Historic Reserve, Green's Point, Takapūneke Reserve and Beach Road Park.

The Council has completed steps to change the reserve classification of these areas to be declared as Historic Reserves, held under the Reserves Act 1977.

On 9 April 2009 the area referred to as Takapūneke Reserve (Lot 1 DP 73274 - 9.6087 ha) was changed from a local purpose (historic site) reserve to a historic reserve and was notified in the New Zealand Gazette (Notice no. 2953, NZG no. 48, 9 April 2009, p1182).

On 12 May 2009 Christchurch City Council resolved that areas referred to as Green's Point (Lot 1 DP 73274 - 4.0611 ha) and Beach Road Park (Lot 3 DP 73274 - 0.1741 ha) be declared a historic reserve under the Reserves Act 1977. This resolution was notified in the New Zealand Gazette (Notice no. 4671, NZG no.76, 28/5/09, p1797)⁴.

3.2. Owner Requirements

The brief developed by the Council for the preparation of this Conservation Report is an extensive document which has clearly outlined the Council's role and methodology for the future of the Takapūneke site. The brief notes that:

Takapūneke is particularly significant for its Māori heritage and cultural values. Māori heritage places are taonga tuku iho (treasures handed down), integral to Aotearoa/New Zealand's culture and identity. The cultural heritage values of such places reside as much in their meaning, symbolism, settings and associations (intangible values) as they do in tangible physical form. Many of these heritage places constitute the basis for Māori community relationships, cultural empowerment and tribal identity⁵. This is particularly true for Takapūneke, which is a place of great significance to Ngāi Tahu - both for the local Rūnanga of this area (Te Rūnanga o Ōnuku and neighbouring Wairewa Rūnanga) and more widely across the iwi (tribe). Council is committed to recognising this and has established a partnership and collaborative relationship with Ngāi Tahu, through Te Rūnanga o Ōnuku and working with Mahaanui Kurataiao Ltd⁶ (MKT), for the planning and management processes for Takapūneke.

The Conservation Report has been written to help inform the Council's process in developing a reserve management plan for Takapūneke Historic Reserve. The reserve management plan will address key issues identified within the Conservation Report, in particular regarding its principles and policies.

³ Conservation Report Brief 2010 p.12.

⁴ Conservation Report Brief 2010 p.11.

⁵ Brown, H. "Māori Gems Handed Down", The Press 2009

⁶ Mahaanui Kurataiao Ltd (MKT) is a company owned by the six rūnanga of Christchurch City, including Ōnuku, and has the mandate to engage in resource management, local government and other policy and planning matters on their behalf.

4. Overview of the report

4.1.

This Conservation Report has been developed to establish the heritage values of the site known as Takapūneke. The information gathered for the report has formed the basis for the formulation of principles and policies to retain those values to achieve the long term use and care of the place. The methodology for this report has been to formulate an overview of the social, cultural, architectural and site history of the land and its associated structures, taking careful regard of both the tangible and intangible, through oral histories and interviews, examination of available archival material and secondary sources and examination of the site to evaluate its social, cultural and spiritual heritage, its archaeological heritage, its built heritage and its landscape heritage.

4.2.

As noted in the brief, few conservation reports or conservation plans have been completed in this country for wāhi tapu sites which are principally of intangible value. In order to fully provide for the intangible cultural values of Takapūneke and to enable the tāngata whenua cultural heritage values to be strongly reflected in the document, considerable consultation, kōrero and hui have been undertaken with Te Rūnanga o Ōnuku. Consultation has also been undertaken with other stakeholders such as the Akaroa Civic Trust and New Zealand Historic Places Trust. This Conservation Report has through this process attempted to address the many layers of values and history and significance of Takapūneke – to both Māori and Pākehā.

Draft

5. Legislation

5.1.

Current legislation provides measures for any future management and development of heritage places. Consideration of all areas of current legislation and of best practice heritage management guidelines must be considered to ensure that the cultural heritage values are appropriately respected and protected before any future development or work is undertaken at Takapūneke.

5.2.

Regard to this should include, but not be limited to:

- The Banks Peninsula District Scheme
- The Resource Management Act, 1991, and RMA Amendment Acts 2003 and 2004 (RMA)
- Historic Places Act 1993 (HPA) with particular regard to Wāhi Tapu and Wāhi Tapu areas and Archaeological Sites
- Building Act 2004
- The Reserves Act 1977
- Treaty of Waitangi
- Local Government Act (2002)

Though there is no statutory or regulatory requirement, consideration should also be given to: The ICOMOS (NZ) Charter, Te Pumanawa o ICOMOS o Aotearoa Hei Tiaki I Ngā Taonga Whenua Heke Iho o Nehe for the conservation of places of cultural heritage value. (Appendix 2)

Revised in 2010, this charter sets out principles to guide the conservation of places of cultural heritage value in New Zealand. It is intended as a frame of reference for all those who, as owners, territorial authorities, tradespeople or professionals, are involved in the different aspects of such work and aims to provide guidelines for community leaders, organisations and individuals concerned with conservation issues.

5.3. Treaty of Waitangi – Te Tiriti o Waitangi:

The Te Tiriti o Waitangi recognises and guarantees the protection of tino rakatirataka (sovereignty) and so empowers kaitiakitaka as customary trusteeship to be exercised by tāngata whenua over their taonga, such as sacred and traditional places, built heritage, traditional practices, and cultural heritage resources. Council responsibilities in relation to the Treaty are defined in statute, particularly the Local Government Act 2002, the Resource Management Act 1991, as well as iwi settlement legislation (Te Rūnanga o Ngāi Tahu Act 1996, and Ngāi Tahu Claims Settlement Act 1998).

5.4. Historic Places Act 1993 (HPA)

5.4.1. As noted previously, Takapūneke is registered by the New Zealand Historic Places Trust Pouhere Taonga as a wāhi tapu area. The extent of registration includes Lot 1 DP 73274, Lot 1 DP 76825; Blk XIII, Akaroa S.D. Note: Takapūneke Reserve (Historic Reserve) Lot 1 DP 76825; Register #: 7521.

5.4.2. The Akaroa Waterfront is registered by New Zealand the Places Trust as an historic area. This comprises the foreshore of French Bay (from Rue Brittain) including Red House Bay, Akaroa. It also encompasses the road reserve that runs around the foreshore, including the area 300 metres out from the high tide mark. Where the road reserve no longer follows the coast, the area continues at an equivalent width of the road reserve or for those properties in private ownership 300 metres out to sea from the legal boundaries, Register #: 7330 (Appendix 3).

5.4.3. The purpose of the Historic Places Act (1993) is to promote the identification, protection, preservation, and conservation of the historical and cultural heritage of New Zealand. In addition to its general heritage requirements, the Act has some specific requirements in relation to Māori, requiring all persons exercising functions and powers under the Act to recognise the relationship of Māori and their culture and traditions with their ancestral lands, water, sites, wāhi tapu, and other taonga. The Māori Heritage Council is convened under the auspices of the New Zealand Historic Places Trust and was created by Part IV of the Act. The Māori Heritage Council and te Tira o Pouhere Taonga (Māori Heritage Team) have a national leadership role to promote, facilitate and advocate for Māori heritage. The Act states that it is not lawful for any person to destroy, damage, or modify, or cause to be destroyed, damaged, or modified, the whole or any part of any archaeological site (any place in New Zealand that was associated with human activity that occurred before 1900 and is or may be able through investigation by archaeological methods to provide evidence relating to the history of New Zealand) without an archaeological authority from the Trust.

5.5. Local Government Act 2002⁷

In fulfilling the Crown's Treaty responsibilities the Local Government Act sets out what the Council is required to do to address this and to provide opportunities for Māori to contribute to decision-making processes, and provide relevant information to Māori for the purposes of this contribution to decision-making process.

⁷ It is noted that both the Local Government Act and The Resource Management Act require wider community engagement.

5.6 Resource Management Act 1991 (RMA)

5.6.1. The Council is required to recognise and provide for the protection of historic heritage, which is defined as including: sites of significance to Māori including wāhi tapu, archaeological sites, historic sites, structures and areas and surroundings, from inappropriate use, subdivision and development as a section 6 matter of national importance. The Council is also required to recognise and provide for the relationship of Māori and their culture and traditions with their ancestral lands, water, sites, wāhi tapu, and other taonga, and the protection of recognised customary activities. In achieving the purpose of the RMA, the Council is required to have particular regard to kaitiakitanga – the exercise of guardianship by the tāngata whenua of an area in accordance with tika Māori (Māori customary values and practices) in relation to natural and physical resources, and the ethic of stewardship. The Council must also take into account the principles of The Treaty of Waitangi, which recognises and guarantees the protection of tino rangatiratanga and empowers kaitiakitanga as customary trusteeship to be exercised by tāngata whenua over their taonga, such as sacred and traditional places, built heritage, traditional practices, and cultural heritage resources

5.6.2. RMA Section 5 outlines the purpose of the Act that is to:

1. *promote the sustainable management of natural and physical resources*
2. *sustainable management means managing the use, development, and protection of natural and physical resources in a way, or at a rate, which enables people and communities to provide for their social, economic and cultural well-being and for their health and safety while:*
 - c. *Sustaining the potential of natural and physical resources (excluding minerals to meet the reasonably foreseeable need of future generations; and*
 - d. *Safeguarding the life-supporting capacity of air, water, soil and ecosystems; and*
 - e. *Avoiding, remedying or mitigating any adverse effects on the environment*

5.6.3. RMA Section 6 outlines matters of national importance, noting that in achieving the purposes of the Act all persons must recognise and provide for:

- f. *The relationship of Māori and their culture and traditions with their ancestral lands, water, sites, wāhi tapu, and other taonga*
- g. *The protection of historic heritage from inappropriate subdivision, use and development. (2003 amendment)*

5.6.4. Other sections of the RMA of particular note are:

S32 – Duties to consider alternatives, assess benefits and costs

S88 – Application for Resource Consents

S104 and S105 – decision-making, matters to be considered

Fourth Schedule – assessment of effects on the environment

5.7. Building Act 2004⁸

Under the Building Act 2004 (amended March 2005), it is the owner's responsibility to:

- apply for a building consent for any proposed building work
- provide the necessary information with the building consent application to confirm compliance with the New Zealand Building Code
- notify the Council when a change of use is proposed
- apply for a code compliance certificate on completion of building work
- ensure that inspection, maintenance and reporting procedures are carried out where required by any compliance schedule
- maintain the building in a safe and sanitary condition at all times.

The Building Act 2004 (Section 131) requires territorial authorities to develop policies on earthquake-prone buildings within their districts. In keeping with this requirement, the Christchurch City Council has adopted a policy for earthquake-prone buildings, dangerous buildings and unsanitary buildings within its district.

5.8. The Reserves Act 1977

The Reserves Act 1977 is administered by the Department of Conservation. Its function Reserves is to provide for the preservation and management, for the benefit and enjoyment of the public, of areas possessing some special feature or values such as recreational use, wildlife, landscape amenity or scenic value. The Reserves Act also provides for the acquisition of land for reserves, and the classification and management of reserves⁹.

5.9. Banks Peninsula District Scheme

Chapter 8 of the District Scheme *Issues of importance to Tāngata Whenua* notes that the needs of tāngata whenua and the manner in which these needs are provided for, is a matter of significance. The plan acknowledges that the tāngata whenua have a deep spiritual association with the land and water which to them are a great taonga.

Chapter 14 addresses cultural heritage noting that Banks Peninsula has a rich legacy of human occupancy and this is reflected in the distribution of sites, buildings, places and areas of heritage value throughout the district. Such features are important for their archaeological value and their architectural and historical significance.

⁸ <http://www.building.govt.nz>

⁹ <http://www.legislation.govt.nz/act/public/1977>



Foreshore at Takapūneke in 1957, showing buildings extending to the south (detail from Donald J. McKay photograph of the 1957 Sanders Cup race, provided by Jan Shuttleworth)

Section one.

Understanding the place: Documentary evidence





Takapūneke, 2009. Photograph: Malcolm Duff, NZHPT.

6. History

6.1 Akaroa Harbour

Takapūneke is the name of an historically important Māori settlement and flax trading outpost of the Ngāi Tahu Rangatira (chief) Te Maiharanui, located at what later became known as Red House Bay in Akaroa Harbour.

When Ngāi Tahu hapū (sub-tribes) arrived at Horomaka (Banks Peninsula) in the late 16th or early 17th century several iwi, such as Rapuwai, Hāwea, Waitaha and Ngāti Māmoe, were already living on the Peninsula. Over time through warfare and intermarriage Ngāi Tahu assimilated with these other iwi to take ownership and control of Horomaka with the Ngāi Tahu Rangatira (chief) Te Ake located at the head of Akaroa Harbour.

Many of the traditions of the earlier iwi were readily inherited by Ngāi Tahu including the ancient wāhi ingoa (place names)¹. Today several wāhi ingoa associated with the Waitaha tipuna (ancestor) Rākaihautū, who was responsible for the naming and claiming of the landscape, form part of Ngāi Tahu oral tradition and cultural practice². The striking landmark of Tuhiraki which stands across the harbour from Takapūneke is the kō (digging stick) used by Rākaihautū to dig all the principal lakes of Te Wai Pounamu (South Island)³. Tuhiraki is an important wāhi tapu (sacred site) for Akaroa Ngāi Tahu.

Takapūneke was one of many Māori settlements located throughout Akaroa Harbour. Other key settlements in the harbour included Ōnawe, Ōnuku, Ōpukutahi, Takamatua and Wainui⁴. The importance of the harbour's mahinga kai (traditional food gathering practices and sites) was one of the principal reasons Akaroa was a popular area for Māori settlement.

The freshwater resources, harbour, ocean, adjacent bays, rocky shoreline and sandy beaches provided Takapūneke and other settlements in the Harbour with a variety and abundance of finfish, shellfish and other forms of seafood. Subsequently the economy of the Akaroa Māori was based on fishing, catching of sea birds and shellfish gathering.

During summer fish such as mangā (rig/dogfish/barracouta/grumpy shark), red cod, hāpuka (groper) and hokarari (ling) were taken in the warm inshore waters in large numbers. Freshwater fish, particularly inaka (whitebait), tuna (eels) and waikōura (freshwater crayfish), were also in abundance. A variety of shellfish, including pāua, mussel, pipi, tuaki (cockle), cats eye, oyster, kina and limpet, and crustaceans such as crab and kōura (crayfish), were gathered from the rocky shorelines and sandy beaches.

Since food was abundant in the summer and scarce during winter, food storage was very important. A high proportion of the foods caught during summer, such as hāpuka, tuna, inaka, mussels and pipi were preserved. They were generally cooked in an umu (steam pit), then hung in a storehouse to dry and harden, and then stored to be consumed later.

The surrounding forests would have provided an abundance and variety of forest dwelling birds such as kākā, kākārīki (New Zealand parakeet), kārearea (New Zealand falcon), kererū (New Zealand wood pigeon), kōkako, korimako (bellbird), laughing owl, mōhua (yellowhead), piopio, pīpī, pīwakawaka (fantail), riroriro (grey warbler), tieke (South Island saddleback) and tūi⁵. These birds would have been gathered by local Māori to supplement the marine food resources.



Tuna (eels), kererū (native pigeons) and tuaki (little neck clams) are some of the taonga (treasured) food species associated with Te Pātaka o Rākaihautū. The kererū was one of the most important mahinga kai (traditional food) resources of Ngāi Tahu. The feathers were treasured for adorning cloaks, the meat was eaten and the hinu (oil) was extracted for a variety of uses. (Photograph: Kerry-Jayne Wilson).

“We were at home one day and Pop Keefe who brought me up and his wife, Annie were talking about [Takapūneke]. They said you can go down there but be careful because there was a big chief that lived there and had his house there. We said “Are we allowed to go and pick mussels and other things from around the beach there?” and they said, “Oh no, I don’t think you better”...” (Interview with Nancy Robinson by Helen Brown, 2 November 2009)⁶.



Photograph of Akaroa Harbour with Ōnawe Peninsula located in the middle, c. 1900 – 1910
(Photograph courtesy of Akaroa Museum, image number # 61).

¹ Waitangi Tribunal (1991) *The Ngāi Tahu Report 1991*: 3.1.2

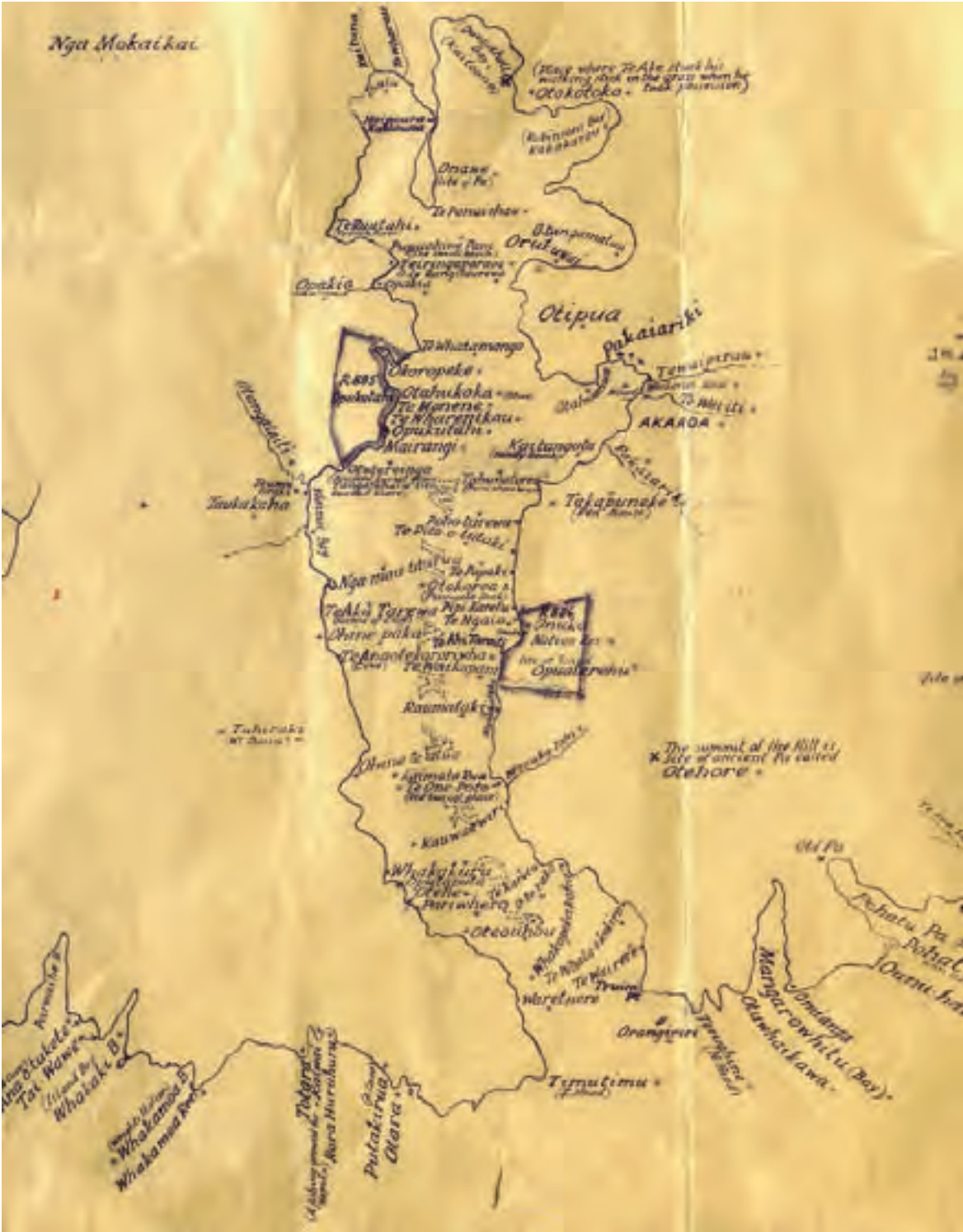
² Tau, Rawiri Te Maire (2003) *Nga Pikituroa o Ngāi Tahu: The oral traditions of Ngāi Tahu*. University of Otago Press: New Zealand. p267. Tau notes that the Waitaha tradition is important because it was through Rakaihautū and his descendants that the land was named and therefore claimed. As recorded in the Pokuku-Eli text (written in 1887 by two tohunga, Wi Pokuku and Herewini Eli who were trained by Te Maiharoa): “*Ko Rakaihautu te takata nana I timata te ahi ki ruka ki tenei motu ka nohoia tenei motu e Waitaha...*” Interpretation: Rakaihautu was the man that lit the fires of occupation upon this island”. See Tau (2003), p 272.

³ Today, Tuhiraki is always referred to in the whaikōrero (formal speech making) on Ōnuku Marae when speakers mihi to (greet) the sea and the hills. Personal communication George Tikao to Helen Brown March 2008.

⁴ These settlement sites were not necessarily all occupied concurrently.

⁵ W. Hoddinott, (2010). Draft Takapūneke Landscape Report.

⁶ Robinson, Nancy. Interview for Ngā Roimata o Takapūneke: Tears of Takapūneke exhibition by Helen Brown. DAT recording, Nancy Robinson’s home, Little River/Wairewa, Banks Peninsula, 2 November 2009.



A map of Māori settlements and place names in Akaroa Harbour. The names on the map are from sketch plans supplied by James Canon Stack. The accuracy and location of place names on the map have not been validated by the Te Rūnanga o Ōnuku but give an indication of Māori occupation and use within Akaroa Harbour. Reference: CCLMaps 148140. Source "Maori names from sketch plans supplied by Canon (James W.) Stack 19.11.1894 Additional names by (W.H.S. Roberts and Others)".

6.2. Te Maiharanui

Te Maiharanui was of noble birth and a man of high mana who descended from a number of senior Ngāi Tahu lines. Te Maiharanui's hapū (sub-tribe) was Ngāti Rangiāmoa, the noblest family of Ngāi Tahu. Te Maiharanui was the Upoko Ariki (paramount chief) for Ngāi Tūāhuriri, the Ngāi Tahu hapū based at the Ngāi Tahu stronghold of Kaiapoi.

There is debate as to whether Te Maiharanui was also the Upoko Ariki for Ngāi Tahu as an iwi. However, it is agreed that along with other Ngāi Tahu chiefs at the time Te Maiharanui was certainly highly ranked. The position of Te Maiharanui within Ngāi Tahu was buttressed by his connections with other notable figures within the iwi, including Tūhawaiki, a leading southern Ngāi Tahu chief of the first half of the 19th century, and Te Whakataupuka, another important leader of the southern Ngāi Tahu.⁷

Te Maiharanui married Te Whe, a daughter of a chief Ratakiri, who had been a leading chief of Akaroa in the early 19th century. Te Maiharanui and Te Whe had two sons, Te Wera and Tūtehounuku, and a daughter, Ngā Roimata. Te Wera died young.

The character of Te Maiharanui and his personality remain obscure. He was certainly revered and feared. Unfavourable opinions of his character, which are still current, reflect the prejudices of a later age against his conduct in the Kai Huānga feud. He was certainly a strong and ruthless chief, but the harsh strictures against his character and conduct are not justified when he is judged against the standards of Māori society in the 1820s.

In the first half of the 19th century flax was greatly in demand for cordage, and was one of New Zealand's first major export commodities. Te Maiharanui was one of the first southern chiefs to see the advantage of trading with Europeans, and although Kaiapoi was the main pā of Te Maiharanui he established a base for trading with Europeans at Takapūneke, where he supplied the visiting ships with vegetables as well as with flax. Prior to Te Maiharanui establishing the trading village, Takapūneke was probably occupied and used by Akaroa Māori, particularly for food gathering.⁸ The earliest report of European flax trading on

Horomaka dates from 1821.⁹ Te Maiharanui started trading in flax around Horomaka in the 1820s.¹⁰ To facilitate his contact with flax traders, Te Maiharanui began living for much of his time at Takapūneke. By the mid 1820s, European and American whaling vessels, as well as vessels trading in flax out of Sydney, were regular callers at Takapūneke.¹¹ Te Maiharanui probably chose Takapūneke for a trading settlement because it was sheltered but had relatively deep water reasonably close to shore. It was unlikely that the flax which was sold to European traders was grown or processed at Takapūneke itself. Some of the flax probably came from just across the harbour at Wainui, and some from as far away as Wairewa (Little River).¹²

By the late 1820s Te Maiharanui was so familiar with, and trusting of, European ships' captains that he allowed his son and heir, Tūtehounuku, to leave New Zealand on a whaling ship. Te Maiharanui never saw his son again as Tūtehounuku did not return from whaling until 1834.¹³



Te Maiharanui is represented in the carved tekoteko of Karaweko, the wharenui at Ōnuku Marae. (Photograph courtesy of Ōnuku Rūnanga).



Photograph of Takapūneke by Jessie Buckland, c1925. (Photograph courtesy of Akaroa Museum).

6.3. The Kai Huānga Feud

In the early 19th century Ngāi Tahu was not a single, cohesive iwi but rather a grouping of independent and autonomous hapū who were bonded through shared whakapapa (genealogy). The Kai Huānga feud was an episode of inter-hapū conflict in the 1820^s that begun when a woman named Murihaka was caught wearing a tōpuni (dogskin cloak) that belonged to Te Maiharanui at Waikākahi (a pā on the shores of Te Waihora). A slave was killed in retaliation by members of Te Maiharanui's family. Successive killings led to Taumutu attacking Waikākahi and killing some Ngāti Irakehu chiefs.

During this time Te Maiharanui was at Kaikōura. On his return, he raised a war party at Wairewa and attacked Taumutu. When Taumutu sought reinforcements from relatives in Otago, the southern chief Taiaroa came north to attack Wairewa. Kaiapoi also became embroiled in the dispute because women from there had been killed at Taumutu. As the feud unfolded the inland pā Whakaepa (near Coalgate) was attacked, three sisters of Te Maiharanui were killed at Wairewa, the pā of Taununu on Rīpapa Island in Whakaraupō, was sacked and Te Maiharanui took retaliation against the people of Taumutu, after he had lured them to return from their southern refuge.¹⁴

Once the Kai Huānga feud had gained momentum, Te Maiharanui, as a leading chief required to defend the honour and safety of members of his own and related hapū, could not have avoided being drawn into it.



Map of Horomaka (Banks Peninsula). (Map produced by The Office of Te Rūnanga o Ngāi Tahu).

⁷ H. Evison, (1993) *Te Waipounamu* p.27

⁸ Takapūneke Hui, Ōnuku Marae, 24 July 2010. Interviewees: Wi Tainui, Bruce Rhodes, Pere Tainui, Ngaire Tainui (all from Ōnuku Rūnanga) and Jeff Hamilton (Akaroa community). Interviewer(s): Helen Brown (NZHPT) with occasional input from Andrea Lobb (MKT), Amos Kamo (Boffa Miskell) and Takerei Norton (TRoNT).

⁹ A. Anderson (1998) *The Welcome of Strangers* p.72

¹⁰ P. Burns (1990) *Te Rauparaha* p.131. Burns suggests Te Maiharanui was trading at Takapūneke as early as 1815, but this is unlikely.

¹¹ H. Evison, (2006) *The Ngāi Tahu Deeds* pp. 20-21; *Akaroa and Banks Peninsula* p.23; H. Evison, (1993) *Te Wai Pounamu* p.35.

¹² G. Ogilvie, (2007) *Cradle of Canterbury* p.194; W.A. Taylor, (1950) *Lore and History* p.77.

¹³ Evison, 'Akaroa bay outrage', *The Press*, 6 January 1995, p. 13; Tau and Anderson, (2008) *Ngāi Tahu: A Migration History* p.29.

¹⁴ Tau and Anderson, (2008) *Ngāi Tahu: A Migration History* pp.163-67.

6.4. Te Rauparaha and the Brig Elizabeth Incident

6.4.1. Te Rauparaha

From Kāpiti Island Te Rauparaha commanded the trade in the Cook Strait region between Māori and Europeans. The trade gave Te Rauparaha, who acquired muskets, formidable strength.¹⁵ From Kāpiti, Te Rauparaha looked south, possibly hoping to take over the Ngāi Tahu trade with Europeans and to wrest from Ngāi Tahu control of the trade in pounamu (Greenstone), which was centred at Kaiapoi. Insults uttered by two Rangitāne chiefs, Nohota and Rerewhaka, are believed to have given Te Rauparaha immediate motive to attack tribes resident on Te Waipounamu.

“Well with my pōua Bill Tainui he said you don’t go through there boy. I said to him look it’s the quickest way to get to Akaroa and he said just don’t go through there and he wouldn’t explain why,” (Pere Tainui, personal communication, 25 August 2010).

The attacks began with his descent in 1828 on Wairau and Kaikōura, ostensibly to avenge the insults. His attacks were directed against Rangitāne and Ngāti Kuia as much as against Ngāi Tahu. The following year, 1829, Te Rauparaha attacked Kāti Kuri at Kaikōura and Ōmihi (a pā located just south of Kaikōura), his reason for returning being a wish to punish a Ngāti Kahungunu chief, Kekerengu, who had taken refuge with Ngāi Tahu after a sexual transgression.

Te Rauparaha was accompanied in 1829 by his uncle, Te Pēhi Kupe, the leading ariki of Ngāti Toa. At the urging of Te Pēhi Kupe, Te Rauparaha and Ngāti Toa continued on to Kaiapoi. The motives of Te Pēhi for suggesting carrying on from Kaikōura to Kaiapoi are uncertain. He may have wished to pay Te Maiharanui (his equal as an ariki) “a social visit” or have wished to acquire pounamu.¹⁶ Te Maiharanui, who was in residence at Kaiapoi at the time of this visit, greeted Te Pēhi and engaged in trade with Ngāti Toa.¹⁷

While Te Pēhi was inside the pā with a number of other Ngāti Toa chiefs, he and his companions were killed by Ngāi Tahu. Te Pēhi fell to the Ngāi Tahu chief Tangatahara, an uncle of Te Maiharanui. Te Maiharanui participated in the killing of the Ngāti Toa chiefs inside the Kaiapoi pā.¹⁸ Te Rauparaha had remained in the Ngāti Toa camp outside the pā and escaped death. After the killings Te Rauparaha returned to Kāpiti, with a powerful new incentive to return to attack Ngāi Tahu.¹⁹

6.4.2. The Brig Elizabeth

Te Rauparaha returned in 1830 in the brig Elizabeth. The brig Elizabeth, captained by John Stewart and crewed by two officers, a carpenter, a cook, six seamen and two boys, left the London docks on 3 March 1830. After calling at Sydney, the Elizabeth sailed for New Zealand on a general trading voyage. It put in to Kāpiti Island seeking a cargo of flax. At Kāpiti, Te Rauparaha and Te Hiko, a son of Te Pēhi Kupe who had been killed at Kaiapoi, were planning an expedition against Ngāi Tahu to revenge the killing of the Ngāti Toa chiefs.

Against the advice of another British captain who was at Kāpiti, Stewart entered into an agreement to take Te Rauparaha and a party of his warriors to Akaroa to capture Te Maiharanui in return for a cargo of flax, which would be delivered to Stewart on their return to Kāpiti. Te Rauparaha aimed to use an apparently peaceful visit to Takapūneke to trade to get his war party close to Takapūneke without attracting attention.²⁰

The Elizabeth sailed from Kāpiti for Akaroa on 29 October 1830. When the Elizabeth came to anchor off Takapūneke, Te Maiharanui was absent, probably at Little River supervising the cutting and preparation of flax.²¹ Te Rauparaha and his war party remained below decks, allowing Stewart to maintain the pretence he had come on a peaceful trading mission.²²

“What we were told was that we were not to go round there. It was not a place for us because something bad had happened there. I never did go round. None of us did in my era.” (Bernice Tainui, personal communication, 31 August 2010).

On his return to Takapūneke, Te Maiharanui was invited aboard the Elizabeth by the interpreter, John Cowell, who had been told by Te Rauparaha how to recognise Te Maiharanui by his moko. Te Maiharanui, unsuspecting, went aboard with his daughter Ngā Roimata.²³ Once below decks he was shackled by the chief mate, Clementson, and confronted by Te Rauparaha and Te Hiko.²⁴ It was at this point that Te Hiko, in some accounts, parted the lips of Te Maiharanui and said “These are the teeth which ate my father”.²⁵ As others from Takapūneke, including the wife of Te Maiharanui, Te Whe, came aboard, still not suspecting the presence of Te Rauparaha. They too were made captive. According to Clough’s account, almost all of the men from the Takapūneke settlement progressively boarded the Elizabeth throughout the day and were subsequently taken below decks where they were slain.²⁶

¹⁵ P. Burns, (1990) *Te Rauparaha*, Part I, ch. 19; Part II, ch. 3.

¹⁶ Paora Taki ms, p 3; P. Burns, (1990) *Te Rauparaha* p.147.

¹⁷ Paora Taki ms, p. 3.

¹⁸ Paora Taki ms, pp. 4-5.

¹⁹ James Robinson Clough’s somewhat confused account states that these events actually took place at Akaroa rather than Kaiapoi – while this point does not concur with any other sources, Clough does provide specific reasoning for why fighting broke out between Ngāi Tahu and Ngāti Toa – primarily Te Rauparaha’s request, (which was fulfilled) for a young child to be prepared for him to eat. See Dr. A.C. Barker’s transcript recounting the words of James Robinson Clough in “The Onawe Festival”, *Star*, 23 March 1891.

²⁰ R. McNab, (1975) *The Old Whaling Days* pp.22-24. The charge that Te Maiharanui had been responsible for the deaths of Europeans was never substantiated. There is no evidence in what is known about the life of Te Maiharanui that he ever had cause or occasion to kill Europeans.

²¹ Paora Taki ms, p. 9.

²² *Akaroa and Banks Peninsula* p.40.

That evening or early the following morning Te Rauparaha and his fighting men (numbering probably between 100 and 120) went ashore, some wearing the cloaks of the slain men, and attacked the undefended kāinga (settlement).²⁷ Its inhabitants were captured or killed and the village was burned. The number of Ngāi Tahu killed is not known for certain. It was probably around 100, but could have been “upwards of 200”. Among those killed was the father of Te Maiharanui, Whakatitiro.²⁸

Accounts also differ on whether English took part in the attack. It is possible some did. The following day there was a cannibal feast on shore which was the usual sequel to a successful attack on an enemy tribe. When the Ngāti Toa war party came back aboard the *Elizabeth*, they brought baskets of human flesh with them. The date of the attack on Takapūneke was probably 6 November 1830.²⁹ Before the *Elizabeth* left Akaroa, Te Rauparaha may have attacked other settlements around the harbour.³⁰

“We knew way back when we were kids that something was there but we didn’t realise until later in our lives that people were slaughtered there. When we climbed up and down those hills it was a funny feeling,” (Bruce Rhodes, personal communication, 22 August 2010).

On the voyage between Takapūneke and Kāpiti, the daughter of Te Maiharanui, Ngā Roimata, aged about 11 or 12, was either strangled by one of her parents, to spare her indignities and worse, or drowned while trying to swim ashore to escape.³¹ Some accounts also state that Te Maiharanui was tortured on the voyage north.³² On its way to Kāpiti, the *Elizabeth* called at Whakaraupō (Lyttelton Harbour), but the intention of Te Rauparaha to attack the Whakaraupō Ngāi Tahu was thwarted by the escape of a captive who warned the local people.³³

The *Elizabeth* arrived back at Kāpiti on 11 November. There, the Ngāi Tahu captives were apportioned among Ngāti Toa as slaves. Further cannibal feasting was witnessed by the British captain who had refused to take Te Rauparaha south to Horomaka. Stewart held Te Maiharanui on board the *Elizabeth*, probably in irons and probably for as long as six weeks, awaiting his promised cargo of flax.³⁴ After some of the promised flax had been loaded aboard the *Elizabeth*, Te Maiharanui was surrendered to Te Rauparaha. He

was taken first to Kāpiti, then to the mainland opposite the island. Both he and Te Whe were tortured and killed.³⁵

The wider historical significance of the brig *Elizabeth* involvement is that Stewart’s conduct was seen as highly reprehensible by the British authorities in Sydney and London, who decided that the circumstances in which the brig *Elizabeth* incident had occurred could not be allowed to continue.

The death of Te Maiharanui had not satisfied Te Rauparaha’s wish to avenge the deaths of the Ngāti Toa chiefs killed at Kaiapoi, and in the summer of 1831-32 Te Rauparaha came south again. Te Rauparaha laid siege to, and eventually captured, the pā at Kaiapoi, after he had succeeded in burning the palisades. The brother of Te Maiharanui, Momo, and his step-son, Iwikau, were captured at Kaiapoi, but Tangatahara escaped.³⁶ Immediately after the fall of Kaiapoi, Te Rauparaha continued on to Horomaka and captured the Ngāi Tahu pā on the Ōnawe Peninsula, at the head of the Akaroa Harbour.³⁷

Ōnawe had been fortified in expectation that Te Rauparaha would return. The pā was built for musket warfare and was an important example of the adaptation by Māori of their traditional pā-building practices to make their fortifications secure against muskets.³⁸

In command of the pā was Tangatahara, an uncle of Te Maiharanui. Te Rauparaha captured the pā by subterfuge, using Ngāi Tahu prisoners taken at Kaiapoi, including Momo, to negotiate a supposed truce and as ‘cover’ for his warriors to infiltrate the pā.³⁹ The number killed is not known. Some of the defenders of the pā escaped and participated in Ngāi Tahu’s later, successful, efforts to confine Ngāti Toa and its allies to the northern South Island.

Among those taken prisoner at Ōnawe was Karaweko, then aged about 12. After his release by Ngāti Toa in the late 1830s, Karaweko returned to Horomaka to become the leading chief of Ōnuku.⁴⁰ The fall of Ōnawe was the last incident on Horomaka of the Ngāti Toa raids into Ngāi Tahu territory. Subsequently, Ngāi Tahu regrouped under southern chiefs Taiaroa and Tūhawaiki and succeeded in driving Ngāti Toa and its allied tribes out of Ngāi Tahu territory. However, the Kai Huānga Feud and Ngāti Toa attacks resulted in Banks Peninsula Ngāi Tahu ending up in a fragile state.

²³ H. Evison, (1993) *Te Wai Pounamu* p.54; P. Burns, (1990) *Te Rauparaha* pp.158-59; Clough’s account states that Te Maiharanui was accompanied by his daughter, his son and his niece. See Dr. A.C. Barker’s transcript recounting the words of James Robinson Clough in “The Onawe Festival”, *Star*, 23 March 1891.

²⁴ H. Evison, (1993) *Te Wai Pounamu* p.54.

²⁵ *Akaroa and Banks Peninsula* p.40; P. Burns, (1990) *Te Rauparaha* p.159.

²⁶ Dr. A.C. Barker’s transcript recounting the words of James Robinson Clough in “The Onawe Festival”, *Star*, 23 March 1891.

²⁷ Ibid.

²⁸ A. Anderson, (1998) *The Welcome of Strangers* pp.82, 94; P. Burns, (1990) *Te Rauparaha* p.159; *Akaroa and Banks Peninsula* p.41.

²⁹ R. McNab, (1975) *The Old Whaling Days* pp.25-29.

³⁰ A. Anderson, (1998) *The Welcome of Strangers* p.82; Paora Taki ms, p.10.

³¹ One account which states that Roimata drowned while trying to swim ashore after escaping is Shortland, Southern Districts, p.6. The eyewitness account quoted by Anderson, however, (*The Welcome of Strangers*, p. 82) states that Te Maiharanui hung Roimata while they were confined on board the *Elizabeth*. In the Paora Taki ms (p.11) it is stated simply that Roimata was put into the sea by her mother. James Robinson Clough stated that Te Maiharanui actually slayed a son rather than a daughter on board the *Elizabeth* as it approached Kāpiti (See Dr. A.C. Barker’s transcript recounting the words of James Robinson Clough in “The Onawe Festival”, *Star*, 23 March 1891.). Hansard’s account states that Te Maiharanui killed a son who might divulge the whereabouts of greenstone treasure, (Natusch, S.,(1978) *The cruise of the Acheron* p.90).

³² *Akaroa and Banks Peninsula* p.41.

6.5. From Takapūneke to the Treaty of Waitangi

6.5.1. The aftermath in Sydney

The *Elizabeth* arrived back in Sydney, after the ‘incident’ at Takapūneke, on 14 January 1831. Word of what had happened at Takapūneke and Kāpiti reached the Governor of New South Wales, Ralph Darling, after a Ngāi Tahu survivor of the incident, Pere, who was on the *Elizabeth* reported the attack on Takapūneke and the killing of Te Maiharanui and Te Whe to a Sydney merchant, E.D. Browne. Browne in turn told the Governor.⁴¹

There was revulsion among some of the British population of Sydney that Stewart had allowed his ship to be used for an act of revenge in a tribal conflict. Darling believed that Stewart’s active part in the incident made him an accessory to the fact of the murder of Te Maiharanui and took steps to bring Stewart and others to justice. He was also prompted to use “every possible exertion ... to bring the offenders to justice” from a concern about the standing of the British in the eyes of Māori. There were fears British trade interests would be jeopardised unless Māori were reassured that the British would protect them. Darling considered it a case “in which the character of the nation was implicated”.⁴²

On 5, 6 and 7 February, three weeks after the *Elizabeth* had returned to Sydney, depositions were taken from members of the crew of the *Elizabeth*, from “Pery”, described as “a native of Akaroa”, and from British merchants who had been at Kāpiti and had witnessed events there after the return of the *Elizabeth* from Banks Peninsula. Pere told the police in Sydney he was “the son of Mara Nui’s younger brother”. He had been on board the *Elizabeth* when Te Maiharanui was first seized.⁴³

Darling also received, two months after the depositions had been taken in Sydney, information about the incident from a son of a principal chief whose father had sent him to Sydney to tell the Governor what had happened so that the white people might be punished.

This informant was accompanied when he spoke to the Governor by Pere.⁴⁴ This second informant was named as “Ahu” and identified as a younger brother of Te Maiharanui. He was accompanied by another Māori named ‘Ware’.

The magistrate’s report to Darling of 7 February had described the incident as “a transaction of a criminal character ... in which the Captain of the *Elizabeth* Brig, John Stewart, and some other persons in that vessel took a prominent part”. A native chief had been received on board in a treacherous manner and given up to his enemies by whom he was put to death. It was conduct, the magistrate concluded, which would generally entail capital punishment on the parties implicated.⁴⁵

Darling described the incident to his superiors in London as “an act of premeditated atrocity on the part of the Master and Crew of a British Vessel”. He charged that Stewart had been instrumental in a massacre “which could not have taken place but for his agency” to obtain a supply of flax.⁴⁶

Stewart and others implicated in the incident were not immediately brought to trial. Disagreement about the jurisdiction of the New South Wales Courts over British subjects who committed crimes in New Zealand hampered efforts to bring Stewart to account.⁴⁷

Stewart was finally brought to trial in Sydney on 16 May 1831 but after further delays Stewart was released from custody in the middle of June. He left Sydney and his subsequent fate is unknown. He was said to have perished at sea.⁴⁸

³³ Paora Taki ms, pp. 10-11; H. Evison, (1993) *Te Wai Pounamu* p.54; A. Anderson, (1998) *The Welcome of Strangers* p.82.

³⁴ H. Evison, (1993) *Te Wai Pounamu* p.54.

³⁵ Paora Taki ms, p.11; R. McNab, (1975) *The Old Whaling Days* pp.30-32.

³⁶ Tau and Anderson, *Migration History*, p.182; A. Anderson, (1998) *The Welcome of Strangers* pp.82-85.

³⁷ J.C. Andersen, (1976) *Place-Names* p.140.

³⁸ Akaroa and Banks Peninsula p.43.

³⁹ A. Anderson, (1998) *The Welcome of Strangers* p.85. Paora Taki ms, pp.19-20; H. Evison, (1993) *Te Wai Pounamu* pp.61-63.

⁴⁰ Akaroa and Banks Peninsula pp.42-46; *Tales of Banks Peninsula* pp.43-48.

⁴¹ H. Evison, (1993) *Te Wai Pounamu* p.76, note 25; P. Burns, (1990) *Te Rauparaha* pp.159-60. Some sources suggest that crew members of the *Elizabeth* spoke to British officials in Sydney about the incident, but they would be unlikely to have done so from fear of being implicated in the event.

⁴² R. McNab, (1975) *The Old Whaling Days* pp.33, 401. Darling used these words in a despatch to the Secretary of State for Colonies dated 13 April 1831.

⁴³ R. McNab, (1975) *The Old Whaling Days* pp.386-87; H. Evison, (1993) *Te Wai Pounamu* pp.55-56.

⁴⁴ R. McNab, (1975) *The Old Whaling Days* pp.399-400; H. Evison, (1993) *Te Wai Pounamu* pp.55-56.

⁴⁵ R. McNab, (1975) *The Old Whaling Days* pp.381-82.

⁴⁶ R. McNab, (1975) *The Old Whaling Days* pp.399-401; quoting Darling to Secretary of State, 13 April 1831.

⁴⁷ Ibid. p.394.

⁴⁸ H. Evison, (1993) *Te Wai Pounamu* pp.55-56, 58; R. McNab (1975) *The Old Whaling Days* p.35. McNab summarises events in Sydney concerning the brig *Elizabeth* incident between mid January and mid June on pp. 32-36. Charges were made at the time Stewart left Sydney of collusion among the police, the Crown Solicitor and Sydney merchants with an interest in the Kāpiti trade who did not want the matter pursued.

6.5.2. The response in London

Darling sent papers about the brig *Elizabeth* incident to the Secretary of State for the Colonies in London on 13 April 1831. Officials in London agreed that Stewart and Clementson were guilty as accomplices before the fact in the murder of Te Maiharanui and his wife.

On 31 January 1832 the Secretary of State wrote to Darling's successor, Burke, to express "shame and indignation" that Stewart had escaped justice in Sydney. He wrote of the sacred duty of using every possible method to rescue the natives of New Zealand from the further evils which impended over them and to deliver Britain from the disgrace and crime of having either occasioned or tolerated such enormities.⁴⁹

The incident also prompted comment in London about the need for measures "for the protection of the lives and properties of the British subjects residing in New Zealand as well as the very valuable Trade of those Islands".⁵⁰

That the brig *Elizabeth* incident elicited in London statements both of humanitarian concern for the Māori and of interest in safeguarding Britain's trade in New Zealand, underlines the importance of that incident in the lead up to the signing of the Treaty of Waitangi. Humanitarian impulses and commercial concerns both led in the 1830s to British decisions to intervene in New Zealand and eventually assume sovereignty over it.

In 1838, when a Select Committee of the House of Lords undertook an enquiry into "the present state of the Islands of New Zealand", evidence on the brig *Elizabeth* incident was presented as part of the case in favour of British intervention.

6.6. From Takapūneke to the Treaty

Although efforts to bring Stewart to trial failed, the incident had an immediate outcome which was an important step on the road to the proclamation by Britain of sovereignty over the country.

Darling proposed to the authorities in London early in 1831 that the British Government appoint an official resident, with an armed force at his command, to discourage such atrocities as the brig *Elizabeth* incident. When the British Government acted on Darling's suggestion in 1832, it appointed a civilian, James Busby, and declined to put any forces under his command. Busby reached the Bay of Islands in 1833.⁵¹

The first formal intervention by Britain in New Zealand was an immediate and direct outcome of the brig *Elizabeth* incident. That intervention led in turn, though a series of events between 1833 and 1840, to the despatch of Hobson to New Zealand, the signing of the Treaty of Waitangi and the assumption by Britain of sovereignty over New Zealand.

The connection between what happened at Takapūneke in November 1830 and what happened at Waitangi in February 1840 confers great significance on Takapūneke in the general history of New Zealand. What Stewart did, and his escaping from the legal consequences of his action, more than any other single event prompted the British Government to send Busby to the Bay of Islands. Right through the 1830s, the incident continued to influence British officials and colonial administrators as the British connection with New Zealand developed through that decade.

Keith Sinclair described the brig *Elizabeth* incident as "the decisive incident" in the development of New Zealand's legal relations with New South Wales. The incident brought into sharp focus two main impulses that resulted, in 1840, in New Zealand becoming British – a humanitarian concern for the welfare of the Māori and a commercial calculation that British trade with New Zealand would only flourish when proper authority was established in New Zealand.⁵²

After the Treaty of Waitangi had been signed at the Bay of Islands on 6 February 1840, Governor Hobson sent copies of the Treaty around the country for signing by chiefs of other iwi. The *Herald*, under Captain Bunbury, arrived in Akaroa Harbour on 28 May.

"I think it's a credit to all those who have assisted and most of all I think that it's very appropriate and very satisfying that this magnificent site is to be recognised as of national significance alongside the Waitangi Treaty Grounds."

(Interview with Harry Evison by Helen Brown, 21 October 2009).⁵³

Concern that it might, like the brig *Elizabeth* nearly 10 years before, have Te Rauparaha aboard led to several Akaroa chiefs keeping their distance.⁵⁴ When Bunbury went ashore on 28 May he made contact with two chiefs, Iwikau and Tikao. Both could afford to be sanguine about the possibility that Te Rauparaha was aboard the *Herald* for they had been among those captured by him in 1830 and subsequently released.⁵⁵

On 30 May, Iwikau and Tikao signed the Treaty of Waitangi at Ōnuku. Ōnuku was one of only three places where Ngāi Tahu chiefs signed the Treaty. The other two were Ruapuke Island and Ōtākou.⁵⁶ The copy of the Treaty signed at Ōnuku records Iwikau as "Rangatira o Ngātirangiamoa" (Ngāti Rangiamoa was the hapū of Te Maiharanui) and Tikao as "An intelligent native who calls himself Rangatira o Ngiti [sic] Kahukura".

⁴⁹ R. McNab, (1975) *The Old Whaling Days* pp.34-35, 403, 407.

⁵⁰ R. McNab, (1975) *The Old Whaling Days* p.404.

⁵¹ P. Burns, (1990) *Te Rauparaha* pp.159-60; R. McNab, (1975) *The Old Whaling Days* p.37; K. Sinclair, (1987) *Tasman Relations* p.26.

⁵² K. Sinclair, (1987) *Tasman Relations* p.26; C. Orange, (2004) *The Treaty* pp.12, 29.

⁵³ Evison, Harry. Interview for Ngā Roimata o Takapūneke: Tears of Takapūneke exhibition. Interview by Helen Brown. DAT recording, Harry Evison's home, Redcliffs, Christchurch, 21 October 2009.

⁵⁴ H. Evison, (1993) *Te Wai Pounamu* p.145, note 15, p. 146, note 18; Harry Evison, personal communication, 4 March 2010.

⁵⁵ H. Evison, (1997) *The Long Dispute* p.98.

⁵⁶ H. Evison, (1993) *Te Wai Pounamu* pp.130-32.



The Kāik at Ōnuku in 1882 showing the recently constructed Whare Karakia and Native School at centre left. (Burton Brothers, original held by Alexander Turnbull Library)

6.7. Green's Point: British Sovereignty and the French

The concerns which were brought into sharp focus by the brig *Elizabeth* incident were only one of the influences impelling the British Government towards its decision to acquire sovereignty over New Zealand.

The other major concern which influenced this decision was French imperial ambitions in the South Pacific. Green's Point, the headland which marks the northern limit of the bay of Takapūneke, was the probable scene of an important event in the story of the British forestalling the French in claiming the South Island.

Before Hobson was sent to New Zealand to acquire British sovereignty, a French venture to colonise Banks Peninsula had been initiated by a French whaling captain, Jean Langlois. By the time the settlers sent out by the Nanto-Bordelaise Company arrived at Akaroa, New Zealand had been securely British for some months. But the impending arrival of the French prompted Hobson to despatch a British naval vessel, the *Britomart*, to Akaroa to demonstrate and exercise British sovereignty, to deny the French any grounds to claim sovereignty over the South Island.

After the signing of the Treaty, first at Waitangi then elsewhere in the country, Hobson proclaimed British sovereignty over New Zealand on 21 May 1840. He claimed sovereignty over the North Island by virtue of the Treaty of Waitangi and over the South Island by virtue of discovery, the *Herald* had not yet returned to the Bay of Islands after collecting signatures to the Treaty in the South Island.

About a month later, on 17 June 1840, Bunbury and Nias proclaimed British sovereignty over the South Island at Cloudy Bay, as the *Herald* was making its way north back to the Bay of Islands. Shortly afterwards, on 10 July, the French naval vessel *L'Aube*, under Captain Lavaud, despatched by the French Government to support the Nanto-Bordelaise Company's colony at Akaroa, put into the Bay of Islands on 10 July. Hobson was sufficiently concerned to instruct Stanley, the captain of the *Britomart*, to proceed to Akaroa and hold a court of law there as an "act of civil authority".⁵⁷

The *Britomart* reached Akaroa on 10 August and anchored a little above Green's Point. Stanley engaged James Clough (Robinson) to act as an interpreter and to explain the nature of the visit to local Ngāi Tahu.⁵⁸ A large number of Ngāi Tahu were present the following day, 11 August, when Stanley landed and the Union Jack was raised.



A re-enactment of the Green's Point flag raising at the Akaroa Recreation Ground during the Akaroa Centennial celebrations in 1940. (Photograph courtesy of Akaroa Museum, image number # 151).

The two magistrates who were with Stanley (C.B. Robinson and Michael Murphy) convened courts of law. Stanley's reports state that courts were held under the flag on 11 August at the two parts of the bay where British subjects were already residing.⁵⁹

According to Stanley's chart of Akaroa Harbour, William Green was then living at Takapūneke and James Clough (Robinson) at Paka Ariki, later French Bay, where the French settlers were shortly to land. Clough had been living at Akaroa with Puai, a cousin of Tikao and relative of Iwikau, since 1837.⁶⁰ Puai had had firsthand experience of the Ngāti Toa raids on Takapūneke and Ōnawe.⁶¹ Clough's later recollections of the raising of the Union Jack near his own residence describe the flagpole as having been erected on "the sandy beach between the townships". The townships in question were the French and English parts of Akaroa, which remained separate through the town's early years. Clough recalled the British standard being run up a flagpole and muskets being fired, along with a salute by the big guns aboard the *Britomart*.⁶² Clough also recalled that he had assisted the English to find a flagstaff and that a kāhikatea was specifically felled for the purpose.⁶³

By contrast, C.B. Robinson, who held the position of Magistrate in Akaroa for several years after the 1840 flag raising, recalled that no ceremony whatever took place, aside from the hoisting of the flag. He also said that the post for the flagpole was an old tōtara tree which had been felled by Māori for a waka (canoe).

⁵⁷ Akaroa and Banks Peninsula pp 95-98. Also see Appendix One for Captain Stanley's map of Akaroa Harbour.

⁵⁸ Dr. A.C. Barker's transcript recounting the words of James Robinson Clough in "The Onawe Festival", *Star*, 23 March 1891.

⁵⁹ J.C. Andersen, (1976) *Place-Names* p.20; *Tales of Banks Peninsula* pp.97, 151-59; *Akaroa and Banks Peninsula* p.98.

⁶⁰ Maling, *Maps and Charts of Banks Peninsula*. Ogilvie (2007, p21) says that James Robinson Clough was 'living at Onuku', but Stanley's chart is a more reliable, primary, source for stating that he was living in Paka Ariki. See also *Tales of Banks Peninsula*, pp.153-55.

⁶¹ In later years Clough recounted Puai's version of these events to various parties including Dr. A.C. Barker. See Dr. A.C. Barker's transcript recounting the words of James Robinson Clough in "The Onawe Festival", *Star*, 23 March 1891.

⁶² *Akaroa and Banks Peninsula* p.146; *Tales of Banks Peninsula* pp.151-59.

⁶³ Mosely, M. (1885) *Illustrated guide to Christchurch and Neighbourhood*. J.T. Smith & Co. p2.

According to his account, Ngāi Tahu took the English to the log which was located in a bush gully at the back of the Red House - the *Britomart*'s carpenter squared the 8ft long log and a spare yard from the *Britomart* was lashed to it for a flagstaff.⁶⁴

Green's house in 1840 was not on Green's Point but in approximately the position of the present Red House. Although Green's Point has been generally accepted as the place where Stanley raised the flag on 11 August, it has been suggested that he may have raised the flag only at the residences of Clough and Green, and not on Green's Point itself.

The French were not far behind. The *L'Aube* reached Akaroa on 15 August and the *Comte de Paris*, which was bringing out the French settlers, on 17 August. Whether the British flag was flying on Green's Point itself when the *Comte de Paris* arrived on 17 August is uncertain. Evidence suggests that it was, on a pole that may have been erected by either Rhodes or Green, after they had landed cattle at Takapūneke in November 1839 (see below) or by the crew of the *Britomart*, after its arrival. The geographical prominence of the point reinforces the likelihood that a British flag was flying on Green's Point by 17 August, even if it had not been one of the two places at which Stanley raised the flag on 11 August. In 1900 Christchurch architect Samuel Farr recounted a visit he had made with C.B. Robinson (probably in the early 1850s) to the site where the flag was raised – they located the flag pole at 'the Point' but found that it had been "sadly cut about by relic hunters, and only about three feet of it remained out of the ground".⁶⁵

6.7.1. The Britomart Monument

The probable site of the raising of the British flag on 11 August was not marked until the very end of the 19th century. In 1897 the 60th anniversary of the commencement of Queen Victoria's reign was celebrated throughout the Empire. To mark that anniversary it was proposed locally that a monument be raised in Akaroa. The monument was unveiled the following year, 1898.

The monument was designed by architect, Samuel Farr, who arrived in Akaroa in March 1850 (as one of the 'Monarch settlers'). Farr lived in Akaroa for 12 years, working as a builder and architect. He moved to Christchurch in 1862. He was probably chosen to design the monument because of his early association with Akaroa.⁶⁶ Farr was also a contemporary and friend of many of the early European settlers (French, German and English) and a friend of Akaroa Ngāi Tahu, including Karaweko and Tikao.⁶⁷

The monument was unveiled on 14 June 1898 by the Governor, Lord Ranfurly, before a crowd reported to number 2000. Also present were the Premier, Richard Seddon, and Bishop Julius. The inscription on the monument records that the Union Jack was again run up under a salute from the guns of HMS *Tauranga* and the national anthem sung.⁶⁸



Photograph of an unidentified group at the Britomart Memorial W.A Taylor, date unknown. (Photograph courtesy of the Canterbury Museum Collection).

"When you stand at the Britomart Memorial and you look at the landscape you can see that it's largely unmodified and it's been that way since 1830. There's a house and a waste treatment plant unfortunately plus a rubbish tip at the top but even at that you can still stand at the Britomart Memorial and view this landscape which is magnificent in its own way. It tells a very tragic story but it is the story of the founding of New Zealand and that is something that is worthy of preservation."

(Interview with Victoria Andrews by Helen Brown, 22 December 2009).⁶⁹



Detail of the inscription on the Britomart Monument, Green's Point. (Photo: John Wilson)

⁶⁴ Old Akaroa. Reminiscences of Mr S.C. Farr in *Star*, 15 December 1900, p10.

⁶⁵ Old Akaroa. Reminiscences of Mr S.C. Farr in *Star*, 15 December 1900, p10.

⁶⁶

⁶⁷ Old Akaroa. Reminiscences of Mr S.C. Farr in *Star*, 15 December 1900, p10.

⁶⁸ J.C Andersen, (1976) *Place-Names* p.77; *Transactions of the New Zealand Institute*, vol. 40, 1908, p. 53. There is an account of the unveiling in the *Press*, 15 June 1898, pp. 5-6.

⁶⁹ Andrews, Victoria. Interview for Ngā Roimata o Takapūneke: Tears of Takapūneke exhibition. Interview by Helen Brown. DAT recording, Victoria Andrews' home, Grehan Valley, Akaroa, 22 December 2009.

In the years immediately after it was erected, the monument was the scene of occasional events and celebrations. In 1906, F.A. Anson, who had attended the 1898 unveiling as the Chairman of the Akaroa County Council, donated a flagstaff and flag for the site.⁷⁰ For a year or two the anniversary of the original demonstration of British sovereignty was celebrated at Green's Point.⁷¹

Subsequently the practice of marking the 'memorial day' at Green's Point itself appears to have ceased. When Akaroa staged its New Zealand centennial celebrations in 1940, the 1840 flag-raising was re-enacted on the Akaroa Recreation Ground, not at Green's Point.⁷² It was already known in 1898 that British sovereignty had been demonstrated and not proclaimed at Green's Point in 1840, but the original inscription on the monument read that "On this spot Captain Stanley R.N. of HMS Britomart Hoisted the British flag and the Sovereignty of Great Britain was formally proclaimed August 11th 1840".¹⁸⁴⁰ In the late 1920s the inscription was changed to read that Stanley had raised the Union Jack "to demonstrate British sovereignty to the people on Banks Peninsula and to the French corvette *L'Aube*".

When the point was surveyed in 1891 for the Akaroa and Wainui Road Board, it extended further out to sea than it does now. The point, which at that time was private land, was cut back before the monument was erected in 1898. The actual site on which the flagpole was probably erected in 1840 may have been destroyed in the early 1890s.⁷⁴

In 1910, the possibility of the Government's purchasing the private land on which the monument stood, was raised. The Commissioner of Crown Lands suggested that the Government might provide a £ for £ subsidy for the purchase. A local resident immediately offered £40 but the land did not pass into public ownership at that time.⁷⁵

In 1926 a small reserve was created around the monument itself. The reserve was vested periodically for set terms in the Akaroa Borough Council. Just before the reserve was surveyed and gazetted in 1926, a small area of land angling up to the monument from Beach Road was taken for road purposes. This land provided pedestrian access to the monument. Steps were built up to the monument, probably in 1939 when the existing concrete and iron pipe wall designed by Christchurch architect Paul Pascoe was erected around the monument, replacing an older wire-woven fence.⁷⁶

In 1956 the Borough Council was appointed to control and manage the reserve.⁷⁷ The reserve was classified as an historic reserve in 1979.⁷⁸

In 1990, a further bronze plaque was attached to the north face of the monument to record that the landing of a police magistrate at Akaroa in August 1840 marked the commencement of policing on the South Island.

⁷⁰ *Akaroa Mail*, 21 August 1906, p. 2, 21 September 1906, p. 2.

⁷¹ *Akaroa Mail*, 14 August 1908, p. 2.

⁷² *Akaroa Centennial Celebrations*, 20 April 1940.

⁷³ *The Press*, 18 June 1898, p. 5; Buick, p.343.

⁷⁴ Plan SO6836.

⁷⁵ *Akaroa Mail*, 10 June 1910, p. 2.

⁷⁶ Plan A6038; Beaumont and Wilson, 'Overview', p. 76; Certificates of Title 38/82 and 112/214.

⁷⁷ Plan SO6049; *Gazette* 1926, p. 2402.

⁷⁸ *Gazette*, 10 January 1980.

7. European Occupation of Takapūneke

7.1. The landing of Cattle

In November 1839 cattle were landed at Takapūneke, thus beginning the South Island's history of pastoral farming. On 14 October 1839, in Sydney, William Green and his wife Mary Ann signed a contract for two years with Daniel Cooper, James Holt and William Barnard Rhodes. The contract required the Greens to travel to New Zealand with Rhodes and erect buildings and run cattle on the land which the partners claimed they owned after purchasing a Captain Leathart's deed.

The Greens arrived at Akaroa on 10 November 1839. Rhodes chose Takapūneke as the place to put the Greens and the cattle ashore because he needed to come close enough inshore for the cattle to swim to land without the barque running aground. (This was exactly the feature of Takapūneke that Te Maiharanui had taken advantage of when he established his flax-trading settlement there in the 1820s.)⁷⁹ Takapūneke was also chosen for the establishment of the cattle station because there was open grazing country on the heights above the bay. The cattle were hoisted overboard with slings and swam ashore. The number of cattle could have been as few as 18, but Rhodes recalled, in 1870, landing about 50 head. This was the first cattle station established on the South Island. Rhodes left the Greens at Takapūneke.⁸⁰

Green, his wife and child lived for their first weeks on Banks Peninsula in a tent on the Takapūneke side of the point that later bore his name.⁸¹ In January 1840, when the French doctor Louis Thiercelin visited Akaroa, Green, engaged in "regular farming operations", was living in a tent "at the bottom of the bay", which suggests close to the foreshore. Thiercelin walked from Ōnuku towards where the French settlers were to land later in the year. At the turn of a little promontory he spied a white canvas tent fenced in by a rope on posts in which Mr and Mrs Green and their servant, "newly arrived from Australia", were living. Thiercelin described the slope above their bay as covered with dense and impenetrable forest.⁸²

At another point in his account of his 1840 visit to Akaroa, Thiercelin recalled that the Greens were living "about half a mile from the shore", which would have put their tent well up slope from the foreshore. D'Urville, who visited Akaroa in the *Astrolabe* in April 1840, described the Greens' "moderately well-equipped farmhouse" as being "back up the valley" behind the bay.⁸³

But on Stanley's chart of Akaroa Harbour, drawn a few months later, Green's house is located close to the foreshore, about where the present 'red house' is. It is likely Green built his house, not long after Thiercelin's visit, close to where he had pitched his tent. Green's was the first 'red house' at Takapūneke. It almost certainly gained its name from the colour it was painted.

After his contract with Rhodes, Cooper and Holt expired, Green remained in Akaroa, establishing a hotel on the Akaroa side of Green's Point, but his connection with Takapūneke was severed. At the end of 1843, William Rhodes' brother, George, took over responsibility for the cattle station and moved into "a red-painted wooden house down by the shore". The interest of members of the Rhodes' family in Takapūneke ended in 1847, when George Rhodes moved to Purau.⁸⁴

7.2 Later farming at Takapūneke

From the 1850s until the 1970s Takapūneke was quietly farmed by successive families. Rural section 547, which included all the land of Takapūneke below the road reserve but also extended north of Green's Point to take in the area now known as The Glen, was originally granted to Joseph Palmer and Henry John Le Cren on 19 April 1859. Palmer and Le Cren also owned the rural section above the road to Ōnuku, no. 768. Neither Palmer nor Le Cren occupied the land, which they owned only until 1862.⁸⁵

In 1862, rural sections 547 and 768 were bought by Augustus White, an Akaroa businessman. White sold off three sections of land. Two of these sections were small areas on the foreshore at about the middle of the bay; one of these sections probably included the 'red house'. The largest of the three sections White sold was a five-acre block on the south side of the bay where Wilson and Barwick established their short-lived ship-building yard (see below). After White's bankruptcy in 1866, most of his land at Takapūneke was sold to George Scarbrough, the owner of the Bruce Hotel in Akaroa, and in 1876 the town's first mayor. The name 'Red House Bay' was used to describe Takapūneke in these land transactions of the mid 1860s, so it was clearly by that time the bay's established name, superseding Takapūneke.⁸⁶

By the mid 1860s, the landscape of Takapūneke had been transformed. When Louis Thiercelin returned to Akaroa in 1864, he found that the impenetrable forests that had stopped his 1840 walk short between Takapūneke and Paka Ariki had disappeared. There remained only patches of forest on the mountain slopes and clumps of trees in the valleys. The great trees had been replaced by wheatfields and pasture.⁸⁷

Scarbrough eventually re-incorporated into his Red House Bay block the three sections which White had sold in 1862. The larger area of five acres which Wilson and Barwick had sold in 1863 to Harry Haylock was bought by Scarbrough in 1870.⁸⁸

The part of rural section 547 which lay north of Green's Point (an area of 9 acres, 1 rood, 17 perches, was bought from Scarbrough's widow in 1879 by William B. Toss will. Toss will sold this land in 1890 to another prominent member of the Akaroa community, James D. Garwood. (This land includes the area known as The Glen and the Stanley Place subdivision.)⁸⁹

⁷⁹ *The Press*, 28 September 1926; Ogilvie, *Cradle*, pp. 149–50.

⁸⁰ T.E. Green 'To Akaroa and Back', typescript held in the Akaroa Museum, pp. 2–12; *Akaroa Mail*, 4 January 1913, p. 2; G. Ogilvie, (2007) *Cradle of Canterbury* p.150; J.C. Andersen, (1976) *Place-Names* pp.187–88; letter Colin Amodeo to John Wilson, 3 October 2001. Johnny Jones had already established a farm at Matanaka, on the Otago coast, near Waikouaiti, but it was not until a few months after Green had been landed with the cattle at Takapūneke that Jones began to run cattle at Matanaka.

⁸¹ In the 1970s some of Green's descendants claimed that William Green's son Peter, the first white child born in Akaroa, had been gifted the land at Green's Point by a local Māori Chief but that the land later reverted to the Crown through non payment of rates. See Daphne Harrison to NZHPT, 8 November 1971, K.W. Thomson to Ormond Wilson 12 November 1971, AWH Alsop to J.R. Allison (NZHPT) and other correspondence in New Zealand Historic Places Trust Canterbury Branch Committee archives Box 6 F34 Item36 held at Canterbury Museum.

⁸² L. Thiercelin, (1995) *Travels in Oceania* pp.154–55, 161.

⁸³ G. Ogilvie, (2007) *Cradle of Canterbury* p156.

⁸⁴ *Ibid.* p.157; *Akaroa and Banks Peninsula* p.140.

“I lived within 300 metres of that site for all my young life and I knew nothing. I was not told anything. Not by anybody here [at Ōnuku] or by anybody in my family at all... I am not sure when I realised the significance.”

(Jeff Hamilton, personal communication, 22 August 2010)

After George Scarbrough’s death, rural section 547 passed to his wife, Charlotte.⁹⁰ Charlotte died soon after George. Her trustees set about selling her property, which included the Red House Farm, in order that Charlotte’s estate could be shared among her and George’s brothers and sisters (who lived in Britain).⁹¹

The trustees had the land at Takapūneke resurveyed, creating a single block surrounding the bay. The block was that part of rural section 547 which lay south of Green’s Point, an area of 35 acres 2 roods 248/10 perches (approximately 14.5 hectares). The outer boundaries of this block are almost exactly the outer boundaries of the present Takapūneke Reserve. When the block was surveyed in the first half of 1885, the Takapūneke land was occupied by Frederick Anning, an Akaroa butcher. Anning’s occupation suggests he may have been using the land to run stock. It is possible that the building known as the ‘killing shed’ which stood on the foreshore of Takapūneke until the turn of the 21st century was built by Anning.

Charlotte Scarbrough’s trustees sold this land in 1885 to John Glynan, a local farmer.⁹² Glynan was an Irishman who had come to New Zealand in the 1840s as a soldier. He eventually made his way to Canterbury in the 1850s and settled in Akaroa, where he worked as a bullock-driver. He accumulated enough savings to buy a home block at Ōnuku. He later bought more land at Ōnuku and then in 1885 the Takapūneke block (when it was known as Red House Bay). At the time he bought the Red House Bay land he already owned the adjoining section along the coast towards Ōnuku (rural section 4140) and also land above the road again towards Ōnuku (rural section 4963). After buying the Takapūneke land, Glynan continued to live at Ōnuku. He married in 1859 and had “a numerous family of fine stalwart young men and women”.⁹³

Throughout the 1880s a series of much celebrated summer picnics for the children of Akaroa Borough School were held at Takapūneke on the Glynan property. The children travelled to the bay by steam launch where they enjoyed races and other amusements including pulling races on boats in the bay.⁹⁴ The picnics were big community events sometimes attended by the Mayor with prizes for the winners of the sports events donated by local businesses.

Three years after John Glynan bought the Takapūneke land, on the night of 20 December 1888 and one day after the annual school picnic, “the old Red House was totally destroyed by fire”. (It is not certain whether this was Green’s original house or a house George Rhodes had built after he took over responsibility for the Rhodes’ cattle in 1843.) The *Akaroa Mail* reported that the house had been empty for a long time and surmised that the cause of the fire may have been due to the school picnickers leaving inflammable material behind.⁹⁵ Not surprisingly, the following year the annual school picnic was held elsewhere.

In 1889 the Akaroa Borough Council, on the recommendation of a special Sanitary Committee, passed a resolution that the night soil from the town be deposited “at a point on the south side of the reef at the Red House Bay”. The scheme required the formation of a road (referred to in later correspondence as Sewage Road) around to the Red House Reef and the construction of a small causeway on the beach at the point of deposit.⁹⁶ The scheme was contentious and opposed by some councillors and members of the public including the Glynan family, largely out of concern that sewage from the night cart would contaminate the roads en route.⁹⁷

A plan to transport the nightsoil to Red House Bay via punt was briefly explored before being discredited.

Following a report by Messrs Wilkins and Bristow which stated that “no nuisance could possibly arise” from the scheme, it was implemented. The borough council completed their sewage scheme in 1893.⁹⁸ A ton per week of night soil was deposited in deep water⁹⁹ “in the harbour underneath and in front of a rocky bluff distant twenty-one chains from the old stock yard in Red House Bay and fronting the late Mr Glynan’s property”.¹⁰⁰ The nightsoil service discontinued in April 1907 with the development of a septic tank based sewage scheme in Akaroa.¹⁰¹

⁸⁵ Certificate of Title 38/82; Deeds Books 13D/347.

⁸⁶ G. Ogilvie, (2007) *Cradle of Canterbury* p.157; Deeds Books 13D/348, 15D/125, 15D/129, 15D/410.

⁸⁷ L. Thiercelin, (1995) *Travels in Oceania* p161.

⁸⁸ Deeds Books 18D/130, 53D/288.

⁸⁹ Certificate of Title 38/82; G. Ogilvie, (2007) *Cradle of Canterbury* pp. 43, 151.

⁹⁰ Deeds Books, 1W2/154.

⁹¹ Deeds Books, 1W2/760.

⁹² Plan A5684; Certificate of Title 112/214.

⁹³ *Akaroa Mail*, 26 February 1892 p. 2, 1 March 1892 p. 2.

⁹⁴ *Akaroa Mail*, 23 December 1884, p2.

⁹⁵ *Akaroa Mail*, 21 December 1888.

⁹⁶ *Akaroa Mail*, 29 March 1889, p2.



The 1885 survey of the land at Takapūneke (part of Rural Section 547) created boundaries which correspond more or less exactly with the boundaries of the present Takapūneke Reserve.

After John Glynan died in 1892, the land remained in his estate for some years. It was not until October 1904 that it passed to William Andrew Glynan and Peter Augustus Glynan, both farmers. William lived on Percy Street in Akaroa and Peter at German Bay (now Takamatua). It appears that no one actually lived at Red House Bay after 1885, or possibly earlier. After the Red House burned down in 1888 it was not replaced. The main Glynan dairy farm was at Ōnuku and the land at Takapūneke, when it was not leased, was probably used to run cows in association with the Ōnuku property.¹⁰² The land was held by members of the Glynan family, or as part of the Glynan estate, until July 1925, when it was sold to William Robinson. The bulk of the land remained in the hands of members of the Robinson family until it was bought by the Akaroa County Council in August 1978.

When William Robinson bought the land in 1925 “the only building left prior to the farm being established was a match-lined barracks”¹⁰³ and the abattoir beside the creek.¹⁰⁴ The present Red House was built by Robinson soon after he bought the land in 1925. The house was extended on the north side in 1957, when it was the home of Thomas Robinson and his family.¹⁰⁵ Soon after Robinson bought the property, the small area (just over 12 perches) around the Britomart monument was taken under the Public Works Act to become an historic reserve. William Robinson and then his son, Thomas, used the land at Takapūneke for most of the years they owned it as a dairy farm.

They separated cream on the property (their dairy was located in an extension constructed by William Robinson at the rear of the former Immigration Barracks¹⁰⁶ – see below) and also ran pigs. The area of the block, just 35 acres, was not sufficient for a viable dairy farm and Robinson owned or leased land elsewhere on Banks Peninsula.¹⁰⁷

In later years, the Robinsons also ran some sheep on their property, building a small shearing shed in the south end of the former Immigration Barracks. A separate shearing shed was built later further round the foreshore, towards where the sewage treatment works were built in the 1960s.¹⁰⁸



The present Red House, left, was built in the 1920s after the Robinson family had purchased the Takapūneke land. To the right is the former Immigration Barracks, which the Robinsons used as a farm building. (Photograph John Wilson)

In January 1930 William Robinson transferred ownership of the land to his wife, Emma May. The reason for this transfer is not known. In November 1955, the land was transferred from Emma Robinson to William and Emma's son, Thomas Alexander Robinson. He subsequently sold the small area on the southern edge of the bay on which Akaroa's sewage treatment works were built, then held the rest of the land until August 1978, when he sold it to the County Council. It was farmed right up to this time.¹⁰⁹

⁹⁷ *Akaroa Mail*, 13 May 1892, p2.

⁹⁸ *Akaroa Mail*, 16 January 1894, p2.

⁹⁹ *Akaroa Mail*, 13 May 1892, p2.

¹⁰⁰ *Akaroa Mail*, 29 November 1892, p2.

¹⁰¹ *Akaroa Mail*, 15 March 1907, p2.

¹⁰² *Akaroa Mail*, 11 August 1908; *Akaroa Mail*, 27 February 1917 p. 2.

¹⁰³ This information comes from an undated clipping (probably around the mid 1980s) from the *Akaroa Mail* held in the Akaroa Museum.

¹⁰⁴ Personal communication Morris Robinson to Bridget Moseley 2010.

¹⁰⁵ Christchurch City Council Property File. There were five children in Thomas Robinson's family.

¹⁰⁶ Personal communication Morris Robinson to Bridget Moseley 2010.

¹⁰⁷ Jeff Hamilton, personal communication, 11 June and 17 August 2010; Ogilvie, *Cradle*, p. 151.

¹⁰⁸ Jeff Hamilton, personal communication, 11 June and 17 August 2010.

¹⁰⁹ Plan A5684; Certificate of Title 112/214.

7.3. Shipbuilding

In the 1860s Takapūneke was, briefly, the location of an early ship building yard. In October 1862, Augustus White sold five acres of land on the southern side of the bay (where the sewage treatment works were built later) to James Wilson and John Barwick.¹¹⁰ A ship building yard was established on the foreshore. The Takapūneke site was described as “an excellent site for their industry, having a deep sea frontage, steep incline of beach, and sound foreshore... sheltered from southerly gales, with a large quantity of timber in the vicinity, possessing also a liberal supply of fresh water and other agreements”.¹¹¹ In 1862-63 a 40-ton ketch the *Foam* was built in the yard. On completion of the *Foam* a large contingent of the Akaroa community and “numerous visitors from other portions of the province” attended a ceremony to honour the builders and celebrate their achievement.¹¹²

After completing the *Foam*, Wilson and Barwick moved their shipbuilding operation to Duvauchelle where timber was more readily available. Wilson and Barwick sold the five acres of land in July 1863 (after owning it for just eight months) to Harry Haylock, who sold it in 1870 to Scarbrough.

7.4. The former Immigration Barracks

The major surviving building on the foreshore at Takapūneke is a wooden building which began life as an Immigration Barracks built in Akaroa in 1874. Since the 1898 transfer of at least part of the original barracks to Takapūneke, the building has served different purposes.

In 1874, the immigration programme of the Vogel Government was expected to bring up to 12,000 new settlers to Canterbury. Government policy was to disperse the new labour being brought into the country for public works and farming from the ports of arrival to country districts.¹¹³ In early February 1874, the Immigration Officer of the Canterbury Provincial Government, J.E. March, visited Akaroa to enquire what work and accommodation would be available there for immigrants. He received several offers of work on farms and in sawmills. March decided to send six to eight families and 20 single men to Akaroa.¹¹⁴

On 19 February 1874, the Superintendent of Canterbury, William Rolleston, sent an urgent request to Vogel, the Minister for Immigration, asking that the Central Government authorise the construction of an immigration ‘depôt’ at Akaroa. Vogel immediately authorised the construction of a depot at Akaroa at a cost not exceeding £500.¹¹⁵

The contract to erect a building to house up to 50 immigrants was let by the Provincial Government to William Penlington for £425. The site chosen was at the corner of Bruce Terrace and Rue Jolie, near the Akaroa Hospital. The sites of both the hospital and the barracks are now occupied by the Akaroa School. The weatherboard building, with a shingle roof, was completed by 30 July. The interior was probably divided up into small rooms for families, larger rooms for single men and women and common areas for cooking and eating.¹¹⁶

Although Rolleston had told Vogel in his telegram of 19 February 1874 that an immigration depot was needed in Akaroa “in view of large numbers immediately to arrive”,¹¹⁷ the barracks were little used for that purpose. A first group of new settlers was sent to Akaroa in August 1874. In July 1875 it was reported that the barracks were “never long occupied, as the absorption of newly imported labour proceeds faster than the supply can fill the building”.¹¹⁸ After use of the building as an Immigration Barracks ceased, the building became dilapidated.

In January 1898, Graecen Black, an Akaroa businessman, submitted a successful tender for removal of the barracks from their original site. Black then sought tenders, on 25 January 1898, for “taking down the Immigration Barracks and re-erecting a portion of that building”. The Akaroa site had been cleared by the end of March.¹¹⁹ At least part of the building was transported to Takapūneke and used by Black as a crayfish canning factory.¹²⁰ The small jetty which appears in photographs of Takapūneke taken in the early years of the 20th century was probably built at the time the barracks was rebuilt at Takapūneke and used to land crayfish. The jetty had disappeared by the years immediately after the end of World War II.¹²¹

The former Immigration Barracks were not used as a crayfish canning factory for long. In 1901 Black sold the business to Irvine and Stevenson who were operating another crayfish canning factory in Akaroa. Irvine and Stevenson closed down the Red House Bay factory immediately after buying it but in 1905 they re-opened it after a four year gap. The crayfish-canning factory remained working for only a short period.¹²²

In later years the building was used for a time as a jam factory. After William Robinson bought the Takapūneke property in 1925, the barracks was used for various farm-related purposes. In the years after the end of World War II, there was a workshop in the front part of the building and a dairy behind.¹²³ At an unknown date the southern lean-to of the building was converted for use as a small shearing shed, with yards between the building and the stream. The yards are no longer extant, but the ports in the side of the wall remain. Most recently, the building has been used to store miscellaneous household and other effects.

¹¹⁰ Deeds Books 15D/129.

¹¹¹ *Daily Southern Cross*, 3 February 1863, p2

¹¹² *Daily Southern Cross*, 3 February 1863, p2

¹¹³ Ronald A. Chapman, ‘Temporary Quarters: Immigration Accommodation in Canterbury 1840-1876’, *Records of the Canterbury Museum*, vol. 13, December 1999, pp. 1, 20. More than 100 sites in Canterbury where accommodation for organised groups of immigrants was built or planned have been identified.

¹¹⁴ Chapman, ‘The Demise’, *Akaroa Mail*, 28 December 2001, p. 17.

¹¹⁵ AJHR 1874 D5, p. 40.

¹¹⁶ Chapman, ‘The Demise’, *Akaroa Mail*, 28 December 2001, p. 17.

¹¹⁷ AJHR 1874 D5, p. 40.

¹¹⁸ *Illustrated New Zealand Herald*, 2 July 1875, p. 7.

¹¹⁹ *Akaroa Mail*, 25 March 1898.

¹²⁰ *Akaroa Mail*, 22 April 1998, p. 2; 15 July 1898, p. 2; G. Ogilvie, (2007) *Cradle of Canterbury*, p. 43.

¹²¹ Jeff Hamilton, personal communication, 17 August 2010.

¹²² *Akaroa Mail*, 5 April 1899, p. 2; 5 September 1899, p. 2; 19 February 1901, p. 2; 20 October 1905, p. 2.

¹²³ Jeff Hamilton, personal communication, 17 August 2010.

8. Ngāi Tahu and Takapūneke after 1830

8.1 Takapūneke and Akaroa Ngāi Tahu in the late 19th Century

European farming at Takapūneke began before the land was ‘purchased’ by the Crown from the Akaroa Māori. The land had effectively passed from Māori ownership and use from November 1839, when cattle were landed at Takapūneke and William Green took up residence in the bay. After the 1830 massacre local Ngāi Tahu never lived again at Takapūneke and stayed away from the bay. The remains of the dead were left to lie on the land at Takapūneke and were later gathered and cremated by William Green. This reluctance to live on the site of a massacre or even visit Takapūneke persisted throughout the 20th century. The surviving Ngāi Tahu of Akaroa reoccupied an established settlement at Ōnuku, the next bay south of Takapūneke.

Throughout the 1840s Akaroa Ngāi Tahu staunchly refused to sell their lands to the Crown. Walter Mantell, the government official charged with negotiating land purchases from Akaroa Ngāi Tahu, was forced to abandon the attempt, reporting that the Akaroa chiefs had obstructed him “in the most insolent and turbulent manner”.¹²⁴ However, in 1856 through complicated negotiations, Akaroa Ngāi Tahu were finally persuaded to sign a document that surrendered vast tracts of their land to the Crown for a “miserly” sum.¹²⁵

Tahunatorea (the reef off Green’s Point) formed part of the boundary of the south western portion of the peninsula (including Takapūneke) that was requested by Akaroa Ngāi Tahu as reserve but refused.¹²⁶ Three meagre reserves were set aside for Akaroa Ngāi Tahu, including the reserve at Ōnuku.¹²⁷ The issue of the Crown land purchases at Akaroa remains unresolved and many Akaroa Ngāi Tahu still do not believe they have been duly compensated for the loss of their lands.¹²⁸ When land titles in the area of Banks Peninsula ‘purchased’ under the Akaroa Deed were re-organised (the Crown assuming it now had legal title), the land at Takapūneke became part of Rural Section 547.

In the middle years of the 19th century, Ōnuku was one of several Māori settlements in Akaroa Harbour. In January 1840, a doctor on a French whaling ship, Louis Thiercelin, described Ōnuku as a Māori village perched on a fold of the hillside, with about 30 huts of varying sizes and styles of construction unevenly distributed



A painting of The Kaik at Ōnuku in 1848 by R.A. Oliver (In Maling, P. (1981) Early sketches and charts of Banks Peninsula, 1770 – 1850. Wellington: A.H. and A.W. Reed).

up the slope. There was a larger hut, of the local chief, closer to the beach, and across the stream from it a “little cabin” in which two unidentified Englishmen were living. There were small cultivated fields around the huts. The population was living on potatoes, fish and fern-root.¹²⁹

When Thiercelin returned to Akaroa in 1864, the Māori settlement at Ōnuku was reduced in size. By that time, all the land, apart from the small reserve set aside after the Akaroa ‘purchase’ of 1856 had been taken up by European farmers. Thiercelin observed, sympathetically, of the small Māori population of Ōnuku in 1864 that “they surely feel nostalgia on the very soil of their lost fatherland”.¹³⁰ By this time, the French settlement of the Akaroa area and the later claiming of the land by the English had had devastating consequences for local Māori. Confiscation of their lands removed their ability to cultivate food to both sustain their families and engage in trade. Local Ngāi Tahu had no option but to take jobs working for the newly arrived European settlers who were establishing farms on what had been Māori land.

¹²⁴ Evison, H. (2007) (Revised edition) *The Ngāi Tahu Deeds: A window on New Zealand History*. Canterbury University Press: Canterbury, N.Z. p190.

¹²⁵ Respected historian of Ngāi Tahu history, Harry Evison highlighted the highly dubious nature of these negotiations in his book *The Ngāi Tahu Deeds: A window on New Zealand History*.

¹²⁶ Evison, H. (2007) (Revised edition) *The Ngāi Tahu Deeds: A window on New Zealand History*. Canterbury University Press: Canterbury, N.Z. p197.

¹²⁷ P. Tremewan, (199) *French Akaroa* p.14. There had almost certainly been a village of some sort at Ōnuku before 1830. The French naval commander Lavaud in 1841 recorded hearing from an old chief at ‘Onoukou’ that he had gone aboard an English schooner that had called at Ōnuku 50 years earlier.

¹²⁸ Personal communication George Waitai Tikao to Helen Brown 12 February 2008.

¹²⁹ L. Thiercelin, (1995) *Travels in Oceania* pp.135, 139, 155-56.

¹³⁰ Ibid. p.160.

8.2 Takapūneke and Akaroa Ngāi Tahu in the 20th century

At the start of the 20th century local Ngāi Tahu families were primarily living at Ōnuku and in Akaroa. Although the Native Reserve had been established at Ōnuku, not all local Ngāi Tahu families were allowed to live there because of local Council's zoning regulations. Instead some families had to live in Akaroa – a situation which was (and remains) very upsetting for local Ngāi Tahu.¹³¹

“We wanted to build a house out at Ōnuku and the Council would not allow us. We had to go to Akaroa and that's what we did. And Mum and Dad weren't allowed to build out here either. I hated not being allowed to live out here and it was the Council that told us.”

(Bernice Tainui, personal communication, 31 August 2010).

Although the land at Takapūneke was no longer in Māori ownership, the significance of Takapūneke was quietly remembered and respected by local Ngāi Tahu. Kaumātua ensured that the younger Ngāi Tahu generations of Ōnuku and Akaroa treated Takapūneke with respect by telling them that Green's Point was a sacred place they should avoid.

Henare Keefe, commonly known as Pop Keefe, was from Mohaka and married Ani Hokiangā, Amiria Puhirere's daughter. Pop Keefe was one of the leading kaumātua of Ōnuku who ensured that younger generations were aware of the special significance of Takapūneke. Other kaumātua who made sure that younger Ngāi Tahu generations treated Takapūneke with respect included Kate Ruru, Bill Tainui, Meri Tainui, Hilda Rhodes, Henare Robinson and elder of the Hokiangā whānau. Kaumātua nearly always referred to the bay as Green's Point, instead of Takapūneke. The traditional name of Takapūneke was not commonly used amongst local Ngāi Tahu until the 1990s.

George Tikao, who lived his younger life at Rāpaki, regularly went to Ōnuku with his family in summer for grass seeding. George's parents, Bertha Bunker and George Mutu Tikao, told him and his siblings that they were not to go to Takapūneke.¹³² The only times local Ngāi Tahu children ignored the requests of kaumātua to stay away from the bay was when they travelled through Takapūneke as a shortcut on their journeys between Ōnuku and Akaroa. Pere Tainui remembers his pōua (grandfather), Bill Tainui, telling him not to go to Takapūneke. When Bill Tainui worked on the Akaroa Wharf tailing crayfish he always took the long route around



Photograph of Pop Keefe (Henare Keefe) (photograph courtesy of Bernice Tainui).

Takapūneke with a cup of tea wrapped up in newspaper but never walked through the bay.¹³³ Pere often told his pōua that it was the quickest route but his pōua still told him to avoid it. If Pere was running late he would jump the fence at the top of Kāik Road and run through the paddock at Takapūneke, and along Beach Road to Akaroa.¹³⁴ This shortcut saved about 15 minutes on the journey. George Tainui similarly recalls taking the shortcut through Takapūneke on the way to Akaroa to go to the movies on Saturday nights though he hardly ever travelled back through the bay at night on the return journey home.¹³⁵

¹³¹ Since the 19th century central government policies to promote the individuation of Māori land title and local government planning rules have constrained the options for building on Māori land. Māori land often has multiple owners and is zoned rural, so no matter how large the area of land, only one or two houses may be built on it.

¹³² George Tikao, personal communication, 29 September 2010.

¹³³ Ibid.

¹³⁴ Pere Tainui, personal communication, 25 August 2010.

¹³⁵ George Tainui, personal communication, 31 August 2010.



Photograph of Ōnuku whānau taken at about the 1940s. George Waitai Tikao (15) is photographed as a small child sitting in the front of the photograph with his father George Mutu Tikao (3) and mother Bertha Bunker (6) standing at the back. Other people recorded in the photo are: (1) Jack Hokianga, (2) Ruru Tikao, (3) George Mutu Tikao, (4) Hilda Rhodes, (5) Meri Bunker, (6) Bertha Bunker, (7) John Tainui, (8) Toby Bunker, (9) Arthur Timothy, (10) Koni Hokianga, (11) Elena Tikao, (12) Tore Mary Tikao (Missy), (13) Pauline Hokianga, (14) Arthur Tikao, (15) George Waitai Tikao, (16) Gordon Rhodes, (17) Nancy Tainui, (18) Lois Hokianga, (19) Amiria Puhirere, (20) Kate Bunker, (21) Mauree Ruru, (22) Bill Ruru, (23) Henare Keefe. (Photograph courtesy of the Ngāi Tahu Whakapapa Unit, Office of Te Rūnanga o Ngāi Tahu).

“It was just, don’t go down there and immediately you realised that there was something there. They meant it when they certainly sternly told you ‘not to go there’. You just didn’t do it. In my childhood thinking it was things you obeyed, you didn’t question it.” (George Tikao, personal communication, 28 September 2010).

Although kaumātua told local Ngāi Tahu to stay away from Green’s Point, they very rarely explained why in any detail. Bernice Tainui (nee Morgan) who married John Tainui and moved to Ōnuku in the late 1940s, recalls being told by Pop Keefe not to go to Green’s Point but never being told why. She subsequently never went to Green’s Point and always assumed that two factions must have had a war of some sort there.¹³⁶

Bernice’s son, Pere (whose recollections are noted above) was also warned as a child but did not learn about the Ngāti Toa attack on Takapūneke until the 1970s when his Aunty Kate Ruru recounted the stories told to her by Granny (Amiria Puhirere). Amiria Puhirere’s father was Karaweko (Big William) who was a child when Ngāti Toa attacked Takapūneke so Amiria would have heard firsthand accounts of the events from her father.¹³⁷

The exact reasons why local kaumātua never explained the events of Takapūneke to the younger generations is an interesting point. Respected historian of Ngāi Tahu history, Dr. Harry Evison has observed that by the time he began researching Ngāi Tahu history (in the latter half of the 20th century) few Ngāi Tahu people knew the history of Takapūneke in detail aside from the fact that a massacre had taken place there. However, local Ngāi Tahu maintained a strong sense that the place was tapu and should be left alone.¹³⁸

Ōnuku kaumātua Bruce Rhodes perhaps explains it best that “... it’s like any story if there’s no happy ending it was never brought up.”¹³⁹

“We always knew something was there,”

(George Tainui, personal communication, 31 August 2010).

In the late 20th century the history and significance of Takapūneke became more widely known and acknowledged among Ngāi Tahu and the wider community. By the end of the 20th century kaumātua had instilled in the younger generations a sense of the special and sacred connection that local Ngāi Tahu had with Takapūneke that must be respected and protected. It was this sacred connection instilled in the younger generations that would drive the people of Ōnuku to engage in actions to protect Takapūneke, when those opportunities eventually arose in the late 1990s.



Amiria Puhirere, commonly known as “Granny” and Mrs. Peni Hokianga (Photograph courtesy of Bernice Tainui).

¹³⁶ Bernice Tainui, personal communication, 31 August 2010.

¹³⁷ Pere Tainui, personal communication, 25 August 2010.

¹³⁸ Evison, Harry. Interview for Ngā Roimata o Takapūneke: Tears of Takapūneke exhibition. Interview by Helen Brown. DAT recording, Harry Evison’s home, Redcliffs, Christchurch, 21 October 2009.

¹³⁹ Bruce Rhodes, personal communication, 22 August 2010.

9. Takapūneke as Council land

9.1. Akaroa's sewage treatment works

In the early 1960s, the Akaroa County Council faced the problem of providing Akaroa with a sewage treatment system. The town had, till then, relied on pit toilets and septic tanks and water quality in the town's streams and in the harbour had deteriorated.

"We didn't know a thing. It was all done under the table."
(Wi Tainui, personal communication, 24 July 2010).

In March 1964, the County Council bought a small area of land on the southern side of Red House Bay as a site for a sewage treatment works.¹⁴⁰ Though not referenced at the time, an historical precedent for sewage disposal in the bay had been established in the late 19th century when it was the deposit site for Akaroa's night soil. The works were built shortly after the site was purchased. The site was at least very close to and probably on part of Te Maiharanui's kāinga (settlement) that had been sacked in 1830. During construction middens on the small flat on that side of the bay were destroyed. The Akaroa County Council did not consult Ōnuku Ngāi Tahu about the establishment of the sewage treatment system at Takapūneke¹⁴¹ though it is possible that the Council did consult the Banks Peninsula Māori Committee which had been established to represent the interests of Māori from Wairewa (Little River) to Akaroa at that time.¹⁴²

"In those days Council thought they were Lord."
(Bruce Rhodes, personal communication, 24 July 2010).

9.2. Council purchase of the Takapūneke land

The balance of the Takapūneke property remained in the hands of the Robinson family. The Council eventually bought the property from Thomas Robinson on 4 August 1978.¹⁴³ To fund the purchase of the Takapūneke land, the Akaroa County Council sold endowment land it owned near Ashburton. In 1876, when the Provinces were abolished and county and borough councils established, land had been allocated to the new local bodies to ensure they had funds to discharge their responsibilities. The Akaroa County Council had held, and leased to local farmers, several blocks of land elsewhere in Canterbury since that time.

To sell endowment land, local bodies needed the permission of the Minister of Local Government. In April 1978 the Council sought



Notice at Takapūneke warning people of water pollution resulting from the discharge of treated sewage from Akaroa's sewage treatment works at Takapūneke into the harbour. (Photograph: John Wilson)

permission to sell land near Ashburton and buy an area of 14.2316 hectares at Takapūneke. The County Council stated that it wanted to acquire the Takapūneke land to extend the sewage treatment plant, establish a town works depot and rubbish dump, establish a public camping ground, build staff housing and possibly construct a marina. The Council also mentioned that some 10 acres (4 hectares) of gently sloping land were suitable for subdivision. The Minister of Local Government gave the Council permission to sell the Ashburton land and buy Takapūneke on 23 May 1978.¹⁴⁴

In 1979 the Council established the Akaroa rubbish dump off the Ōnuku Road and a works yard just north of the sewage treatment plant. The Council contacted the Canterbury Museum and the New Zealand Historic Places Trust to seek their views on the proposal. Many local residents were opposed to the plans. Among the objectors was Akaroa resident Mr A.F. Helps, who drew attention to the Ngāi Tahu values of the site stating that the works yard was in proximity to the site of the "flax trading post of the chief of Ngāi Tahu".¹⁴⁵ The Banks Peninsula Māori Committee was supported by the Historic Places Trust, in their objection to the establishment of a dump on the site. The Historic Places Trust later withdrew its objection after an archaeological report written by Michael Trotter and Beverley McCulloch found no physical evidence of any archaeological features on the land concerned. (The site of the proposed dump was distinct, and some distance, from the recorded archaeological site S94/29 which was believed to be the site of Te Maiharanui's kāinga).

Henare Robinson, from Ōnuku, met with Michael Trotter on site at Takapūneke and confirmed that he knew of no reason why the

¹⁴⁰ Certificates of Title 112/214 and 3D/238. The legal description of the sewage treatment works site is Lot 1 DP 22953.

¹⁴¹ Pere Tainui, personal communication, 25 August 2010; George Tikao, personal communication, 29 September 2010.

¹⁴² Personal communication John Panirau to Helen Brown 31 August 2010; Note that Māori Committees were established throughout New Zealand under the auspices of the Department of Māori Affairs and the Māori Social and Economic Advancement Act 1945.

¹⁴³ Certificate of Title 3D/806. DP 73274.

¹⁴⁴ City Council Property File.

¹⁴⁵ "Greens point plans altered" in *Akaroa Mail*, 4 May, 1979.

dump should not be established in the position proposed.¹⁴⁶ Joe Karetai, Chairman of the Banks Peninsula Māori Committee, also agreed that neither the dump nor the works yard would affect the historic site, noting that the Māori Committee would mark the “generally accepted site of the historic village with a plaque”.¹⁴⁷ Joe Karetai cautioned the Council against any extension of the rubbish dump beyond the area specified in the plans.¹⁴⁸ The dump was established immediately after the Historic Places Trust granted the County Council authority to modify the site on 14 June 1979.¹⁴⁹ With its purchase of the land at Takapūneke, the Council also acquired the Red House which had given the bay its European name. The Council’s engineer, Ken Paulin, took up residence in the house in 1980.¹⁵⁰

“Today is different, we are very fortunate today that we have a very strong tribe that would have gone in there boots and all ... but in those days they didn’t have that authority to stop people doing those sorts of thing. I am sure our people would have been very upset about it but they had no power to stop it anyway. Our people had no voice really to stop those things from happening,”

(George Tikao, personal communication, 29 September 2010).

9.3. The proposed subdivision

In the 1990s the Council began planning the future of the land. Because it was endowment land from which the Council was required to generate returns, attention turned to the possibility of subdividing for housing the gently sloping land on the northern side of the bay leading round to Green’s Point.

The land seemed a natural extension of Akaroa to the south. Between the 1950s and 1980s the area known as The Glen, round as far as Green’s Point, had been subdivided and built on. Stanley Place was formed in the 1950s.¹⁵¹ In 1992–93 the Council commissioned archaeological surveys on the land. These surveys, undertaken by Chris Jacomb, who was then archaeologist at the Canterbury Museum, in effect gave a ‘green light’ for the subdivision. Jacomb identified archaeological features on the south west portion of Takapūneke but concluded that there was no archaeological reason why the land in the proposed subdivision area (the northern part of the bay) should not be subdivided. He did warn, presciently, that “...there may be matters of cultural sensitivity to be considered....” and that “...questions of traditional or spiritual importance will have to be the subject of further negotiations with local Māori.”¹⁵²



The land which was proposed for subdivision is the gently sloping paddock leading up from the Britomart Monument on Green’s Point to the road to Ōnuku. (Photograph: John Wilson)

“I’d like to salute my father [Henare Robinson] for bringing out Takapūneke, letting people know of what went on there in the early years. Dad was very passionate about Takapūneke ... I remember him speaking to one of my uncles of what went on in the bay.” (Interview with Meri Robinson by Helen Brown, 1 December 2009).¹⁵³

The Rūnanga was dismayed at the findings of the archaeological surveys particularly given that the history of the site had been discussed at length with the archaeologist. However, it is important to note that ‘archaeology’ deals solely with tangible physical remains, of which none were identified in the surveys. The Rūnanga did not believe that the lack of surface archaeological evidence within the proposed subdivision area equated to a lack of cultural significance. Ōnuku kaumātua Henare Robinson was devastated that no physical evidence of Māori occupation had been identified on the proposed subdivision area as he felt that this would have provided the Rūnanga with greater leverage in the form of tangible ‘evidence’ to oppose the development.¹⁵⁴ Ōnuku Rūnanga was later relieved when greater clarity and emphasis was provided by Chris Jacomb to Banks Peninsula District Council identifying that while no

¹⁴⁶ Trotter and McCulloch (1979) Report on Akaroa County Council development proposals for Red House Bay, site s94/29, 26 May 1979. NZHPT archives held at Canterbury Museum.

¹⁴⁷ “Yard not going on Māori site” in *Press* 20 June 1979.

¹⁴⁸ “Yard not going on Māori site” in *Press* 20 June 1979

¹⁴⁹ City Council Property File.

¹⁵⁰ City Council Property File.

¹⁵¹ Certificate of Title 38/82; Deposited Plans 17005 and 20217.

¹⁵² Copies of Jacomb’s 1992–93 reports and letters dated 17 June 1992, 6 and 15 September 1993 are in the City Council’s property file.

¹⁵³ Robinson, Meri. Interview for Ngā Roimata o Takapūneke: Tears of Takapūneke exhibition. Interview by Helen Brown. DAT recording, Mahia Tainui’s home, Akaroa, Banks Peninsula, 1 December 2009.

archaeological evidence had been recorded, subsurface evidence was likely in the area (see letter of 15 September 1993).

That these issues of cultural sensitivity and the traditional or spiritual importance of the land to local Māori might become matters of disagreement and debate was signalled in 1995 when historian, Harry Evison, published an article in the Christchurch Press under the title ‘Akaroa bay outrage’. The article described the events of 1830-40 and questioned the uses made of the land since the 1960s.¹⁵⁵ No further heed was taken of the objections of local Māori and Harry Evison was later to describe the establishment of first the sewage treatment works and then the rubbish dump at Takapūneke as the ultimate in modern cultural oppression. “Imagine” he suggested “a Māori sewage treatment works being constructed on top of a European cemetery”.¹⁵⁶

“There was a letter written by Harry Evison, which reinforced to us how important Takapūneke is. It reinforced to us - keep fighting to get it back.”

(Ngāire Tainui, personal communication, 31 August 2010).

Although by the end of the 20th century most people from Ōnuku understood that Takapūneke was sacred, it was largely through Harry Evison’s research that they learned the details of the tragic events that unfolded there.

In a subsidiary article, the Mayor of Banks Peninsula, Noeline Allan, emphasised that the Council did not have flexibility in dealing with endowment land and stated that the subdivision was in accord with the requirements of the terms under which it held the land. She did suggest that subdivision of the land could be avoided and the land set aside as a reserve if the Crown purchased the land from the Council. In the early years of the 21st century considerable effort was put into trying to persuade the Government to buy the land to relieve the local body of the requirements imposed on it by the land being endowment land.¹⁵⁷

In 1996 the Council applied for resource consent to subdivide 4.7 hectares of land for residential development then, the following year, split land that had been on a single title since 1885 into different lots for which different uses were proposed.

“We used to lease the Green Point land. Then the Council were going to cut it up for sections and we were against that. We knew that there was history, a burial ground there, and that [Ngāi Tahu] used to live there. We knew stories about that and we were against the Council even buying it. We were against them cutting it up for houses and I think that we thought it should have been made a reserve way back then.”

(Interview with Peter Haylock by Helen Brown, 1 December 2009).¹⁵⁸

The largest lot of 9.6087 hectares, on the southern side of the bay, was to become a reserve (Takapūneke Reserve). The second largest lot, the gently sloping land on the northern side of the bay, was to be subdivided for housing. Between these two lots were two smaller lots. One, an area of 1741 square metres on the foreshore at the middle of the bay, was intended to become the ‘Beach Road Park’. Behind this area was a further small lot, of 2864 square metres, on which stood the Red House. All these lots were put on separate titles in September 1997. On 24 October 1997, the block on which the Red House stands was sold to Kenneth Paulin, the Council’s Engineer, and his wife who had been living in the house since 1980.

9.4. Subdivision: A reluctant compromise

Anger, sadness and disappointment are among the sentiments that the Ōnuku Māori community felt towards the Council for its ongoing treatment of Takapūneke. The proposed subdivision added to the feeling of resentment towards the Council, particularly given that throughout the 20th century, local bylaws had prohibited Ngāi Tahu from building houses on their own land at Ōnuku yet the Council was content to build a subdivision only a few kilometres up the road on land of such significance to Ngāi Tahu.¹⁵⁹

In the mid 1990s Ngāi Tahu completed their Treaty settlement with the Crown. The settlement provided Ngāi Tahu with resources that had never been available before. In 1996 Ngāire Tainui was employed by Te Rūnanga o Ōnuku as Administration Manager and Te Rūnanga o Ngāi Tahu established an environmental management unit, Kaupapa Taiao, which made assistance and expertise available to the Rūnanga for the first time in its dealings with the Council over the proposed subdivision.

¹⁵⁴ Personal communication. John Christensen to Helen Brown, 10 December 2009; Personal communication, George Tikao to Andrea Lobb, 25 May 2012.

¹⁵⁵ Harry Evison, ‘Akaroa bay outrage’, the Press, 6 January 1995, p. 13.

¹⁵⁶ Evison, ‘Akaroa bay outrage’, The Press, 6 January 1995, p. 13.

¹⁵⁷ Christopher Moore, ‘Dilemma for council’, the Press, 6 January 1995, p. 13.

¹⁵⁸ Haylock, Peter. Interview for Ngā Roimata o Takapūneke: Tears of Takapūneke exhibition. Interview by Helen Brown. DAT recording, Peter Haylock’s home, Akaroa, Banks Peninsula, 1 December 2009.

¹⁵⁹ Pere Tainui, personal communication, 25 August 2010.

After long and painful discussions the Rūnanga reluctantly agreed not to oppose the proposed subdivision in return for a number of conditions being met. The Rūnanga would sign a Heads of Agreement with the Council on condition that the Council close the dump, apologise for the past treatment of Takapūneke and dedicate the largest block (encompassing the probable site of Te Maiharanui's kāinga) as a reserve. The land destined to become a reserve was to be symbolically gifted to the Rūnanga which would immediately gift the land back to the Council. A reserve committee of which half the members were to be nominated by the Rūnanga was to manage the new reserve. The Rūnanga agreed to lift the tapu on the block proposed for subdivision.

“I’ve always known that there was something that needed to be looked after.” (George Tikao, personal communication, 29th September 2010).

At this time the Rūnanga believed they could not stop the subdivision and that the conditions outlined in the Heads of Agreement were the best outcome they could achieve. There was a sense of disappointment and sadness that the Rūnanga had to compromise,¹⁶⁰ a position the Rūnanga made clear when it wrote to the Council on 13 May 1998 stating that “...the whole bay is of cultural significance...” and continuing:

It is abhorrent to Te Rūnanga o Ōnuku that this bay, which was the site of occupation and a massacre, has been defiled by both a rubbish dump and a sewage treatment plant. ... It would be Te Rūnanga o Ōnuku's preference that no further development take place in the bay. Ōnuku cannot state strongly enough our grief at the past treatment of the site by past Councillors and officers of the Banks Peninsula District Council and its forebears.¹⁶¹

The Rūnanga signed the Heads of Agreement on 14 September 1998. The tapu on the land was lifted and the apology delivered by the Council on 25 September 1998. At the same ceremony, the land at Takapūneke was gifted by the Council to Ōnuku, then immediately gifted back. The dump was closed soon afterwards. The Rūnanga felt that the Heads of Agreement was the best opportunity to protect at least part of Takapūneke - allowing partial subdivision provided the Rūnanga with the leverage to protect the Takapūneke Reserve block.

True to its word, when the Council advertised for submissions on its plan to subdivide the land in 2000, the Rūnanga was not among the 14 objectors, even though it regarded the 1998 agreement as a compromise. That the Te Rūnanga o Ōnuku felt pressured in 1998 to sign the Heads of Agreement was confirmed at a meeting in 2004 to discuss the future of the land proposed for the subdivision when George Tikao, Chairman of the Te Rūnanga o Ōnuku, said that he had felt compromised in 1998 and had made what he

thought was the best deal he could. He restated that in the eyes of the Te Rūnanga o Ōnuku all the land surrounding Takapūneke was tapu as an urupā, and that Ōnuku had never wanted houses built on any of the land.

The proposed subdivision was put on hold in 1999 while water supply questions were investigated, but the Banks Peninsula District Council continued to insist it was bound, by the terms of the endowment on which it held the land, to secure an economic return from it and continued to plan the subdivision.

9.5 The Takapūneke Reserve

The 1998 agreement between the Council and Te Rūnanga o Ōnuku provided for the land on the southern side of the bay to become a Local Purpose (Historic Site) reserve. The creation of the reserve signalled a shift in the recognition of the value of the land on the part of the Council (from economic value to heritage value).¹⁶² Although the new reserve was not formally gazetted until 28 March 2002, a reserve management committee was formed and began work early in 1999.¹⁶³

A landscape architecture firm, Lucas Associates, presented tentative plans for the development of the reserve in August 1999. Some re-vegetation was suggested, along with continued grazing of open pasture. Public use of the reserve was to be encouraged and plans made for a car park and picnic area on the foreshore. Lucas Associates suggested modifications to the subdivision plan to create better linkages between the Britomart monument and the Takapūneke Reserve. Discussions were initiated with the owner of the land immediately south of the reserve with a view to re-planting and protecting possible historic sites beyond the reserve's boundaries.

As part of the implementation of the reserve committee's plans, a number of buildings on the foreshore were removed. The clearance of these buildings (and of the small yards immediately south of the former Immigration Barracks and an early sheep dip) appears to have been done without any proper assessment of their heritage significance.

“It’s a really beautiful bay and it holds so much history for the peninsula so I think it’s really good that it’s being reserved and kept that way and there hasn’t been houses built because that would just ruin its history. So other generations can go and visit it and enjoy it as much as I did.” (Interview with Rosie Brittenden by Helen Brown, 10 December 2009).¹⁶⁴

¹⁶⁰ George Tikao, personal communication, 29 September 2010.

¹⁶¹ City Council property file.

¹⁶² Huddleston, Chad. (2008) The negotiation of Takapūneke: A study of Māori-state relations and the investment of value in tapu lands. A thesis submitted in partial fulfillment of the requirements for the degree of doctor of philosophy in anthropology in the University of Canterbury. Unpublished thesis: University of Canterbury. P149.

¹⁶³ The members of the original reserve committee were Theo Bunker, Wi Tainui, Ngāire Tainui, Donna Tainui, Colin Pilbrow, Ken Paulin, Terence Brocherie and Eric Ryder.

¹⁶⁴ Brittenden, Rosie. Interview for Ngā Roimata o Takapūneke: Tears of Takapūneke exhibition. Interview by Helen Brown. DAT recording, Akaroa Area School, Akaroa, 10 December 2009.

Some consideration was given in 1999 to using what was believed to have been a killing shed as an “interpretation structure” and pedestrian gateway into the reserve. But the committee decided that the building was not suitable for this purpose and in 2001 Colin Pilbrow, an Akaroa architect who was on the committee, prepared plans for a new interpretation structure in the vicinity of the former Immigration Barracks.

Consideration was also given to removal of the “old jam factory” but in June 2000 the decision was made that it should remain. The importance of the building as possibly the only surviving immigration barracks of the 1870s in the country was not recognised at the time. The other buildings on the foreshore, except for some within the perimeter of the sewage treatment works, were demolished in 2000-01.

In 2001 earth-moving work authorised by the committee disturbed archaeological sites of both Māori and European origin. The Historic Places Trust ordered the Council to cease all work on the reserve until an authority had been obtained. The Council was warned that a fine of up to \$100,000 could be imposed for damaging an archaeological site.

When the committee undertook further work after being instructed to stop, it was suggested that the Historic Places Trust might prosecute the District Council.¹⁶⁵ The archaeological disturbance proved to be a significant turning point. The person who dug up the archaeology was horrified and bitterly disappointed with the Council that he had not been informed of the cultural significance of the area prior to commencing work there. The Rūnanga was appalled.¹⁶⁶

On 8 September 2001 the Akaroa Civic Trust hosted Board members of the Historic Places Trust (including historian and later Chair of the NZHPT Board, Dame Anne Salmond) on a visit to Akaroa including site visits to Takapūneke and Ōnuku Marae. George Tikao (Chairman of Ōnuku Rūnanga) and Pere Tainui of Ōnuku Rūnanga attended the meeting at the invitation of Dr. Harry Evison and were introduced to members of the Akaroa Civic Trust - this meeting proved the beginning of a long partnership between the two groups based upon Harry’s introduction. At Takapūneke Harry Evison gave a speech from the steps of the Britomart Memorial outlining the heritage significance of the site to Ngāi Tahu and wider Aotearoa New Zealand in terms of the Treaty of Waitangi and the national historical narrative.

This meeting was critical because it brought together the key interests who would work together for more than a decade to protect Takapūneke from inappropriate land use and possible sale for residential development. As Dr. Harry Evison has noted, Victoria Andrews and the Akaroa Civic Trust became “the driving force” behind the community advocacy for Takapūneke from the time of this 2001 meeting forward.¹⁶⁷



Harry Evison speaking to Ōnuku Rūnanga representatives Akaroa Civic Trust member and NZHPT representatives at the Britomart Memorial, Takapūneke on 8 September 2001. (Photograph: Kerry Walker).

At the meeting Dame Anne Salmond expressed her support for the protection of Takapūneke but cautioned that there would be anger and resentment and that this would be part of a very long process. The Historic Places Trust suggested that Takapūneke be registered as a wāhi tapu to acknowledge its tapu nature and elevate public awareness of its heritage significance. Subsequently, Melany Tainui from Te Rūnanga o Ōnuku worked with the Trust’s Māori heritage staff to register Takapūneke (in its entirety) as a wāhi tapu area under the Historic Places Act 1993. On 24 November 2001, Melany shared the Ngāi Tahu history of Takapūneke with members of the public in an address to the Annual General Meeting of the Akaroa Civic Trust on behalf of her Rūnanga. Melany spoke with great eloquence and many local residents in attendance were shocked to learn details of this tragic history for the first time.

In 2002 Takapūneke became the first site in mainland Te Wai Pounamu (and the Ngāi Tahu takiwā) to be registered by the Historic Places Trust as a wāhi tapu area. The extent of the registration reflected the understanding of the Rūnanga that when William Green gathered and burned the bones still lying at Takapūneke in 1839, the ashes from the cremation had dispersed over the entire area (including the land proposed for subdivision) making it *all* tapu.¹⁶⁸

¹⁶⁵ *Akaroa Mail*, 19 April 2002.

¹⁶⁶ Ngaire Tainui, personal communication, 31 August 2010.

¹⁶⁷ Evison, Harry. Interview for Ngā Roimata o Takapūneke: Tears of Takapūneke exhibition. Interview by Helen Brown. DAT recording, Harry Evison’s home, Redcliffs, Christchurch, 21 October 2009.

¹⁶⁸ The wāhi tapu registration included both Lot 1 DP 73274, the Green’s Point land which had been earmarked for subdivision, and Lot 1 DP 76825, the original Takapūneke Reserve.

“I remember I gave a speech and there were quite a crowd there. I was standing on the plinth of that monument [Britomart] and there was cloud down on Tuhiraki and I told them the story and the fact that it was high time that this whole area was a national site. And at that point, the cloud lifted on Tuhiraki. So I said to them, the cloud’s lifted on Tuhiraki so we might get somewhere.” (Interview with Harry Evison, by Helen Brown. 21 October 2009).¹⁶⁹

In August 2002 a rāhui was placed on Takapūneke to calm the tension that was developing around the site and believed to be harming its spiritual character. All work on the existing Takapūneke Reserve stopped.

9.6. The campaign to stop the subdivision

In 1999, the Council decided to wait before selling the Green’s Point land until an adequate water supply for the subdivision was available. It nevertheless went ahead with the work to secure resource consent for the subdivision. There were 14 objectors when the Council called for public submissions on the proposal in 2000. As a result of the objections the Council altered the plan slightly to enlarge the Britomart Reserve and link it by walkways to the new Takapūneke Reserve. However, the Council insisted that because it was endowment land it had an obligation to its ratepayers to secure a market return for the land.

Among the objectors in 2000 was the Akaroa Civic Trust. The Trust raised concerns about the Britomart monument and the proximity of some of the sections to the Britomart Reserve. The Civic Trust also insisted that “cultural sensitivity towards Māori must be considered” and asked whether a housing development adjacent to a site that was tapu to local iwi was appropriate. The Civic Trust appreciated that the Te Rūnanga o Ōnuku, although it had signed the 1998 Heads of Agreement, remained deeply disturbed about houses being built on the land. Once the Civic Trust was fully informed about the history and significance of the site to Te Rūnanga o Ōnuku, it insisted that *all* of the Green’s Point land should also become reserve.

There was occasionally tension between the Civic Trust and Te Rūnanga o Ōnuku as the effort to stop the subdivision progressed. While Te Rūnanga o Ōnuku was primarily focused on the tapu nature of Takapūneke, the Civic Trust (attempting at that stage to persuade the central government to purchase the land from the Council) tended to emphasise the wider, national and bi-cultural narrative. The Civic Trust’s focus was strategic; informed by an awareness of the need to couch the significance of the site in national terms if it was to attain protection through central government intervention. Despite occasional differences, the



A meeting to discuss the Takapūneke Reserve proposal was hosted by local Minister of Parliament, Ruth Dyson at Ōnuku Marae on 2 July 2004. Among those attending were Bob Parker Mayor of Banks Peninsula and Peter Richardson on behalf of Helen Clark the Minister for Culture and Heritage. Representatives of Ōnuku Rūnanga, NZ Historic Places Trust, Akaroa Civic Trust, Banks Peninsula District Council, Akaroa Museum and others were among the attendees. Photograph: Akaroa Civic Trust.



Chris Carter, Minister of Conservation, along with Ruth Dyson, local Member of Parliament visited the Briomart Memorial on 28 November 2003 to learn the history of the site from Pere Tainui, Ōnuku Rūnanga Heritage Adviser and Akaroa Civic Trust board member. Also attending the session were representatives from Ōnuku Rūnanga, Historic Places Trust and the Banks Peninsula District Council. Pere Tainui is pictured at right speaking to (left to right) Paul Dingwall, Victoria Andrews and MP Chris Carter. Photograph: Ruth Dyson courtesy of Akaroa Civic Trust.

¹⁶⁹ Evison, Harry. Interview for Ngā Roimata o Takapūneke: Tears of Takapūneke exhibition. Interview by Helen Brown. DAT recording, Harry Evison’s home, Redcliffs, Christchurch, 21 October 2009.

Rūnanga and the Civic Trust became the main advocates of adding the Green's Point land to the Takapūneke Reserve. Both the Rūnanga and Civic Trust were guided by the historical research, expertise and support of Dr. Harry Evison. They also had a key ally in the Historic Places Trust. The Civic Trust continued, without success, to try to persuade the central government to buy the land from the Council.

In November 2002 representatives of the local community, the Historic Places Trust, the Akaroa Civic Trust and Te Rūnanga o Ōnuku met on Ōnuku Marae. All parties agreed to work towards the land being secured by the central government as a National Historic Reserve and that the Council should be paid a fair market value in compensation.

Over the next eight years the Civic Trust and Te Rūnanga o Ōnuku undertook extensive advocacy work for the protection of Takapūneke. Strong support came from within the Akaroa and wider Banks Peninsula communities and from the Historic Places Trust. The protection of Takapūneke gained the attention and support of several Members of Parliament throughout this period including Rod Donald, Ruth Dyson, Tariana Turia, Nanaia Mahuta and others. Even the Prime Minister Helen Clark (in her capacity as the Minister for Arts Culture and Heritage) offered her support in principle for the establishment of the entire area as reserve in 2005. However, through 2002-06 the Department of Conservation refused to support purchase of the land by the central government on the grounds that the land was already in public ownership.

9.7. Towards a larger reserve

The efforts made through the first years of the 21st century to persuade the central government to buy the land which the Council wished to subdivide failed. But when Banks Peninsula became part of Christchurch City in 2006, the imperative that a return be secured from the land disappeared.

In 2005 and again in 2007 the Rūnanga and Civic Trust ran seminars for City Council staff and others. Those arguing that the land at Green's Point should not be built on referred to the cultural and spiritual reasons the Rūnanga had for wanting the entire site protected from residential development and the significance of Takapūneke in terms of the national bicultural narrative. They argued that any building on the land would make it very difficult to convey a true sense of the history of the place.

"It was brought home to me particularly one day down at the Ōnuku Marae when we were talking about Takapūneke and the truth of the story and perhaps what needed to happen. I remember making a commitment because I felt very moved by the stories that I'd been told - making a commitment to the community at Ōnuku and saying we will work together and we will put this right and as a Council we will ensure that this land comes back to the people and it can be protected forever. That we've achieved that is one of the highlights of being involved in local government for almost two decades."

(Interview with Bob Parker by Helen Brown. 11 November 2009).¹⁷⁰

As Chad Huddleston has noted in his thesis on Takapūneke, throughout the period of the mid 1990s and 2000s Te Rūnanga o Ōnuku steadily accumulated 'cultural capital' regarding Takapūneke. The role of the Rūnanga as kaitiaki (guardian) of the site gained increasing recognition. This recognition, coupled with bureaucratic and civic support, empowered the Rūnanga to more effectively challenge the Council to protect Takapūneke.¹⁷¹ In February of its last year of existence, 2006, the Banks Peninsula District Council passed a resolution committing the Council to ensure that all the land, including the land that was to have been subdivided, become a historic reserve. The Christchurch City Council honoured this commitment.

The problem for the Council remained that the Minister of Local Government had to approve a change of endowment purposes before all the land could become historic reserve. Approval for the change was forthcoming in December 2007.

On 26 May 2008 the Council convened a hearings panel on the proposal to declare all the land an historic reserve. Those presenting submissions to the panel unanimously supported the proposal. Several submitters urged the Council to pursue the case for the land to become a National Historic Reserve and, in due course, to move the Akaroa wastewater treatment works away from Takapūneke. On 16 October 2008, the City Council passed a resolution creating a single Takapūneke Historic Reserve, incorporating both the previous reserve and the land that was to have been subdivided.¹⁷²

¹⁷⁰ Parker, Bob. Interview for Ngā Roimata o Takapūneke: Tears of Takapūneke exhibition. Interview by Helen Brown. DAT recording, Civic offices, Christchurch City Council, Tuam Street, Christchurch, 11 November 2009.

¹⁷¹ Huddleston, Chad. (2008) The negotiation of Takapūneke: A study of Māori-state relations and the investment of value in tapu lands. A thesis submitted in partial fulfillment of the requirements for the degree of Doctor of Philosophy in anthropology in the University of Canterbury. Unpublished thesis: University of Canterbury. pp151, 182.

¹⁷² This summary of events between 2007 and 2009 is based primarily on the City Council's Property File.

“We’ve got to make it easy for the next generation to come along. We don’t want to frighten our people. We’ve got to look after them. We want to make it easy for them. We don’t want to frighten them off the land.” (Bruce Rhodes, personal communication, 22 August 2010).

In 2008, the Council established a working party on the treatment of Akaroa’s wastewater and in 2010 initiated a public submission process on the matter. The Council was prompted to take these steps in part because its consent to discharge water from the existing works was to expire on 1 July 2013, but also because it recognised that the existing plant was culturally offensive to Ngāi Tahu. By 2010 alternatives to the treatment works remaining at Takapūneke were under serious consideration by the Council, which was discussing the issue with the Te Rūnanga o Ōnuku and the local community.

Legal steps required to give effect to the Council resolution to create a single Takapūneke Historic Reserve were completed in time for a ceremony of blessing held at Takapūneke on 5 February 2010. The ceremony was part of three days of commemorations commencing with the formal opening of the *Ngā Roimata o Takapūneke* exhibition at the Akaroa Museum on 4 February. The exhibition was a collaborative project of NZHPT, Ōnuku Rūnanga, Akaroa Civic Trust and Akaroa Museum. Through images, text and sound, the exhibition placed the history of Takapūneke within the wider cultural landscape of Akaroa Harbour. Approximately 150 people participated in the exhibition opening. Ngāi Tahu kaumātua and local politicians were among the guests.

The following day a solemn procession of people made the short journey from the Takapūneke shoreline up the hill to the newly created Takapūneke Historic Reserve which was blessed in a ceremony led by Kaikarakia Richard Tankersley, supported by Ngāi Tahu whānui and involving the children of Akaroa Area School. A pōwhiri and speeches followed at Ōnuku Marae where the Ngāi Tahu Treaty Festival was hosted the following day.



Guests gathered for the formal blessing ceremony at Takapūneke Historic Reserve, 5 February 2010. (Photograph courtesy of the New Zealand Historic Places Trust).



The *Ngā Roimata o Takapūneke* exhibition was awarded the Heritage Interpretation Award at the inaugural Christchurch Heritage Awards 2010. Overall, Takapūneke was the focus of three of the six heritage awards in 2010: the Heritage Landscape Award went to the Akaroa Civic Trust for its work on Takapūneke and Green’s Point, and the Heritage Advocacy Award went to Victoria Andrews for insuring land destined for subdivision became part of an enlarged Takapūneke Reserve.

Back left to right Steve Lowndes (Akaroa Civic Trust), Lynda Wallace (Akaroa Museum, Akaroa Civic Trust) and Victoria Andrews (Akaroa Civic Trust); Front left to right Meri Robinson (Ōnuku Rūnanga) and Helen Brown (NZHPT). (Photograph: Christchurch Heritage Awards).

10. Takapūneke landscape history



Takapūneke, 2009. Photograph: Malcolm Duff, NZHPT.

The scenery here is as splendid as one could desire – a basin surrounded by mountains three thousand feet high, descending at the entrance to cliffs of three hundred feet perpendicular, thickly wooded – and plenty of birds so tame that they almost perch on the gun barrel. (Owen Stanley Letter to his parents 1840)¹⁷³

The following pages illustrate the biophysical and cultural setting within which Takapūneke sits and the changes in the native forest cover of the Akaroa Harbour setting within Banks Peninsula over time. The landscape setting of Takapūneke has been defined using the ‘Broad Landscape Areas’ of the *Banks Peninsula Landscape Study (2007)*. These areas are based largely on the formation of the landscape (Akaroa Volcanic Inner Caldera) in which Takapūneke sits. This setting is described in the above study as follows:

Around Akaroa Harbour the land is undulating with extensive smooth colluvial slopes. Only the upper slopes below the caldera rim are steep and rocky. The skyline is impressive and provides a very clear definition to the harbour landscape.¹⁷⁴



Banks Peninsula – Broad Landscape Areas¹⁷⁵ Inner Volcanic and Inner Caldera

¹⁷³ Maling (2001) pg. 26. Owen Stanley in a letter to his parents dated 24 August, 1840.

¹⁷⁴ Banks Peninsula Landscape Study (2007) p. 38.

¹⁷⁵ Ibid, p. 39.

10.1. Takapūneke –landscape setting within Akaroa Harbour¹⁷⁶



Fig 1: Prior to human settlement of Banks Peninsula, native forest cover is likely to have extended from ridge to coastline.



Fig 2: Probable extent of native forest cover around Akaroa Harbour c.1830, during Maori occupation and just before the beginning of European settlement.



Fig 3: Approximate extent of native forest cover c.1860.

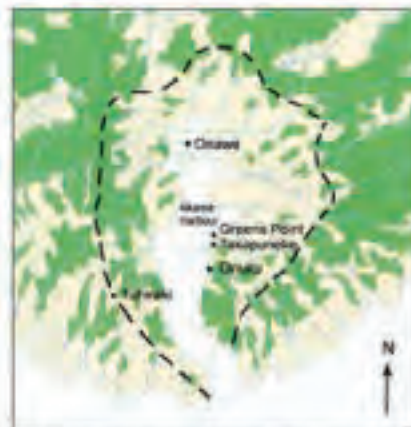


Fig 4: Approximate extent of native forest cover c.1880.



Fig 5: Extent of native forest cover c.2000.

¹⁷⁶ M. Winterbourn, G. Knox, C. Burrows, I. Marsden, (2009) The Natural History of Canterbury, p. 256-257. Portion of maps overlaid with place names and the landscape setting of Takapūneke within Akaroa Harbour.

10.2. Changes to the Takapūneke landscape over time

For the purposes of this section of the Conservation Report, the following definitions of landscape have been adopted:

Biophysical landscape

The biophysical landscape is defined here as an area that has a unique combination of natural and physical elements as well as any cultural modifications made to the place.

Cultural landscape

According to the UNESCO World Heritage Convention cultural landscapes are cultural properties and represent the "combined works of nature and of man" as designated in Article 1 of the Convention. They are illustrative of the evolution of human society and settlement over time, under the influence of the physical constraints and/or opportunities presented by their natural environment and of successive social, economic and cultural forces, both external and internal. The term "cultural landscape" embraces a diversity of manifestations of the interaction between humankind and its natural environment.

The Operational Guidelines for the implementation of the World Heritage Convention define three different types of cultural landscape:

- Designed and created intentionally by man (e.g. gardens, parklands)
- Organically evolved landscape - a continuing landscape is one which retains an active social role in contemporary society closely associated with the traditional way of life, and in which the evolutionary process is still in progress. At the same time it exhibits significant material evidence of its evolution over time.
- Associative cultural landscape - religious, artistic or cultural associations of the natural element rather than material cultural evidence, which may be insignificant or even absent.

Takapūneke could be seen as a mix of the last two types, primarily in terms of its Māori heritage and values, however, all three would be relevant with the inclusion of the European and Māori history and values, which takes into account:

- Britomart Memorial
- the Green's Point landscape including the 1939 designed enclosure and planting
- any remnant plantings associated with Rhodes home

10.3 Takapūneke – Before human occupation



Likely extent of native forest cover at Takapūneke before human occupation

8.3.1. Biophysical landscape

The landform of the gently undulating volcanic slopes and deep gullies that are obvious at Takapūneke today would have at one time been covered in native forest and have extended from the ridgeline to the upper edge of the beach. The following summary from Hugh Wilson provides some idea of the botanical nature of Takapūneke prior to either Māori occupation or European settlement.

Given Takapūneke's relatively sheltered coastal position, vegetation would have been podocarp/hardwood forest dominated by three species of large podocarps (lowland tōtara *Podocarpus totara*, matai *Prumnopitys taxifolia* and kahikatea *Dacrydium dacrydioides*). Beneath these emergent conifers would have been a subcanopy of diverse hardwoods such as māhoe *Melicope ramiflora*, fivefinger *Pseudopanax arboreus*, sevenfinger *Schefflera digitata*, kaikōmako *Penhnanthia corymbosa*, putaputāwētā *Carpodetus serratus*, broadleaf *Griselinia littoralis*, pigeonwood *Hedycarya arborea*, lacebark *Hoheria angustifolia*, ribbonwood *Plagianthus regius*, kōtukutuku *Fuchsia excorticata*, and lemonwood *Pittosporum eugenioides*. The middle layer would have been dominated by kawakawa *Macropiper excelsum* and tree ferns *Dicksonia squarrosa*, especially silver tree fern *Cyathea dealbata* but also *Dicksonia squarrosa* and *Cyathea smithii*. The forest floor had a diversity of ground ferns. Prominent vines included supplejack *Ripogonum scandens*, native jasmine *Parsonsia heterophylla* and bush lawyer *Rubus cissoides*. The coastal fringe (e.g. the rocky banks and the interface of bush edge and coastal boulders) would have provided a very narrow extent of habitat

for open-ground (light-demanding) coastal species such as *Hebe strictissima*, *Coprosma propinqua*, shore celery *Apium prostratum*, native ice plant *Disphyma australe*, harakeke *Phormium tenax* and silver tussock *Poa cita* to name a few.¹⁷⁷

The original native forest cover at Takapūneke would also have supported a diversity of birdlife. Prior to Māori occupation this would have included bush moa, giant eagle, New Zealand wren, owl-nightjar, adzebill, kiwi and kākāpō. Those birds that survived Māori but not European settlement would have included kākā, kākārīki, kōkako, saddleback, piopio, laughing owl, mōhua, etc.; those that still remain today include tūi, bellbird, kererū, grey warbler, pīpī, fantail, etc.¹⁷⁸

10.3.2. Takapūneke during Māori occupation and Te Maiharanui's trading settlement (up to 1832)



Takapūneke showing extent of native forest cover pre European settlement during Te Maiharanui's trading settlement

10.4. Biophysical landscape

It is not clear exactly when and where the podocarp forest disappeared from Takapūneke. However Hugh Wilson has surmised that it is likely that the forest close to the sea was cleared early during Māori occupation. He suggests that

*...some old growth forest could have survived through Māori times, but it is more likely periodic burning and clearing removed the old growth forest to several hundred metres inland, resulting in a mosaic of silver tussock, bracken, flax, kānuka, coprosma and regenerating mixed hardwoods, especially down the gully bottom itself. The podocarps would have been regenerating over those centuries, some surviving subsequent fires, some not – lowland tōtara especially would have done well.*¹⁷⁹

The stream flowing through the most prominent gully at Takapūneke would have been present during Te Maiharanui's occupation and is likely to have been a contributing factor for establishing his kāinga there. Evidence of the kāinga on the southern part of the headland is understandable as this northern aspect would have provided the most sheltered part of Takapūneke, as well as receiving the most sun.

10.5. Cultural landscape

1820s: With British traders seeking flax fibre for their ship's cordage, Te Maiharanui established an undefended trading village at Takapūneke to supply visiting ships.¹⁸⁰ It is likely the bay would have been selected for its steeply shelved beach and sheltered aspect which suited sailing vessels.

In 1830 Te Rauparaha sacked Te Maiharanui's trading settlement, slaughtering or taking prisoner most of its people. This tragic event permanently changed the meaning of this landscape for Ngāi Tahu. Takapūneke became a place of great sadness and sacredness, altering the associations Ngāi Tahu had with this landscape.

1832: After the fall of Ōnawe, surviving Ngāi Tahu in the Akaroa basin established their main settlement at Ōnuku, meaning 'at a distance'. It was at Ōnuku that the memory of events at Takapūneke were kept alive, creating a strong connection between the land at Takapūneke and Ōnuku. Takapūneke became tapu, a place to keep away from.¹⁸¹

A strong visual connection exists between Takapūneke and Ōnawe. The connection of these two landscapes, visually and through their shared tragedies, is part of an evolving story between land and people within Akaroa Harbour.

The site of Takapūneke is likely to have been selected by Ngāi Tahu for its suitability for trading as well as a location of fresh water. Interactions between Ngāi Tahu and European settlers during this period saw associations with the landscape change for Ngāi Tahu. From a place of habitation and commercial activity, it became tapu on account of the deaths that had occurred there. After 1839 Māori ceased to influence directly how the landscape changed or was used. The land was effectively owned and used by Europeans from this time forward.¹⁸² That same year, William Green cleansed the land by gathering the scattered bones of the Ngāi Tahu people, and burning them on the foreshore.

¹⁷⁷ Summary from communication with Hugh Wilson, July 2010.

¹⁷⁸ Ibid.

¹⁷⁹ Hugh Wilson pers. comm. 22 July 2010.

¹⁸⁰ Wilson, J. (2010).

¹⁸¹ Ibid.

10.6. Takapūneke 1832-1856



Portion of 1894 map showing Māori place names around Akaroa Harbour



Takapūneke and Flea Bay within Akaroa Harbour, part of map surveyed by Captain J.L. Stokes etc. HMS Acheron 1849-1850¹⁸³.

10.6.1. Biophysical landscape

When William Green arrived at Takapūneke in 1839, a belt of open country is likely to have extended from Takapūneke, across the top of the ridgeline, down to Flea Bay on the south-east coast. This open country made Takapūneke a good place for grazing and for Green to establish a cattle station.

Hugh Wilson has suggested that cattle could have roamed across this landscape as far round as Ōtānerito Bay:

It wouldn't have been only grass and it certainly wouldn't have been short pasture. There would have been a lot of close-canopied silver tussock and probably silver tussock shrubland, extensive areas of bracken and strips of regenerating mixed hardwood, kānuka and kōwhai along the gullies where regeneration happens fastest and more often escapes burning...There would still have been some bush to go through and some terrain challenges to overcome.

¹⁸² Wilson, J. (2010).

¹⁸³ <http://ndhadeliver.natlib.govt.nz/content-aggregator/getIEs?system=ilsdbandid=1255670>, accessed 6 July 2010.

8.6.2. Cultural landscape history

The landing of cattle in the bay marked the beginning of European pastoral farming in the South Island and was indicative of the increasing dominance of European landscape values in New Zealand. The land was seen as an object to be tamed, where the settlers' "cattle and flocks might roam at pleasure, and to which they had a better right than those whose ancestors had lived there, fished there and hunted there".¹⁸⁴

In 1840 Captain Stanley of the *Britomart* raised the British flag most likely at the residence of William Green (where the first 'Red House' was built) and announced a magistrate's court session to demonstrate British sovereignty. As one of only two European houses in the bay, the land at Green's House would have been a significant location from which to assert British values in the landscape (Captain Stanley's map Appendix 3 shows the location of Green's house). Although land had not been purchased from Ngāi Tahu, it was sold and leased amongst whalers, traders and the Canterbury Association. Farming at Takapūneke was proceeding long before the land passed formally from Māori to European hands¹⁸⁵ which resulted in the establishment of the pastoral farming patterns of the English countryside and the economic values of the land as a source of production.

Māori ceased to influence directly how the landscape changed or was used. The land was effectively owned and used by Europeans from this time forward. European values were displayed in the physical landscape through their pastoral farming practices which was further modified to accommodate these values.

10.7. Takapūneke 1856 – 1964



Overlay of Takapūneke Certificate of Title (1885 – 1964) and 1885 survey plan showing Green's Point Reserve (gazetted in 1926) and land taken to the west and east of the site for road purposes.¹⁸⁶



Greens Point, c.1850, by Samuel Farr, Akaroa Museum Collection AK1981.437.

10.7.1. Biophysical landscape

Early Māori clearances of native forest at Takapūneke had paved the way for further clearing of vegetation and the practices of European farming. Takapūneke continued to be grazed throughout the 19th century. During this time, patches of native bush would have existed in the steepest gullies (due to difficulty accessing these areas) and these areas would have likely been fenced to stop stock falling into them. The 1885 survey plan (overlaid with the 1885 title in image above) shows a patch of native vegetation at the top of the south eastern gully, which could possibly have been part of the original native forest cover.

¹⁸⁴ Wilson, H. (2009) *Natural History of Banks Peninsula*, p. 25

¹⁸⁵ Wilson, J. (2010).

¹⁸⁶ Survey plan held by Land Information New Zealand (Original reference number A5684).

10.7.2. Cultural landscape

Takapūneke land formally passed to the NZ Government in 1856. This purchase cemented the future of the physical landscape, embedding European landscape values and land management practices including the clearing of vegetation and the establishment of exotic grasses and fencing. Land titles in Banks Peninsula purchased under the Akaroa Deed were re-organised and Takapūneke became part of Rural Section 547. The land was then sold to a succession of settlers who continued grazing the area, until 1979.¹⁸⁷

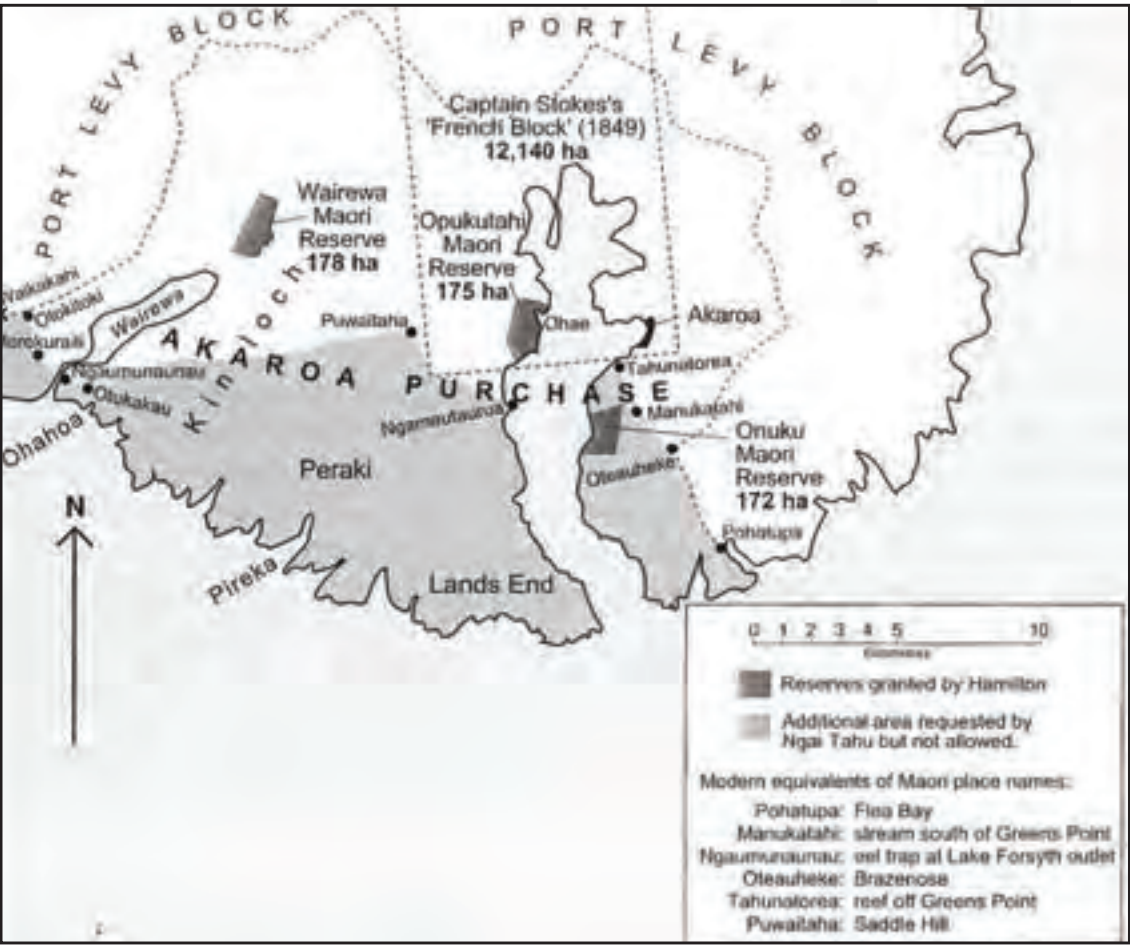
In 1860 an early ship building yard was established at Takapūneke taking advantage of the steeply shelved beach from which to launch sailing vessels. The bay was also well protected from winds which had attracted ships from earlier times. The use of the site for the repair of ships may have continued after 1863.¹⁸⁹

In 1885 Takapūneke was surveyed in order to bring part of the rural section 547 under the Land Transfer Act.¹⁹⁰ In 1891 a survey

was undertaken at Green's Point and land removed from the end of the headland. Presumably these modifications were made to create easier road access into Takapūneke itself.

In 1898 a monument and plaque were erected at Green's Point to celebrate 60 years of Queen Victoria's reign. This monument served to remind European settlers of their connection to their British homeland and reinforce their sovereignty over this landscape. The plaque was replaced with an updated version in the 1920s stating that Captain Stanley had demonstrated British sovereignty in anticipation of the arrival of the French settlers.

In 1898 part of the Akaroa Immigration Barracks was moved from Akaroa to Takapūneke in 1898 which, after the loss of the original Red House in 1888, was the only building in the bay until 1925. Used as a crayfish canning factory, the building exemplified the numerous buildings located around the harbour supporting local industries of the European settlers of the time.



Southern Banks Peninsula showing the Akaroa Purchase.¹⁸⁸ Takapūneke was part of the additional area that was requested by Ngāi Tahu but not allowed.

¹⁸⁷ Wilson, J. (2010).
¹⁸⁸ The Ngāi Tahu Deeds: a window on New Zealand History. Harry Evison (2007, p. 197).
¹⁸⁹ Wilson, J. (2010).
¹⁹⁰ Ibid.

1925 – 1955: Takapūneke was grazed as a dairy farm, one of many on the Peninsula that were contributing to one of the most important industries in the country at the time. Between 1910 and 1930, dairying was the main farming activity on the Peninsula.¹⁹² Relatively small farm holdings and the convoluted terrain of the peninsula, generated an abundance of work for fencers.¹⁹³ Local tōtara was milled for many of the fenceposts, some of which remain at Takapūneke.

1926 A small area around the Green's Point monument was gazetted 'land of historic interest', celebrating the significance of British sovereignty having been demonstrated in 1840.

In 1960 an archaeological report recorded several terraces on the south side of Red House Bay (15 to 30 metres up the hillside). These areas were identified as being naturally flat and likely to have been used as the site of Te Maiharanui's kāinga. The report also identified sheep yards on the bay flat which were assessed as being part of previous farming practices in the landscape. They were assumed to have destroyed some of the archaeological remains of the kāinga.¹⁹⁴

As with many of the bays around Akaroa Harbour, the physical landscape within Takapūneke was dominated by a small pastoral farming pattern and buildings to support local industry.



Takapūneke in the 1930s, showing the crayfish factory (formerly the Akaroa Immigration Barracks). This view also shows the southern headland on which evidence of Te Maiharanui's kāinga was found.¹⁹¹ image sourced from pg 17 of the booklet Toitū Te Whenua The Land

¹⁹¹ Ogilvie G. (2007) Banks Peninsula Cradle of Canterbury p. 157. Image held at the Canterbury Museum.

¹⁹² G. Ogilvie (1992), p. 73.

¹⁹³ Ibid G. Ogilvie (1992).

¹⁹⁴ Bridget Moseley, pers. comm. (July 2010).



Britomart monument at Green's Point, soon after it had been erected in 1898. Courtesy of Akroa museum #3466

10.8. Takapūneke 1964 – 1997



Plan from
Takapūneke
Certificate of
Title 1964 – 1997
with additional
references.

10.8.1. Biophysical landscape

During the 1980s, poplars and willows were planted within gullies and other areas of farmland to stabilise land which had become subject to erosion with the loss of native forest cover.¹⁹⁵ The deeper gullies continued to regenerate naturally, with fencing that deterred stock from wandering into them. The landscape at Takapūneke continued to be grazed.

10.8.2. Cultural landscape

In 1964, the Council purchased a small area of the southern headland (as illustrated in the Plan from Takapūneke Certificate of Title 1964 – 1997 above) and built a sewage treatment plant on the land. Subsequent excavation for the treatment plant uncovered evidence of Te Maiharanui's kāinga on the southern part of the site, confirming the inappropriateness of locating such an activity on a significant site. Local Māori still regarded the land as tapu however no formal recognition of their association with the landscape existed. The memory of the events in the bay continued to be kept alive at Ōnuku.

1978: The Council purchased the remaining Takapūneke land from Thomas Robinson which enabled the Council to proceed with future planning of the area including the creation of a landfill off Ōnuku Road (opened and operating in 1979).

In 1979: the significance of Green's Point was officially recognised as the land was designated an historic reserve (R.4266).

1992: Banks Peninsula District Council determined the future use of land at Takapūneke. The Council divided up the land (inherited in 1989 from the Akaroa County Council) and proposed to provide a reserve around the archaeological site on the south side of the bay, recognising the significance of Takapūneke as Te Maiharanui's kāinga. The 'Red House' property was sold to a Council employee and land between the proposed reserve and the small reserve at Green's Point was earmarked for residential development.

During this period, the Council took two areas out of grazing and developed them as areas to treat the waste for the community of Akaroa (sewage treatment plant and landfill). The associated structures and activities located on these sites modified the landscape physically and visually and are intrusive in terms of the significance of the site for Ngāi Tahu.

¹⁹⁵ See Land cover in next section - Physical Landscape Character.

10.9. Takapūneke 1997 – 2002



Map showing the four areas Takapūneke was divided into by Council (The sewage treatment plant and the Britomart Reserve at Green's Point existed previously)¹⁹⁶

10.9.1. Biophysical and cultural landscape

In 1997 the Council subdivided the land into four separate lots, with each parcel set aside for a different purpose. In addition to the “Red House” property and Takapūneke Reserve on the south side of the bay, the northern lot with the gently sloping land was set aside for subdivision. A smaller lot along the foreshore was proposed to become Beach Road Park.

1998 saw the values of tāngata whenua partially recognised as the Council agreed to close the landfill, to apologise to tāngata whenua and to dedicate the southern block which included the probable site of Te Maiharanui’s kāinga, as a reserve. In return the Rūnanga reluctantly agreed to allow the proposed subdivision on the northern part of the bay to proceed.

In 1999 Lucas Associates were engaged to present a concept proposal to the Takapūneke Reserve Committee for the development of Takapūneke Reserve (Appendix 2). The plan included re-vegetation within gullies and continued grazing of open pasture along the ridges. The intention was for the Reserve to integrate with the proposed subdivision. A staged process was initiated with planting around the sewage treatment station completed as ‘Area One’ of the plan (Appendix 4).

In 2001, as part of ‘Area Two’ of the Landscape Plan, construction plans and interpretation structure drawings were prepared for a parking area along the foreshore of the proposed reserve (see Appendix 4). Historic buildings were removed in 2002 as part of the implementation stage. However, the earthmoving work also disturbed archaeological sites, prompting objections and order to halt work from the Historic Places Trust. A site damage report for Te Rūnanga o Ōnuku noted that the archaeological remains were likely to have extended well beyond that area identified as an “area of historical village and massacre”¹⁹⁷ and no further work has been undertaken on the site since. It is yet to be determined when the planting in Gully G was undertaken, but based on the size of the trees, it is likely to be within this period.

This period illustrates attempts by the Council to formally recognise both Māori and European values in the landscape. Council subdivides the land. The implementation of a staged landscape plan stalls as correct legislative procedures are not followed during the implementation of work.

¹⁹⁶ Source of aerial Google Earth (2002).

¹⁹⁷ Bridget Mosely, pers comm. July 2010.

10.10. Takapūneke 2002 – 2010



Takapūneke in 2010 - Wāhi Tapu Registration Area and Takapūneke Reserve Boundary¹⁹⁸

10.10.1 Biophysical landscape

Regeneration and spread of nursery species has occurred as grazing is reduced in the southern section of the bay. Grazing continues in the northern section of Takapūneke. It is yet to be determined when the planting to the south of the Red House was undertaken the size of the plants suggest it is likely to have been within this period.

10.10.2. Cultural landscape

Takapūneke was registered as wāhi tapu in 2002. The registration recognised the values of the site to Ngāi Tahu and provided tāngata whenua with a platform from which to advocate for the protection and conservation of these values. The Takapūneke Reserve and Green's Point Reserve were registered as a wāhi tapu area based on the understanding that the ashes from the cremation of Ngāi Tahu ancestors in 1839 had dispersed over the entire area, making it all tapu.

2002 (March): The reserve on the south side of Takapūneke was formally gazetted and vested in the District Council, recognising the significance of the kāinga of Te Maiharanui to Ngāi Tahu.

2006: Banks Peninsula District Council resolved that the land on the northern side of the bay that was to be subdivided should be combined with the existing Britomart and Takapūneke Reserves to become a single historic reserve for which national reserve status would be sought.¹⁹⁹

2007: The Banks Peninsula Landscape Study classified Takapūneke as a cultural heritage landscape²⁰⁰ for the significant historic events that took place between Māori and Pākehā. The classification was given to recognise the status of a place which would be given the highest rating according to ICOMOS standards. Takapūneke is recognised as a geographical area that includes a series of related and connected cultural, heritage and natural resources associated with the culture, identity and history of Ngāi Tahu.²⁰¹

2009: The Council carried through the designation of the Green's Point land as a historic reserve and the re-classification of the original Takapūneke Historic Reserve from a local purpose (historic) reserve to a single historic reserve (see plan above 10.1.).

2010: A formal commemoration was held to celebrate the merging of all four reserves into one Takapūneke Historic Reserve. The site of the commemoration was chosen for ease of access and proximity to the area where the formalities of the commemoration took place.²⁰² Five trees were planted along an internal fence line on the Green's Point land.

¹⁹⁸ Source of aerial Google Earth (2002).

¹⁹⁹ Toitū Te Whenua The Land Remains (2010), p. 21.

²⁰⁰ Banks Peninsula Landscape Study (2007), p. 255.

²⁰¹ Dyanna Jolly Consulting (2009).

²⁰² Helen Brown, pers. comm (30 Aug, 2010).



1913 Green's Point indicating changes on the headland. Image courtesy Jan Shuttleworth.



Key

1. Britomart Historic Reserve
2. Green's Point Reserve
3. Beach Road Park
4. Privately owned Property
5. Takapūneke Reserve
6. Sewage treatment plant
7. Akaroa Waterfront Historic Area
8. Takapūneke Historic Reserve (areas 1, 2, 3 and 5) with associated legal boundaries.

10.11. Takapūneke existing physical landscape character

The following series of maps outline the physical landscape character of Takapūneke as it exists today. Landscape character has been defined as “a distinctive combination of landscape attributes that give an area its identity”.²⁰³ All maps have been compiled from Google Earth (2002) and overlaid with a Christchurch City Council survey carried out in April 2010.

10.11.1 Legal boundaries and definitions

Takapūneke is identified in the Banks Peninsula Landscape Study²⁰⁴ as one of a group of outstanding cultural heritage landscapes on Te Pātaka o Rākaihautū/Banks Peninsula with the highest rating using ICOMOS standards. The area currently referred to by Christchurch City Council as Takapūneke Historic Reserve consists of four different land parcels. The above map outlines these land parcels as well as the extent of the wāhi tapu registration and the Takapūneke section of the registered Akaroa Waterfront Historic Area which extends around the foreshore of French Bay (from Rue Brittain) and is inclusive of Red House Bay, Akaroa. 8.11.2. Landform

²⁰³ Definition from NZILA Education Foundation, Best Practice Note – Landscape Assessment and Sustainable Management, March 2010.

²⁰⁴ Banks Peninsula Landscape Study (2007) p. 155.

²⁰⁵ Banks Peninsula Landscape Study (2007), p. 39.



Takapūneke geography, topography and natural processes

Takapūneke extends between two headlands on the eastern side of Akaroa Harbour - Green's Point in the north and to the point that currently houses the Akaroa Sewage Treatment plant in the south.

The landform or catchment of this area provides a natural definition to the boundary of the site. Set within the Akaroa volcanic inner caldera²⁰⁵, a narrow, rocky foreshore extends along the coastline; the hills then rise towards the crater rim. Below Ōnuku Road, the northern part of the site slopes gently from the headland down the northernmost gully of the catchment. At the bottom of this gully, six gullies from the southernmost part of the bay, converge as part of a stream. This stream has its outlet to Akaroa Harbour adjacent and south of the Red House which occupies private land at the bottom of the catchment. At the bottom of this gully, six gullies from the southernmost part of the bay, converge as part of a stream. This stream has its outlet to Akaroa Harbour adjacent and south of the Red House which occupies private land at the bottom of the catchment.

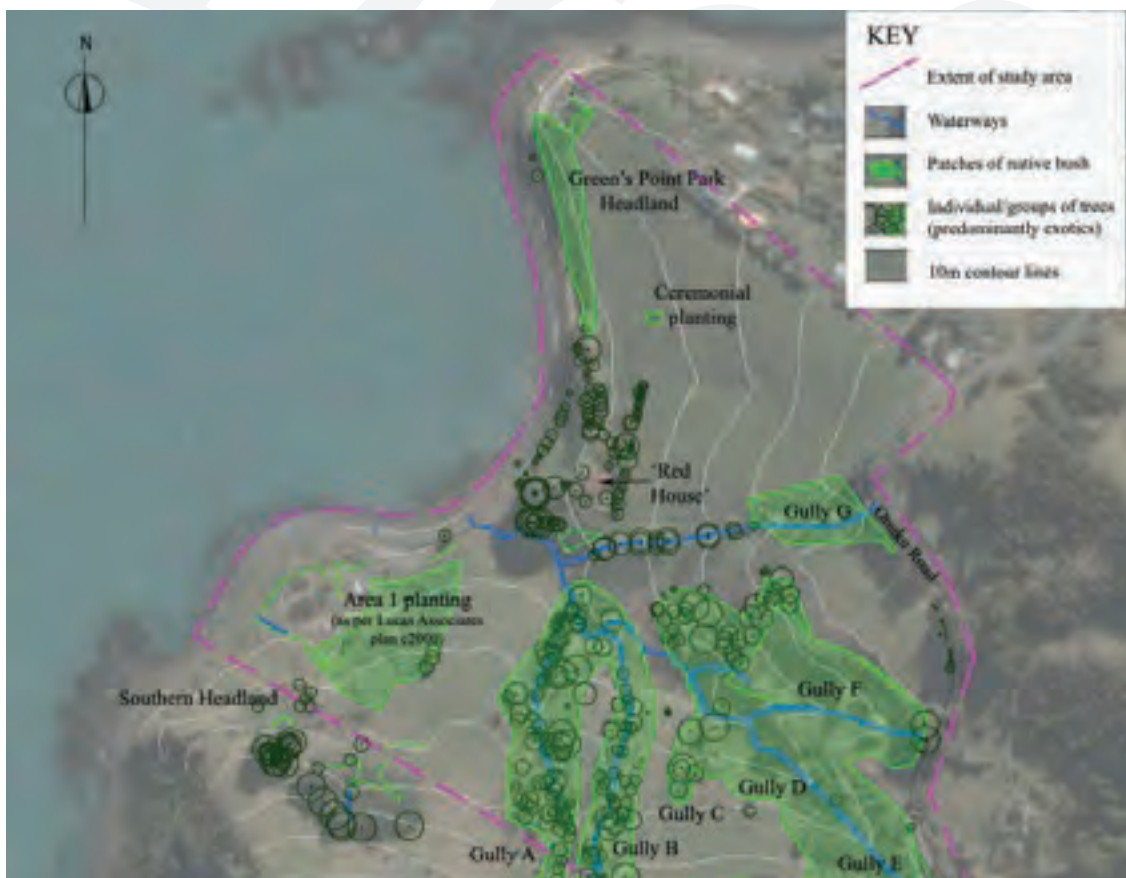
Takapūneke has a coastal 'harbour' character, being sheltered and tidal.²⁰⁶ The landform has been modified over time with the remaining evidence of terraces from Māori occupation, and the practices of farming which has assumed to have destroyed some of the archaeological remains of the kāinga.

Although modified from its original native forest cover, Takapūneke expresses a high degree of natural character due to the natural features and processes obvious in the landscape. The landforms - hills, headlands, gullies, with vegetation and waterways all contribute to this character. While the natural elements have remained evident, they have been overlaid with the patterns and processes of human activity which has created a strong pastoral character to the landscape.



View towards the Southern headland of Takapūneke showing the volcanic landform overlaid with the patterns and processes of human activity.

10.11.3. Landcover



Existing vegetation and waterways of Takapūneke Historic Reserve

10.11.4. Vegetation

Takapūneke is part of the Akaroa Ecological District. Its land cover consists predominantly of pasture and patches of native bush concentrated in gullies. Other vegetation within Takapūneke is composed of a variety of mature exotic trees with some regenerating native vegetation appearing since grazing has been limited within the area.

The following summary of existing vegetation at Takapūneke has been taken from a report prepared by Trevor Partridge, Botanist for the Christchurch City Council. This report focused mainly on the southern part of the Reserve and its remnants of natural vegetation. Two fenced areas of native plantings have not been covered in detail. One of these is the area surrounding the Akaroa Sewage Treatment Plant, where the native plantings function as a screen to the activities of the Treatment Plant. The other area is the dense and very successful restoration planting at the head of the gully immediately north of the former landfill site. A site visit was undertaken by Trevor Partridge, John Wilson and Wendy Hoddinott on 11 June 2010 and the following site description of vegetation relates to this visit.

Takapūneke has seven gullies, which have been indicated alphabetically in the Botanist's report; Gully A being the southernmost and Gully G the northernmost. Gully E is the largest and main gully and it passes beneath Ōnuku Road as a major culvert at a sharp bend. At higher elevations it is progressively joined by Gullies F, D and C, before being joined at lower elevation by Gullies B, A and finally G. Three gullies (A, E and G) are marked as waterways on the 'Water Course' layer of the Christchurch City Council Utilities maps.

10.11.5. Green's Point Park Headland

This area is open pasture of typical good quality pasture grasses with associated herbs including areas of thistles. The pasture has been used for growing hay. There are no native plants present other than some that have been planted around the existing fenceline and in a small plot where a ceremonial planting was made in 2010. The exception is the row of trees above the house which seems to have been Lombardy poplar (*Populus nigra* cv. 'Italica') that have been felled but have resprouted. Amongst these are mature trees of Ngāio (*Myoporum laetum*) and establishing poroporo (*Solanum laciniatum*) beneath the dominant canopy of the planted exotic Lawson's cypress (*Cupressus lawsoniana*). A relatively recent area of native planting has been undertaken to the south of the Red House. It is unknown at this stage when this planting occurred however it looks to be less than five years old.

²⁰⁶ Ibid, p. 58.

10.11.6. Southern Headland

This headland has been used for grazing sheep and comprises a medium quality pasture with clumps of rushes of mostly the native wīwī (*Juncus edgariae*) and lesser amounts of *Juncus sarophorus*. There is a large kānuka (*Kunzea ericoides*) just inside the fence and this has numerous seedlings surrounding it.

10.11.7. Gully A

This is a large wide gully with extensive plantings of poplars with some large Tasmanian gum trees (*Eucalyptus globulus*). Beneath these there are patches of both kānuka and the exotic Tasmanian blackwood (*Acacia melanoxylon*), both of which are spreading into the surrounding pasture. Pasture occurs where there is sufficient light, but much of the area is covered with leaf litter.

10.11.8. Gully B

This is a long and fairly straight gully dominated by poplars. At lower altitudes there is kānuka beneath the poplars, while at higher altitudes there are patches of small-leaved native shrubs of which *Coprosma rhamnoides* is the most common.

10.11.9. Gullies C and D

These gullies are close to each other and short, barely extending to the top of the reserve. They comprise plantings of poplars with kānuka and other native shrubs beneath. The gap between Gullies D and E however has been totally invaded by blackberry (*Rubus fruticosus* agg.) and the native climber pohuehue (*Muehlenbeckia australis*), effectively joining these to the larger gully E. Above the gullies there are seep zones with native rushes.

10.11.10. Gully E

This is the largest and the main gully at Takapūneke. The highest altitude part comprises a remnant of native forest in a deeply incised gully. In some parts of the incised gully the sides are unstable and a recent slip has undermined the surrounding fence. This fence is clearly there to keep stock out as the forest has such an entanglement of vines that any animals that might venture in are likely to become trapped.

The native forest within Gully E was not entered, but was observed from its margins and from Ōnuku Road above. It is predominantly secondary growth, the only tree large enough to be considered 'original' being a large tūrepo (*Streblus heterophyllus*) just to the northern side of the fence.



Tūrepo (*Streblus heterophyllus*) may be the only pre-European tree remaining at Takapūneke (along the edge of Gully E).



Green mistletoe (*Ileostylus micranthus*) perched on a willow in gully G.

Also noted was a large tōtara (*Podocarpus totara*) and some large Ngāio (*Myoporum laetum*) and kowhai (*Sophora microphylla*) as emergents above a canopy of kānuka, mahoe (*Melicytus ramiflorus*) and kohuhu (*Pittosporum tenuifolium*). Much of the canopy has been overwhelmed by the native climber pohuehue and there are still many open areas that have been invaded by weeds such as gorse (*Ulex europaeus*), broom (*Cytisus scoparius*), blackberry and boneseed (*Chrysanthemoides monilifera*). With time the taller native woody vegetation should displace these weeds, but the pohuehue may inhibit or slow this process. Old man's beard (*Clematis vitalba*) has also been seen in the area and this is a potential problem to the forest. Also noticed were some areas of periwinkle (*Vinca major*) covering the forest floor. This exotic ground cover inhibits seedling establishment and thus slows regeneration. Grazing is still occurring on the spurs between the gullies.

Of special note along the road margin was the discovery of both locally occurring species of large native mistletoe. Green mistletoe (*Ileostylus micranthus*) is relatively common, but the rarer white mistletoe (*Tupeia antarctica*) is a threatened species (category – Declining²⁰⁷) (de Lange et al 2009). Only one plant of the latter was seen but it is likely to be elsewhere within this gully.

In the valley floor, where the stream meets the other gullies, there are small patches of wetland. Some are under the poplar canopy but the lowermost is in the open. These are dominated by the native rush wīwī along with some pūkio (*Carex virgata*) along the stream margins. There are also patches of the native sedge purei (*Carex geminata*) and the occasional clump of water edge ferns swamp kiokio (*Blechnum minus*) and kiwakiwa (*Blechnum fluviatile*).

There are plantings of poplars in the valley floor and the adjacent Gully F. Most of these are of a cultivar that strongly suckers, so that it now covers extensive areas as ever-expanding patches. Some are located within the native forest area while others are on the steep north side of the gully, downstream from the confluence of Gullies E and F, where a spreading front of poplar has invaded pasture. On the ridge adjacent to the landfill there are vast numbers of suckers appearing, these being kept in check only through grazing by stock.

10.11.10. Gully F

This is a short side gully to Gully E, marked at Ōnuku Road by some tall macrocarpa (*Cupressus macrocarpa*). It is part of the native forest area but has flax (*Phormium tenax*) on the north side. One of the willows on the valley floor carries a native green mistletoe.

10.11.12. Gully G

This very separate gully has been planted in mostly willows that are not a weedy form so there is no sign of spread. The uppermost part of the gully has been planted with native forest species, which have established well and have formed a closed canopy within a very short time.



Suckering poplars on the southern headland of Takapūneke.

10.11.13. The ridges between the gullies

The gullies contain vegetation of botanical value. The ridges between have pasture with varying amounts of rushes and the occasional native shrub. Some are being slowly invaded by kānuka from the gullies while others have blackberry. The ridge between Gullies F and G is very different. The top was the former landfill site which has been capped and oversown with pasture. The composition and health of the pasture suggests that no toxic effects are visible from the tip material. Outside of that however, the pasture has vast numbers of suckers of poplar that are being kept in check by grazing. The small ridge between Gullies E and F is inside a fence line and is not grazed, comprising rank grass growth and gradual invasion by native forest species. The fence along Ōnuku Road has been covered by native pohuehue to form a 'hedge'. At one end the climbing pohuehue has covered it, while at the other end the creeping pohuehue (*Muehlenbeckia complexa*) has done the same.

10.11.14. Poplars and willows at Takapūneke

During the site visit, a local landowner explained that the poplars and willows were all planted to stabilise the hillslopes following Cyclone Bola in 1988. The trees are therefore less than 22 years old, which can be considered remarkable considering their size. Due to the timing of the visit in winter, it was not possible to identify the species used. However it is likely that the cultivars came from the Ministry of Agriculture and Fisheries in Palmerston North. It appears that there have been three poplars and one willow used. One of these has suckered extensively, much in the way that white poplar *Salix alba* does. Where stock are grazing on the crest between gullies F and G, young suckers are currently kept under control. However on the adjacent slopes the suckers have escaped to become a thick advancing mass, continuing to reduce the agricultural value of the land. The role of the suckering poplar in the fenced area of gully E is more difficult to assess. The outcome will depend on whether the native trees can rise above the poplar suckers. At this stage, there is nothing to suggest that they will, and the gully may become a poplar and native forest mix.

²⁰⁷ de Lange et al (2009)

10.12. Effect of power lines

The power line that crosses the top part of Takapūneke Reserve affects Gullies E to G. Trees have been topped in Gullies E and F and vegetation has been removed to ensure no interference with the overhead wires. In particular, an area of suckering poplar has been cut and the branches left lying on the ground. This corridor has been invaded by flax and toetoe (*Cortaderia richardii*).

Of greater concern for the future however, is the planting at the top of Gully G which is rapidly growing towards these lines. It is surprising that such a planting was allowed to be undertaken in this location as within a few years it will be necessary to top these trees, which will severely compromise the functioning of the planting.

10.13. Land use



Existing land use including cultural, social, spiritual and historical associations

Takapūneke is currently managed as grazed farmland, with a number of fences and old tōtara posts crossing the site. Ōnuku Road dissects the valley along the eastern boundary of the site and there is access to Takapūneke from this road through the disused landfill entrance gate to a grazed paddock. Beach Road skirts around the bottom of the Reserve along the foreshore, the asphalt seal ending at the driveway to the ‘Red House’ property. From the end of the asphalt, a dirt road extends to the Akaroa Sewage Treatment Plant which is at the end of the road. Pedestrian access to the site can be gained through four farm gates; one along Ōnuku Road along the northeast boundary, from the end of the driveway alongside The Red House property on Beach Road and from two gates to the south of the Immigration Barracks, one along the valley floor, through small patches of wetland and the other along a fence line running across the lower contours of the southern headland.

The majority of native forest cover is most likely to have been cleared during early Māori occupation. Since the attack on Te Maiharanui’s kāinga and with the arrival of European settlers, the land has been grazed with few of the landholders living in the bay. Where grazing has been limited in recent times, parts of the site are reverting to native forest and weed species.

The timber buildings with historic value (the Red House and old Immigration Barracks) are nestled within existing macrocapa trees and vegetation. Positioned at the base of the headland at the

southern most part of the bay, the Akaroa Sewage Treatment Plant is also screened by native planting. This planting is Area One of the Lucas Associates landscape plans which was implemented in 2001.

A walkway runs along the top of the northernmost headland linking Akaroa Township with the Green’s Point Reserve. A concrete monument and flagpole are located in this very small area which is also surrounded by a concrete fence.

Power lines cross through the higher elevations of the Reserve with a smaller line leading to the Red House from the top of Gully G. Other elements dotted around the site include tōtara fence posts, a stock water trough, fences and a timber bridge at the bottom of the valley floor in the southern most part of the Reserve.

Natural elements such as trees and waterways have been overlaid by the patterns and processes of human activity. Evidence of this includes the early kāinga of Te Maiharanui, farm buildings (removed as part of the implementation of the car park area in 2001), fences of early European settlement and the plantings of willows and poplars during the 1980s to stabilise the land. A timber bridge, built as part of the proposed reserve approaches plan is located within the southern part of the Reserve. The ceremonial planting undertaken earlier this year, celebrating the creation of a single historic reserve, emphasises a change in direction for how this land will be used in the future.

10.14. Visual and sensory landscape qualities



Visual and sensory qualities of Takapūneke

The southernmost part of Takapūneke has been assessed as a Visual Amenity Landscape.²⁰⁸ In other words, this landscape contains “those natural or physical qualities and characteristics... that contribute to people’s appreciation of its pleasantness, aesthetic coherence and cultural and recreational attributes”.²⁰⁹ While the northernmost part of Takapūneke was excluded from the Landscape Study, the map above illustrates the combination of special qualities within the catchment that make this landscape stand out for its visual and sensory experiences.

Visual connections exist between Takapūneke and Ōnawe from Green’s Point, the likely site of Te Maiharanui’s kāinga and other locations at Takapūneke. For tāngata whenua, these views strengthen the historical connection of occupation, communication and use of the site as the kāinga of Te Maiharanui. Views to Tuhiraki/Mt Bossu from Takapūneke also contain spiritual associations for Ngāi Tahu. The tall crag of Tuhiraki is a form from the past where Rākaihautū the ancestor of Ngāi Tahu planted his kō after digging the lakes of the South Island, establishing this area as his final home.²¹⁰ The view to Tuhiraki from Takapūneke is one of a number of “collective qualities”²¹¹ that gives Takapūneke its sense of place.

As with much of the harbour, Takapūneke has a sense of rural amenity that reflects the rural patterns and processes

evident within the landscape over time. The landscape has been “predominately a working landscape – a product of past and present land use”. Historic and present land use allows uninterrupted views across the harbour which evoke a feeling of spaciousness while the two headlands, in relatively close proximity, provide a degree of enclosure. The landscape within the reserve now contains few structures apart from fence lines and tōtara posts. The natural appearance of vegetation within the seven gullies contributes to the overall mosaic of forest cover within Akaroa Harbour.

“For the past century at least, the landscape of Banks Peninsula has been dominated by farming. This has been largely responsible for the open landscapes with their impressive coastal prospects, enchanting internal valley views and the visual dominance of their signature skylines.”²¹²

Although screened from view, the siting of the Akaroa Sewage Treatment Plant on the southern headland of the bay detracts from the spiritual importance and character of the landscape. Its location at Takapūneke has been identified as inappropriate and should be reviewed. Also detracting from the visual amenity of the bay are those residences situated on the northern-most headland overlooking Takapūneke.



Visual connections to Tuhiraki, Ōnawe and Green’s Point

²⁰⁸ Banks Peninsula Landscape Study (2007). The Study suggests that “all of the land between the summit and the shore, that is not identified as outstanding landscape, heritage landscape or natural character coastal landscape should be identified as visual amenity landscape.”

²⁰⁹ Ibid (2007) p. 63.

²¹⁰ Wilson, J. (2010).

²¹¹ J. Stephenson, (2010) *Patina: People and Place in Akaroa*, p. 152. Meaning those qualities shared by groups, community members, hapū and iwi.





²¹² Banks Peninsula Landscape Study, p. 30.


10.15: Degrees of significance

The following table outlines the degree of significance individual items within the landscape and context of Akaroa Harbour. The degrees of significance have been based on the criterion below and evaluated against the research outlined in the preceding sections of the landscape discussion.

Criteria for evaluation:




- **Exceptional significance:** those features/elements which make an essential contribution to the overall significance of Takapūneke.
- **Considerable significance:** those features/elements which comprise original fabric and are considered to make a particular contribution to the overall significance of Takapūneke, but they may be in poor condition or have undergone a degree of modification.
- **Some significance:** those features/elements that have been extensively modified, in poor condition or are later additions.
- **Neutral/intrusive:** those features/elements that are of limited significance detract from the overall significance or may be obscuring fabric of greater value.




Heritage item	Degree of significance in the context of Akaroa Harbour	Image
Landscape setting	Exceptional/considerable	<div></div>
Landform	Exceptional/considerable	<div></div>
Context/views	Exceptional/considerable	<div></div>

Heritage item	Degree of significance in the context of Akaroa Harbour	Image
Original vegetation – Gully E	Exceptional (Tūrepo - <i>Streblus heterophyllus</i>)	

Recent exotic planting:

Willows in Gully G	Some	
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Heritage item	Degree of significance in the context of Akaroa Harbour	Image
Poplars and gums in Gully A	Some	
Poplars in Gully B	Some	
Poplars in Gullies C and D	Intrusive	
Recent native planting	Some	

Heritage item	Degree of significance in the context of Akaroa Harbour	Image
Green's Point monument	Exceptional	
Layout	Exceptional/considerable	
Tōtara fence posts	Considerable	

11. Archaeology

11.1. Introduction

The village of Takapūneke was located historically in an area known as Red House Bay. What has been more often a point of discussion is the potential extent of any archaeological remains relating to the occupation. In the following sections the history of archaeological investigation on the site is summarised, the potential for archaeological remains is assessed and the results of the survey are discussed.

An archaeological 'site' is any place where the material remains of the past are present. In the following discussion reference is made to 'historic' archaeological material as opposed to the archaeological remains of pre-colonial Māori occupation. Historic archaeological material comprises manufactured materials – glass, ceramic, metal etc. – not present in New Zealand until the arrival of Europeans. However, historic archaeological material (or historic midden) does not necessarily equate with European occupation, as these material were available to Māori from the earliest days of the contact period.

For the purposes of this chapter, archaeological significance is defined as the scientific information which may be drawn from the analysis of archaeological remains and their spatial context. Beyond scientific information, archaeological remains have cultural significance, as the material remains of people's past – in this case, the cultural values of Ngāi Tahu.

While heritage legislation now requires local authorities to take intangible values into account in planning decisions, there has been limited recognition of these values previously. The presence of archaeological remains has therefore sometimes been utilised as a means to achieving recognition of the wider cultural values of a place. In such circumstances, being able to demonstrate the presence or absence and the extent of cultural/archaeological material becomes critical and this is apparent in the history of archaeological involvement in the Takapūneke Historic Reserve.

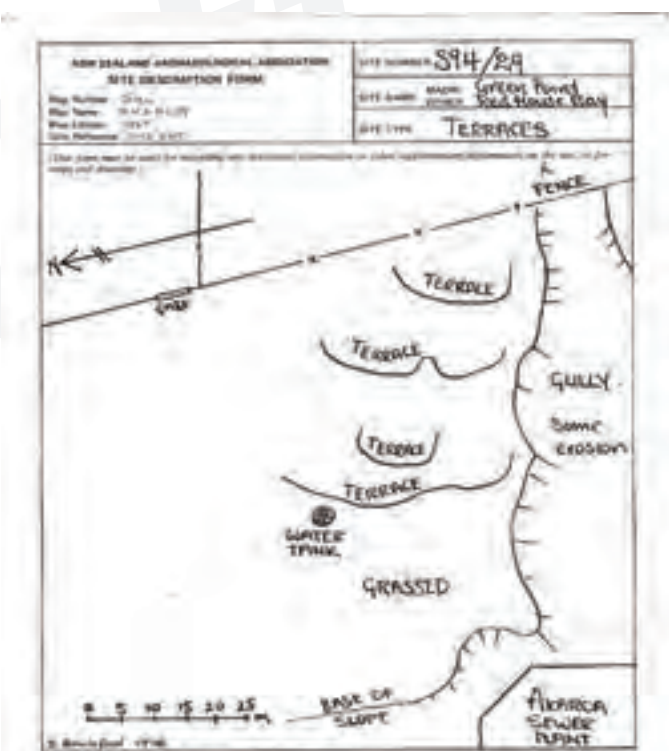
11.2. History of archaeological investigation to date

The first archaeological documentation of Takapūneke was the New Zealand Archaeological Association (NZAA) site record form of 1960, which recorded several terraces on the south side of Red House Bay between approximately 50 to 100 feet (15 to 30 metres) up the hillside and shellfish midden (mainly pāua and mussel) exposed on the foreshore.²¹⁴ Two larger areas were identified as being naturally flat and potentially having been utilised as areas of occupation historically. Sheep yards and the later remains of other farming and building activities were recorded on the bay flat, and those activities were assumed to have destroyed some of the archaeological remains of the Māori village.

An update to the site record form in January 1978 noted the destruction of the surface midden by the construction of the sewage treatment plant and ponds in 1965 (see historic photograph, Akaroa Civic Trust 2010: 19). Mention is made of a small pounamu (nephrite) adze being located during excavation for the sewage treatment plant. A map, drawn by Barry Brailsford in 1978 and included with the update, shows a series of terraces above the treatment plant, all within the boundary of the land parcel and now covered by the plantings screening the sewage treatment plant.

In 1979, plans to build retaining walls to stabilise the hillside above the sewage treatment plant and open a rubbish dump on the land above to the east prompted the involvement of the Historic Places Trust, as the Historic Places Amendment Act of 1975 meant that consent was now required for the modification of any archaeological sites.

In a letter of 5 June 1979, Jim McKinlay, then Senior Archaeologist at the NZ Historic Places Trust, wrote to Ken A. Paulin, the Akaroa County Council Engineer, enclosing a report of archaeological survey carried out by Michael Trotter and Beverley McCulloch on 25 May 1979.²¹⁵ A map was appended to Trotter and McCulloch's (1979) report.



Map drawn by Brailsford (1978) after the construction of sewage treatment plant and attached to NZ Archaeological Association site record form N37/11

²¹⁴ See Appendices. NZ Archaeological Association site record form; S94/29 [now N37/11]; recorded 2 April 1960; filed 10 August 1961 (Tony Fomison). The first page on file is not Fomison's original hand-written site record form but a copy typed when Canterbury Museum updated the files in the 1980s.

²¹⁵ J.R. McKinlay (1979). Letter to K.A. Paulin, County Engineer, Akaroa County Council, from J.R. McKinlay, NZ Historic Places Trust, 5 June 1979. NZ Historic Places Trust reference HP 12/2/0/13.

M.M. Trotter and B. McCulloch (1979). Report [with map attached] on Akaroa County Council development proposals for Redhouse Bay, Site S94/29. Unpublished report, 26 May 1979.



Map of Site N37/11 [previously S94/29], Redhouse Bay, Akaroa (Trotter 1979); originally appended to Trotter and McCulloch (1979).

Trotter and McCulloch (1979) observed:

The one recorded, and at present only, archaeological site in the area is number S94/29.²¹⁶ This record refers to terraces on a hillslope and midden on the raised beach at the base of it, on the south side of the Bay, which together are said to be the site of a traditional village called Takapūneke

Since this site record was made in 1961 the raised beach has been levelled and no evidence of midden is now visible. The terraces on the hill slope above it are part of an extensive series of rotational terracettes which cover the whole hillside and which have been caused by natural soil movements. In the area referred to on the site record these terracettes are more pronounced due to greater water seepage. One of them has been artificially modified by levelling and the construction of a four metre square, five centimetre high "platform" – whether this is of Māori or European construction is not clear. Other modifications to terraces may have been made

here, but the degree of the continued soil movement, some of it quite recent, makes it impossible to be sure. Although we examined the surrounding hillside and nearby spur, we could not find evidence of any other archaeological features in the area.

Trotter and McCulloch noted that extensive modification of the beach flat had taken place, with the construction of the sewage treatment plant and buildings, farm buildings (including a pig sty) and other structures.

It seems probable that the major part of the Māori village would have been situated on the raised beach flat, rather than the damp hillside, and that this will have already been disturbed by roading, levelling, farm buildings, sheep yards, the sewer treatment plant and other activities associated with ... European occupation

They concluded that the proposed retaining walls would have no detrimental effect on the terracing which had been identified as potential archaeological features, but would act to protect it by stabilising the hillside. It was agreed that no plantings would be made on the terrace identified as having been artificially modified by human activity. No archaeological evidence was identified in the area of the proposed rubbish dump.

McKinlay (1979) advised Akaroa County Council that an archaeological authority (consent under what was then the Historic Places Amendment Act 1975) would be required for any work which might modify the archaeological sites – presumably this advice was related to the construction of the retaining walls. Akaroa County Council subsequently applied for an authority, as *Authority to modify an archaeological site* was granted by the NZ Historic Places Trust as of 14 June 1979.²¹⁷ There were no conditions for archaeological monitoring or reporting on the authority, except that the NZHPT be notified when the work was completed.

It was not for another decade that further consideration was given to the extent of the archaeological remains of occupation at Takapūneke, when subdivision of Green's Point was proposed by the Banks Peninsula District Council. In reference to this proposal, Chris Jacomb noted: "There is likely to be more occupational evidence than has previously been recorded and, in addition to the archaeological implication, there may be matters of cultural sensitivity to be considered."²¹⁸

In 1992, Jacomb surveyed the area of the proposed subdivision and saw no surface indications of archaeology.²¹⁹ He noted specifically, however, that this survey was did not include the entire area of the bay and excluded the Red House property. Jacomb's letter was also apparently the first time that the likely presence of historic archaeological remains related to European occupation of the bay was raised.

At the request of the Banks Peninsula District Council, Jacomb further surveyed the Red House property, the banks of the stream and the land extending down to the beach. He observed:

No surface evidence of Māori occupation was seen [on the Red

²¹⁶ This is the imperial site reference number for the NZ Archaeological Association site record form; the metric number is N37/11.

²¹⁷ J.R.S. Daniels (1979). Authority to modify an archaeological site. Letter to K.A. Paulin, Akaroa County Council, 14 June 1979. NZHPT reference 12/9/85.

²¹⁹ C. Jacomb (1992). Letter to John Youngsen, Banks Peninsula District Council, from Chris Jacomb, Canterbury Museum, 17 June 1992.

²²⁰ C. Jacomb (1993a). Letter to John Christiansen, Banks Peninsula District Council, from Chris Jacomb, Canterbury Museum, 6 September 1993.

House property], however a small area of clay bank with bricks, bottle glass and blocks of basalt was recorded immediately north of the old shed [the former Immigration Barracks]

All areas of exposed stratigraphy including the stream bank, road cuttings, stockyard cuttings etc were examined and no evidence of occupation was seen ... although faint traces of possible terracing (for houses or work areas etc) were recorded [above the confluence of the two streams]

Exposed areas of road cutting and beach section were examined for any occupation deposit. Only a short section of beach cutting either side of the stream mouth had any archaeological deposit. This was in the form of charcoal-stained soil, crockery, some shells and rusty pieces of metal.

... it is important to note that, while few traces of either [Māori or European] occupation are now visible, archaeological evidence is bound to be present below the ground surface in places, even though it cannot be seen from above.²²⁰



Earthworks at Takapūneke in September 2001 which damaged archaeological remains



Map attached to letter (15 September 1993) from Chris Jacomb, Canterbury Museum, to John Christiansen, Banks Peninsula District Council.

This last observation was supported in 2001 when the removal of some of the remaining farm buildings, ground clearance and track widening on the south side of the stream caused damage to archaeological remains. This exposed fire-cracked rock, charcoal-stained soil and weathered bone near the gate just over the stream and historic material, including fragments of ceramic and brick, in the vicinity of the former Immigration Barracks building.²²¹

It is likely that some confusion had been caused by the site update filed as part of the NZ Archaeological Association Upgrade Project in 2000, when all site record forms in the Canterbury area were updated. This page – the update of 15 September 2000 – in the site record file (see Appendices) noted that the site was “not visited ... as site destroyed”. It appears that the update on file noting that the shell midden previously visible on the surface had been destroyed by the construction of the sewage treatment plant had incorrectly been extended to the entire site.²²²

In response to the damage, Brian Allingham carried out a site survey and drafted a report for Te Rūnanga o Ōnuku, in which he reported at least two umu (earth ovens) and some midden had been disturbed by the earthworks, and identified scattered oven debris suggesting more umu had been destroyed. The midden exposed was reportedly more varied than that previously recorded on the NZAA site record form, with four varieties of shell, fish bone and a few stone artefacts noted. Allingham also identified another umu exposed in the road section to the north.²²³

The NZAA site record form of 1960 and updates of January 1978 and 15 September 2000 have made reference to archaeological remains being destroyed within the area of Takapūneke. While specific surface features of the site, such as the middens on the foreshore, may have been destroyed and other features have definitely been damaged by later land use there is potential for archaeological features and material are still at least partially intact sub-surface. This is evident from the several instances of site damage, as with each more archaeological remains are exposed.

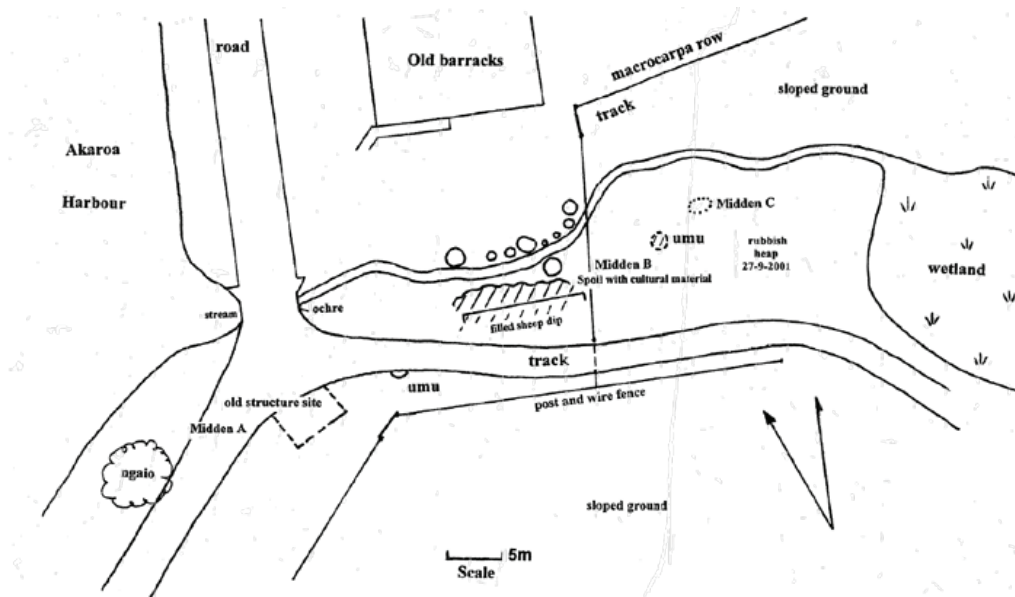
It is necessary to note specifically that archaeological remains extend well beyond that area identified as “Area of historical village and massacre” in a map (Banks Peninsula District Council 2002) produced for the (former) local authority.

²²⁰ C. Jacomb (1993b). Letter [with map attached] to John Christiansen, Banks Peninsula District Council, from Chris Jacomb, Canterbury Museum, 15 September 1993.

²²¹ C. Jacomb. (2001). Letter to Chris Hopman, Works and Services Manager, Banks Peninsula District Council, from Chris Jacomb, NZ Historic Places Trust, 17 September 2001.

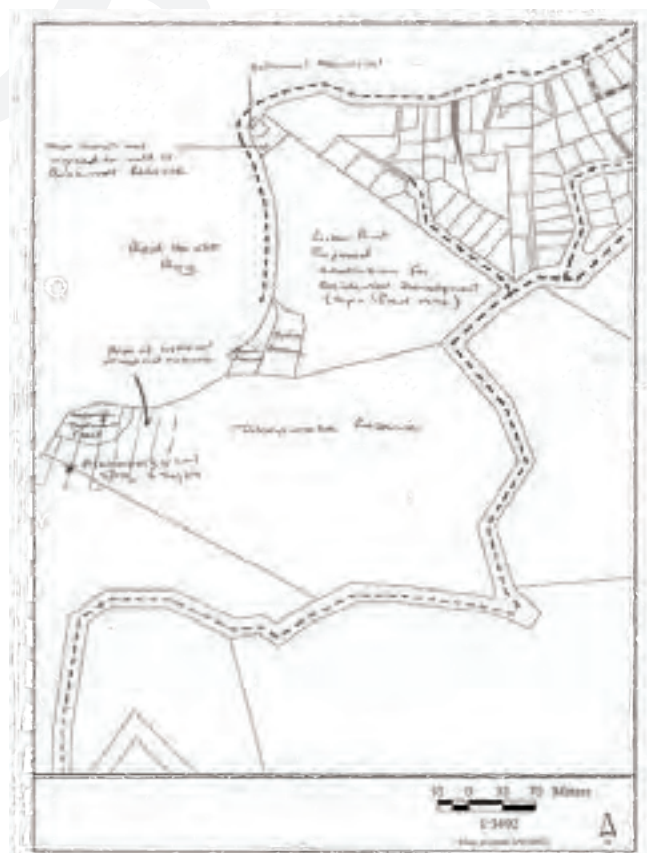
²²² Any basis for this confusion has since been corrected by a site record form update of 9 July 2007.

²²³ B.J. Allingham (2001). Takapūneke, 2001. Draft report to Ōnuku Rūnanga, November 2001.



Plan of Takapūneke site N37/11 at stream outlet; as at 27-9-2001

Map attached to (draft) report (November 2001) – Takapūneke, 2001 – from Brian Allingham to Te Rūnanga o Ōnuku



Map (printed 5 September 2002) attached to report – Takapūneke – Green Point – to the Banks Peninsula District Council briefing on background to the proposed sub-division (S. Davidson 2002).

11.3. The history of occupation at Takapūneke

Allingham's (2001) report notes Takapūneke "...has been described as the largest Māori settlement on the eastern side of Akaroa harbour...." but the extent of any occupation prior to the trading village of Te Maiharanui has not been established. Although the settlement is described historically as "...the site of an old Māori pā...."²²⁴ it is possible that this description refers to the village of Takapūneke itself, rather than any earlier settlement. The description "pā" was frequently used on early survey maps to indicate villages which might otherwise be referred to as "kāinga". Given the sheltered location, the site may well have been occupied previously but differentiating between any archaeological remains or features of occupation prior to that of the early 1800s would be difficult.

Takapūneke is known from historic records to have been established by the 1820s but a more accurate date has not been estimated. Ships were calling in to Banks Peninsula harbours for supplies in the mid - to late 1810s. Ian Smith notes for example in *The New Zealand sealing industry: history, archaeology and heritage management*, referenced evidence from an early sealing ship which anchored in a harbour of Banks Peninsula, "McDonald reported that while serving on Governor Bligh, probably in 1815 – 16, two weeks were spent in a harbour on 'Banks Island' trading for potatoes and mats".²²⁵

Takapūneke was specifically a place of trade under Te Maiharanui and trade between Māori and Europeans would have brought 'historic' materials into Takapūneke. As a trading settlement, Takapūneke would have had all the features of a Māori kāinga and, in addition, potentially items of metal, glass, ceramic and other historic material traded from European and American ships in the 1820s.

The same difficulty presents itself therefore in differentiating between the archaeological remains of Takapūneke and the subsequent European occupation, as similar food resources and material culture would presumably have been available to both. While some archaeological material can be identified as definitely pre-dating 1900, historic midden may date from the early 1800s contact period through to the later European occupation of the bay.

While the kāinga of Takapūneke has been the focus of most archaeological attention to date, as Jacomb noted in 1993, the

subsequent period of European occupation and land use will also have generated archaeological remains. Historic material from later occupation and land use is potentially present sub-surface and is likewise of archaeological heritage value. The standing buildings and structures are also considered archaeological features as they can be investigated through the specialist field of buildings archaeology.

The first cattle station in the South Island was established at Takapūneke in 1839, when William Green and cattle were landed from a barque by William Rhodes. As Green and his family lived in a tent at first, the occupation would have left few archaeological remains (and those likely to be indistinguishable from Māori occupation), until the construction of their house in 1840. The site of this house has yet to be positively identified on the ground but is highly likely to be within the area of the reserve.

From 1830, given the subsequent avoidance of the area by Ōnuku Māori, archaeological remains post this date can be assumed to be primarily European.

The range of economic activities carried out on the shore post-1830 – ranging from dairy produce sold to whaling ships; the brief period of ship building in 1862, when the *Foam* was built on the Takapūneke foreshore; and potentially the crayfish processing and canning and jam bottling – may all have contributed to historic midden on the foreshore and in the vicinity of the former Immigration Barracks.

The later period of occupation and land use is marked by the building of structures. Some of these, for example the first Red House and associated outbuildings, may no longer be present but could potentially be represented by foundations, piles, wells, other features and artefacts below surface. Other structures, for example, the Britomart Monument, constructed in 1897/98, are still standing and easily identifiable in the landscape. In these structures, built heritage and archaeological values intersect.

The area of potential for archaeological remains must be extended out into the bay, where the steeply shelving beach gave ease of access for ships at anchor and later, as illustrated in historic photographs, a jetty was constructed. The land forms of the bay, offering both shelter and access, were one of the main reasons for settlement at Takapūneke from the earliest occupation. There is therefore potential for archaeological remains, features, material and artefacts, to extend below the water and out into the bay.



Detail of historic photograph of Red House Bay c. 1900, showing jetty (reproduced with the permission of Jan Shuttleworth)

²²⁴ Andersen, J Place-names of Banks Peninsula 1927 p.183

²²⁵ Smith I 2002. *The New Zealand sealing industry: history, archaeology and heritage management* p.51



Foreshore at Takapūneke in 1957, showing buildings extending to the south (detail from Donald J. McKay photograph of the 1957 Sanders Cup race, courtesy of Jan Shuttleworth)

11.3.1. Changes in the built landscape

Over the years, various changes have occurred in the built landscape of Takapūneke along the foreshore of the bay. While the land at Red House Bay was in the ownership of the Robinson family, the retaining walls were dug out by hand in order to get a flat place to build and the house which stands there now was built, with much of the work carried out by George Walsh.²²⁶

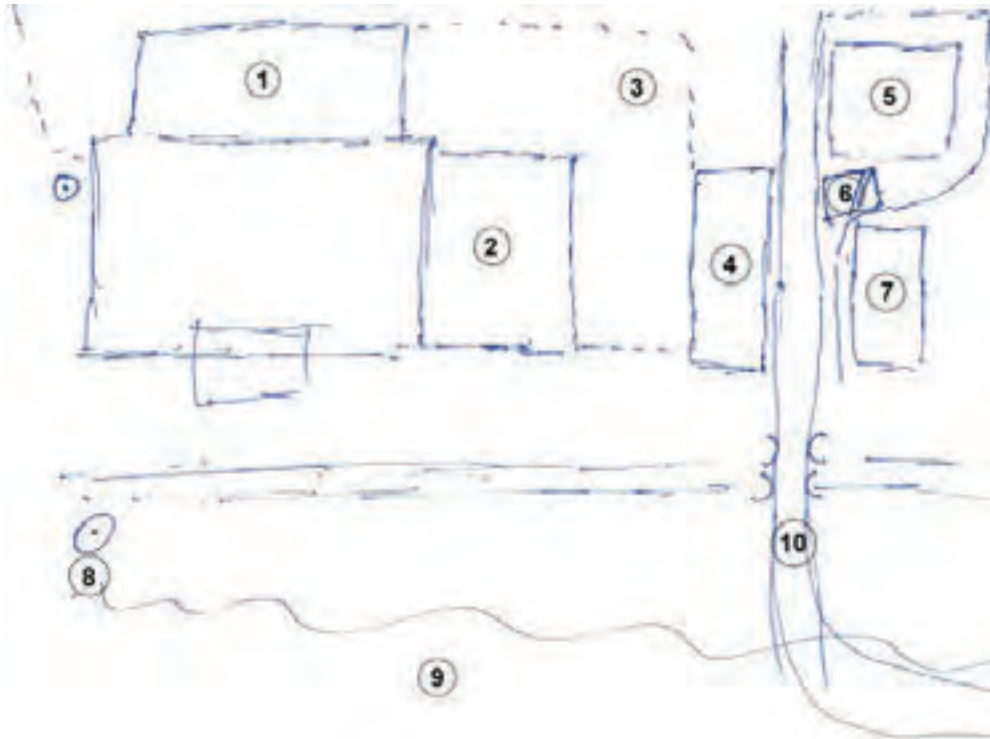
The sketch maps below, drawn by Morris Robinson, show the various buildings which stood in the vicinity of the former Immigration Barracks and along the foreshore to the south, where the sewage treatment plant has since been constructed.

- The extension to the back of the former Immigration Barracks building was constructed by William Robinson and 40 – 50 cows were milked from the ‘dairy’.
- A small shearing shed was built on the south of the former Immigration Barracks and used until the new shearing shed was built by Thomas Robinson along the foreshore towards the south where the sewage treatment plant is now.
- Fencing to provide yards for the shearing shed.
- Beside the creek stood the first abattoir on the peninsula. It was there when the Robinson family bought the property and was then used by them to store wood. The building was only demolished in the early 2000s.
- Sheep dip and yards. The “filled sheep dip” noted on Allingham’s (2001) map has been identified as the killing house by Morris Robinson – see 7 below.
- A copper stood here, set in concrete with a brick surround approximately two foot high and four foot square. The copper was used to boil water for scalding pig carcasses and also for cooking pāua and mussels collected from the bay.
- The concrete slab still present across the creek from the former Immigration Barracks was a killing house built by grandfather Robinson. Cattle beasts, sheep and pigs were killed there and dog tucker cut up.
- Two concrete pillars, aligned approximately east – west, were the bases for the poles marking the two mile line for the rowing regatta. Constructed by George Walsh, flags were placed in these bases when they were in use during the regatta.
- Morris Robinson remembers piles from the jetty (shown in historic photographs) extending on a line to the left of the double doorway of the former Immigration Barracks. The piles had rotted off to about a foot high when he was a child.
- Before the present culvert was constructed, a bridge set on beams used to cross the creek. It stood there until Lionel Radford from Little River was trucking sheep and went through the bridge with a truck load of sheep. After that the bridge was pulled down and the family went down on to the beach to go around. When Morris Robinson was a child, the creek ran with a good amount of water and the Robinsons used to catch whitebait in it.

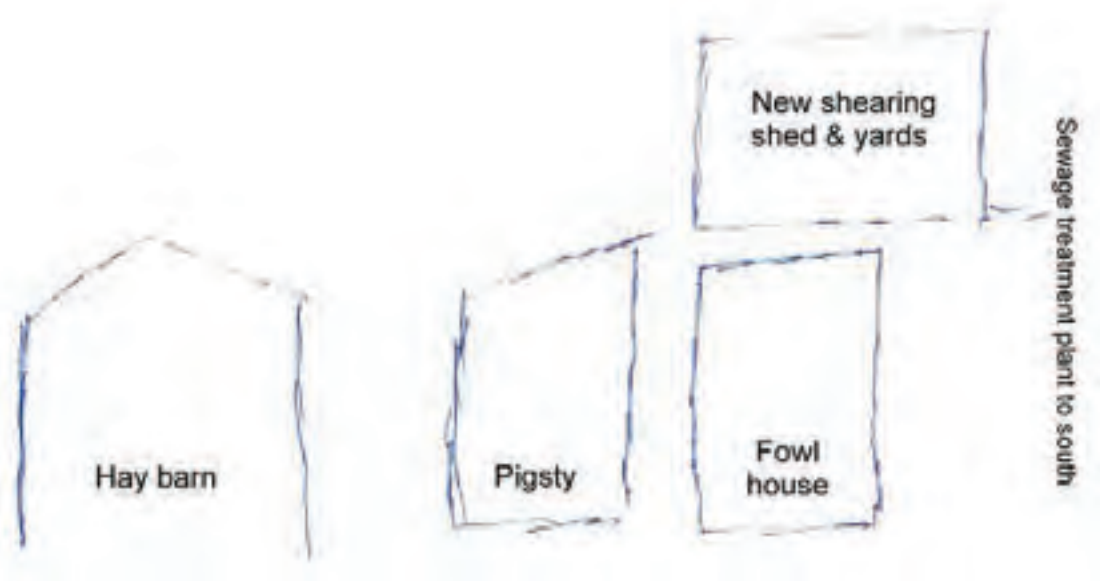
Further round the foreshore, extending towards where the sewage treatment plant now stands, Thomas Robinson (Morris Robinson’s father) built a hay barn, pig sty, fowl house, woolshed and sheep yards to replace those attached to the former Immigration Barracks (2).

Rock oysters, mussels and pāua could be collecting to the south of the bay at this time and Morris Robinson recalls collecting pāua for pocket money and selling them to the fishermen for cray bait at 2 shillings and sixpence a dozen.

²²⁶ All information in this section came from an interview with Morris Robinson (pers. comm. 2010), grandson of William Robinson.



Sketch map of buildings by the former Immigration Barracks, dated to when the Robinson family farmed at Takapūneke (Morris Robinson 2010). Not to scale.



Sketch map of buildings on the foreshore to the south, dated to when the Robinson family farmed at Takapūneke (Morris Robinson 2010). Not to scale.

11.4. Archaeological remains at Takapūneke

A field survey was carried out in 2010 as part of the process of writing this report and archaeological features were mapped at that time.

Although there is no directly comparable site, archaeological features and material at Takapūneke are common throughout the country. Comparison with similar archaeological sites is therefore the best way in which to estimate the archaeological potential of Takapūneke and the early whaling stations of Banks Peninsula, especially those where there was Māori occupation prior to the arrival of Europeans, provide the nearest analogues.²²⁷

Because of this overlap of occupation, as noted above, it can be difficult to differentiate between Māori and European occupation and to determine the chronology of the various archaeological features. As Prickett notes about an area of pits and terraces at Whakaki (Island Bay): "...all [of these archaeological features] may be Māori rather than whalers' work, and whether they pre-date or are contemporary with the whaling station is not clear".²²⁸

As described above and in more detail elsewhere in this conservation report, Takapūneke has a long history of occupation, all of which has in turn modified the land, leaving built structures, surface features and potentially sub-surface deposits of archaeological remains. Surface visibility is limited due to vegetation, ground cover and later modification of the ground surface. However, the potential for archaeological remains is likely to be far greater than is apparent from surface survey.

The village of Takapūneke would therefore likely have comprised living, food processing/cooking and raw material processing/working areas, as well as wider areas of gardening and mahinga kai (areas of food collecting). In addition to whare or houses and takuahi (hearths), structures may have included whata or pātaka (raised storage platforms or store houses), storage pits and fencing.

Compared to what has been recovered from excavation of other kāinga and/or sites of occupation, sub-surface features and material remains may include concentrations of stained soil, charcoal and fire-cracked rocks (the remains of umu); faunal remains of animals, birds, fish and shellfish processed and/or eaten at the site; detritus from stone working; and artefacts of metal, glass and china from the early contact period. Less durable materials, such as textiles, plant material, skin, feathers and other animal remains, are unlikely to survive except in water-logged cultural deposits where decay may be arrested by anaerobic conditions.

Features dug into the earth, such as hearths, umu or storage pits, may be identifiable below the ground should the first few centimetres of vegetation and topsoil be stripped and, where structures were built, the outlines of post holes may remain.

Brian Allingham in his 2001 report to the Te Rūnanga o Ōnuku, additionally raised the practice of caching taonga in wetlands for safety and, although no such artefacts have been located to date, this may possibly have taken place at Takapūneke in the wetland below the confluence of the streams.

It should also be stressed that the area is wāhi pakanga or a field of battle. The statement contributed by Te Rūnanga o Ōnuku to the Takapūneke/Green's Point Historic Reserve Proposal recalled that the bones of the slain had been burnt at Takapūneke; a reference to William Green both burning and burying kōiwi.²²⁹ Cremated or partly cremated human remains may therefore be present within the reserve.

11.4.1

Other kōiwi (human remains) may relate to the historic village of Takapūneke or potentially earlier occupation of the bay. Jeff Hamilton, who is cited earlier in this document (see Section 5.2), lived near the bay and recalled friends seeing kōiwi eroding from a bank above the beach, including a skull which "was lying in the soil where it came out of the bank" in the south of the bay. It is assumed that the person buried there was Māori.

²²⁷ Prickett, Nigel. 2002. The Archaeology of New Zealand Shore Whaling. Department of Conservation, Wellington.

²²⁸ Prickett 2002, p.45

²²⁹ Ōnuku Rūnanga. (No date). Takapūneke: Ngāi Tahu Wāhi Tapu burial Site, in Takapūneke – Green's Point Historic Reserve Proposal. See also Ogilvie, G, 1990 Banks Peninsula: Cradle of Canterbury p. 156

11.5. Terraces and pits

There is some variability in the extent of terracing identified in previous reports, with Brailsford's map of 1978 illustrating terraces only above the sewage treatment plant, while Jacomb's plan of 1993 illustrated other terraces on the hillside to the south of the former Immigration Barracks. In 1979 Trotter and McCulloch identified only one "...artificially modified..." terrace, but noted that "...the degree of the continued soil movement, some of it quite recent..." made it impossible to be sure which terraces were naturally occurring features of slumping and which might have been occupied historically. Brian Allingham further noted that it was "...likely that old slump scars were modified for housing terraces, and some cultural terraces covered or otherwise obscured through ground movement and slope dynamics".²³⁰

In addition to the terraces recorded on the hillside above the sewage treatment plant and to the south of the former Immigration Barracks, Jacomb in his 1993 report noted "...faint traces of possible terracing (for houses or work areas etc)..." above the confluence of the two streams.

11.5.1. Results of field survey

The terraces on the hillside in the south of bay, which were recorded in 1978/79 are now covered in decade-old plantings. These were able to be relocated, although no GPS reading could be taken under the vegetation. In the more open grassed areas, on the hillside to the south above the former Immigration Barracks and the stream, the terraces and pit recorded and mapped by Jacomb in 1993 are still visible. As noted on the map, the lowest feature is a pit with a raised rim located on a knoll extending from the hillside, which can be seen (obscured by grass), in the centre of the photograph below. The edges of the pit have eroded and slumped and it is apparent as a depression or shallow hollow.

Several natural springs are present on the hillside and it is likely the dampness contributes to slumping, making the difference between naturally occurring and modified terraces difficult to ascertain.



'Pit' on knoll on hillside to the south of the former Immigration Barracks (Mosley, May 2010)

No terraces which could be identified as potentially modified were located on the property further to the east and north.



Terraces and raised rim pit on hillside to the south of the former Immigration Barracks

11.5.2. Archaeological potential

Terraces are a common feature of archaeological sites in New Zealand, often occurring in association with pits, and are generally assumed to relate to either occupation or gardening activities. It has been assumed that those at Takapūneke are occupational terraces, which may be naturally occurring and/or cut back into the hillside. Through excavation it is sometimes possible to locate a structural 'cut' on the inner edge of terracing into which the slope has later eroded.

Terracing and pits are recorded in many sites around Banks Peninsula. At Ikoraki, for example, Prickett described the terracing:

*... along the bottom of the hill slope above the beach are as many as 15 terraces for houses and other buildings, all or most of which will relate to the whaling era [and] ... eroding from banks are fragmentary ceramics and bottle glass, whale bone and rusting iron.*²³¹

In contrast, at Takapūneke no archaeological material that might confirm the use of the terraces is visible on the surface.

²³⁰ Allingham, B, 2001 report to the Ōnuku Rūnanga

²³¹ Prickett, 2002, p.41

The detritus of occupation, shell midden deposits, faunal material and flaked stone artefacts and sometimes post holes indicating structures, are commonly located during excavation of terraces, but culturally utilised and/or modified terraces, are difficult to distinguish from natural terracing.²³² Excavation would be required to confirm whether the terraces recorded at Takapūneke are definitely archaeological features.

The raised rim pit is a distinctive shape and a similar example was documented, in association with terracing, at Whakaki or Island Bay.²³³ Pits were utilised for food storage and faunal remains or pollen samples can sometimes be analysed to ascertain a specific vegetable. The presence of the pit supports the likelihood of the terracing above being the result of human activity.

11.6. Umu / earth ovens

In the area between the wetland and the culvert, archaeological material was present where earthworks in 2001 uncovered umu and midden deposits. Shell, fish bone, mammal bone, flaked stone and kōkōwai were identified.²³⁴ This area is now overgrown with vegetation and there is no bare ground where any archaeological material might be seen. In addition to the umu destroyed or disturbed by the site damage in 2001, Brian Allingham²³⁵ recorded an umu exposed in the road cutting to the east of the road in the north of the bay. This feature is still visible and, while some eroding is apparent, remains in good condition.

11.6.1. Archaeological potential

No faunal material is visible in the exposed face of the umu, but charcoal is present and this could be analysed. Radiocarbon determinations may be of limited information value, given the date of the trading village is known, but with limited impact to the archaeological feature it could be possibly be determined whether this specific umu was associated with Takapūneke or earlier occupation.

The presence of the umu indicates that the area of occupation historically extended at least this far and suggests there is reasonable potential for intact archaeological remains in the less modified area of Beach Road Park. There is potential for a non-invasive geophysical survey in this area of the site, which would provide data for a more accurate assessment of any sub-surface archaeological remains. Umu and hearths, in particular, register clearly through geo-magnetic survey.



Umu exposed in section along road cutting (May 2010)



Location of the umu (red dot) exposed in section along the road cutting - and remnant of boat slipway (see Section 9.11.1.) in red circle".

²³² Phillips C, 2000 and 2004 Unpublished reports to the Historic Places Trust

²³³ Jacomb 1998 and Prickett 2002 pp. 44 – 45

²³⁴ Allingham B, 2001 and Jacomb C, 2001

²³⁵ Allingham B, 2001: Figure 2

11.7. Shell midden

Shell midden on the foreshore was the most visible archaeological feature at Takapūneke prior to the construction of the sewage treatment plant. The New Zealand Archaeological Association record form identified the midden as mainly pāua and mussel, which species differ from those recorded by Allingham as a result of the site damage in 2001. As a feature of early sites of occupation, it is possible that the shell midden may have pre-dated the establishment of Takapūneke.

11.7.1. Results of field survey

No shell midden or other archaeological remains are visible in the vicinity of the sewage treatment plant but it is possible that archaeological features and/or material may remain sub-surface on the periphery of the plant. A photograph taken during the construction of the sewage treatment plan²³⁶ indicates that a large amount of earthworks took place and this will have destroyed any archaeological features in the near vicinity of the tanks.

Shell and various small pieces of metal and glass are visible on the beach front between the treatment plant and the stream. It is unlikely that this is archaeological midden relating to previous occupation on the site. From its composition, rather than being archaeological, this material appears to be an area where fill from a natural shell deposit, perhaps from a neighbouring beach, has been brought in and dumped on the foreshore.

Minimal midden comprising a few pieces of shell was located above the confluence of the stream/wetland. No area from which this might have eroded could be located.

11.7.2. Archaeological potential

There is limited archaeological potential in the small amount of midden documented by Allingham (2001), as there is not a sufficient sample to do more than identify mollusc species. If any remnant shell midden from the vicinity of the sewage treatment plant could be located, radiocarbon analysis might determine if the archaeological feature pre-dated the village of Takapūneke.

11.8. Historic midden

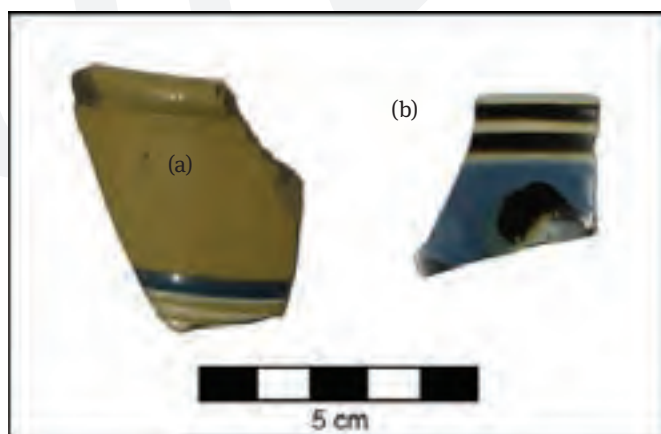
Historic midden is exposed in a thin layer eroding along the beach front for approximately 20 metres north from the former Immigration Barracks. Jacomb (2001) noted additional historic midden – including pieces of brick and ceramics – exposed between the former Immigration Barracks and the stream when site clearance took place in 2001.

11.8.1. Results of field survey

The midden comprises a thin layer of darker soil in the profile, where pieces of metal (including a small piece of copper sheet), glass, ceramic, bone, shell and the stems of clay pipe are sparsely scattered. The ground level has been built up above since the midden was deposited on the surface, and it is not possible to tell whether the material is *in situ* or a secondary deposit moved and deposited at a later stage during road construction or other earthworks.

A single piece of historic ceramic (labelled 'b' below) was also located in exposed earth in the Beach Road Park property in front of the 'Red House' property.

The two pieces of historic ceramic pictured below are banded slipware patterns. These patterns have some form of horizontal bands or stripes of coloured slip, often in conjunction with a base colour and different methods of banding may produce a slight relief from the vessel.²³⁷



Historic ceramics: (a) banded slipware with relief (blue and white stripes), eroded from beach front midden; (b) banded slipware with additional decorative motive, on surface in Beach Rd reserve

²³⁶ See Akaroa Civic Trust, 2010, Toitu te whenua: the land remains p.19

²³⁷ Plowman M, 2000 unpublished MA Thesis, p. 53

Slip-glazing was generally applied to utilitarian ceramics such as bowls, mugs, jugs, teapots and chamber pots but came in a variety of decorative techniques. Slipware came to the colonies from the Staffordshire potteries in England as an inexpensive ware for export markets from 1790 onwards. Majewski and O'Brien and Lynne Sussman²³⁸ note that marked pieces of banded slipware date from the 1700s to the early 1800s and documentary references to banding occur from 1797 to 1890.



Extent of historic midden (in red) exposed in section along beach front

11.8.2. Archaeological potential

The historic midden that is visible is extremely sparse and a larger sample would be required for any analysis beyond identification of artefacts.

11.9. Miscellaneous archaeological artefacts and features

Various remains of both Māori and later historic occupation have been located at and around Takapūneke by local residents.

As noted on the NZ Archaeological Association site record form, a piece of pounamu was found on the site, in the vicinity of the midden since destroyed by the construction of the sewage treatment plant. Nigel Harrison, who found the greenstone when he was a child, does not recall it being an adze as recorded on the site record form but instead a piece of greenstone about 10cm by 7cm by 2.5cm, which was possibly a broken part of a larger piece. Although he no longer possesses any of the artefacts, he remembers finding the pounamu in association with the pieces of a clay pipes – “a friend and I were walking along the beach and found pieces of a clay pipe sticking in the bank and pulled out a piece ... [there was] a little layer with clay pipes, a couple of bowls and some pieces of stem and the greenstone.”

Local anecdotal accounts also mention a piece of carved bone – long and thin, like a bone pendant – found eroding from the site, but no further details have been confirmed.

A ‘pin’ in the form of a Maltese Cross with the entwined initials “CH” was found in the early 1940s by another local resident, Pam Cannon, in area known locally as ‘The Glen’ where the steps to the Britomart Monument begin. No provenance for the ‘pin’ has yet been identified and Mrs Cannon has since donated it to the Akaroa Museum.



Obverse and reverse of Maltese Cross (reproduced with the permission of Jan Shuttleworth)

Further around the point to the south, in the area of the platform from which the night soil was dumped from the cart which passed through Takapūneke each day, some historic graffiti is located. Although this location is well outside the area of Takapūneke, it is mentioned here as it relates to the captain of the Britomart, Stanley, and therefore is potentially associated with the historic significance of the site. The photograph below, taken in the mid-1950s, shows the name “Owen Stanley” with a Maltese Cross above and what appears to be a fouled anchor below.



Photograph taken mid-1950s of historic graffiti (reproduced with the permission of Jan Shuttleworth)

²³⁸ Majewski and O'Brien, 1987, p.162 and Sussman L, 1007, p.49.

11.10. Buildings and structures

The visible remains of post-1830 occupation are primarily buildings and structures, which may also be considered archaeological features, as they comprise the material remains of the past which can be investigated by archaeological methods.

The site of William Green's original house, which burnt down in 1888, has not yet been definitively identified but architectural analysis identifies some of the present day outbuildings as being of an earlier date than the existing house.²³⁹ As the Red House property was in use prior to the construction of the existing house it raises the probability that the later house was built in the same location as the original and that archaeological remains of occupation from as early as 1839 may therefore be present.

The Britomart Memorial was constructed in the late 1890s, although many of the surrounding structures were later additions, and the former Immigration Barracks was built c1874 and moved to its present site in 1898. Both of these structures may therefore be considered 'archaeological sites' under the archaeological provisions of the HPA, and should removal or demolition be considered, consent from the New Zealand Historic Places Trust would be required.

Another structural remnant that appears to date earlier in the 1800s is the remains of a 'platform' to the north of the former Immigration Barracks. It is constructed from shaped stone (basalt) blocks and bricks, with pieces of 19th century black (dark green) bottle glass visible in the eroding face. The intended function or prior use of the 'platform' has not been established.

11.10.1. Miscellaneous structures post-dating 1900

Historic photographs indicate that several buildings (both pre- and post-1900), have been removed from the foreshore at Takapūneke, and sheds and other outbuildings, sheep yards, a sheep dip, tanks, a pig pen and a slaughter house are mentioned in various descriptions of the bay. A concrete foundation to the south of the stream remains *in situ* but whether it was associated with any of these buildings has not been established.

Further along the beach front to the north of the bay, two other, later structures were located. The first is approximately six metres of track, the remnants of a boat slipway, which is either butted into the bank or continued further to the east before the present road was formed and now extends underneath the road. The second structure, a concrete foundation for a culvert running under the road, was most likely constructed when the road was formed.



Platform of stone and brick located north of the former Immigration Barracks (Mosley, May 2010)



Concrete foundation (centre right) to south of stream (Mosley, May 2010)



Track remnant of boat slipway (Mosley, May 2010)



Concrete foundation for culvert (Mosley, May 2010)

²³⁹ Pers. com. with D. Pearson 2010

11.11. Archaeological features identified during field survey

A list of features identified during field survey is presented in the following table, with NZTM co-ordinates from hand-held GPS (Garmin GPSMAP 62s).

Archaeological feature	Easting	Northing	Error	Description
Terrace	1595815	5148259	± 4 metres	Approx. 6 by 4 metres
Terrace	1595822	5148206	± 3 metres	Approx. 7 by 5 metres
Terrace	1595822	5148233	± 3 metres	Approx. 5 by 4 metres
Terrace	1595815	5148236	± 3 metres	Approx. 8 by 5 metres
Pit	1595836	5148289	± 3 metres	Approx. 2 by 1.5 metres
Umu	1595891	5148391	± 6 metres	Approx. 2.4 by 1 metre
Historic midden	1595866	5148362	± 6 metres	Approx. 20 metres exposed in stratigraphy
	1595848	5148346		
Stone/brick foundation				Approx. 2.5 by 1 metre
Concrete foundation	1595853	5148304	± 6 metres	Approx. 10 by 2 metres
Slipway remains	1595887	5148410	± 6 metres	Approx. 6 metres long
	1595881	5148412		
Concrete culvert	1595892	5148479	± 4 metres	Approx. 1.8 high by 1.6 metres at base

Section two.

Built pākehā history



Takapūneke foreshore taken from harbour, 1999. Barracks at left of photo montage, with building believed to be slaughter house in centre (from Lucas Associates 1999 Existing Foreshore Situation at Takapūneke Reserve)



12. Introduction

This section of the Conservation Report concentrates solely on the built history of the site and includes the assessment of the fabric of the buildings. An overall assessment of the significance of the buildings will not be included in this section but within the assessment of significance of the wider site, in Section 11 of the Conservation Report.

It is also noted that, as with other sections of this plan, some historical information is repeated. However, the necessity for this is to ensure that each individual section is placed historically within its own context.

All contemporary images within this section unless otherwise noted are by Dave Pearson Architects Limited.

12.1. The Red House: historical account

The historical account of the Red House begins with the arrival 10 November 1839 of William Green at Takapūneke. Green had signed a two year contract with Sydney-based whaler and trader Captain William Barnard Rhodes, Daniel Cooper and James Holt which required him to travel to New Zealand and erect buildings and run cattle. With Green was a herd of 50 shorthorn cattle which had been bought across from Sydney on board the *Eleanor*.¹ Takapūneke was the chosen landing place as there was sufficient water to allow the barque to get close enough to the shore for the cattle to be able to swim to land.

Although a few sheep, cows and pigs had previously been run and potatoes and other crops grown by whalers, the landing of Rhodes cattle marked the beginning of European pastoral farming in the south island. William Green was born in Surrey at the turn of the century and had previously worked as a seaman labourer, ginger-beer maker, farmer and sawyer. With Green was his wife, Mary Ann, and their two year old son, William Thomas.

One of the first tasks Green carried out after arriving at Takapūneke was to gather the bones of Māori who had been killed on the site. He then burnt them on the foreshore. Until early in 1840, Green and his family lived in a tent. However, by April 1840 when the *Astrolabe* arrived in Akaroa, Green was engaged in “regular farming operations” and had constructed, in the words of d’Urville, a “moderately well equipped farmhouse” up the valley “about half a mile from the shore”.²

Green sold butter, cheese, milk and produce to visiting whaling ships. He also purchased any grog he could from whaling ships and resold it to settlers and sailors.

After his contract with Rhodes ended in October 1841, Green continued to reside at Takapūneke. In 1842, he helped to set up a whaling station and had a hotel, known as the Victoria Inn, built on the Akaroa side of Green’s Point. Green then built another hotel in Akaroa which was burnt down in 1854. In 1856 Green left for Australia where he worked as a gold miner, builder and farmer.

By the end of 1843 George Rhodes, brother of Captain Rhodes, had arrived at Takapūneke to manage his brother’s holding. He moved into a ‘red painted house’ down by the shore³. Although the location of this house is not known, it may have been the same site as the present house as it would have been logical to construct a new house on a site that had already been prepared. The fact that Green’s house was described as being “about half a mile from the shore” might suggest that the house occupied by Rhodes was not the same house as that constructed by Green⁴.

The outbuilding behind the house which is currently used as a wash house and some of the retaining walls may predate the present house, given their method of concrete construction.

George Rhodes cleared some land and planted crops such as potatoes. He also opened a store in Akaroa. By 1847 George Rhodes had left Takapūneke for another run owned by the Rhodes at Purau on Lyttelton Harbour.

By the 1850s Takapūneke had passed legally out of Māori hands and, by the end of the decade, it had been sold to two Lyttelton businessmen, Joseph Palmer and Henry Le Chen. In 1862, the land was purchased by Augustus White, a storekeeper from Akaroa. He proceeded to subdivide the land with various purchasers, including Wilson, Barwick and Co. which established a ship-building enterprise on the foreshore.

By 1866 White had become bankrupt and the greater part of Red House Bay was purchased by George Scarborough, a hotel publican, and later Akaroa’s first mayor. The first certificate of title was issued to John Glynan, described as a farmer of Akaroa, on 13 August 1885. Glynan was an Irishman who served in the 58th Regiment. He settled in Akaroa and purchased land at Ōnuku and also Takapūneke, then known as Red House Bay. It appears that none of the Glynan family ever lived at Red House Bay as shortly after its purchase by John Glynan the Red House was destroyed by fire in 1888.

The farm passed to two of Glynan’s sons, William Andrew and Peter Augustus Glynan, both of whom were farmers. The land passed to the Public Trustee in 1916, shortly before William’s death. In July 1925, it was sold to William Robinson, a farmer. At the time of Robinson’s purchase, there was no mention of the house with “...the only building left prior to the farm being established being a match-lined barracks”.⁵

The house was almost certainly constructed by Robinson in the 1920s. It was then painted red to continue the Red House Bay tradition. In November 1955 the land was transferred to Thomas Alexander Robinson and in March 1964, the Akaroa County Council purchased land at southern end of the bay for use as a sewage treatment works. The remainder of the Robinson property was purchased by the council on 4 August 1978. The block on which the Red House stands was sold in October 1997 to Kenneth Alexander Paulin, the County Engineer and Fiona Marion Paulin, his wife. The house is still occupied by the Paulins.

¹ Ogilvie, Banks Peninsula, Cradle of Canterbury p156.

² Ogilvie, Banks Peninsula, Cradle of Canterbury p156,

³ Banks Peninsula, Cradle of Canterbury p156.

⁴ Toitu Te Whenua The Land Remains Takapūneke and Green’s Point 1830-2010, A Place of Memory.

⁵ This information comes from an undated clipping (probably around the mid 1980s) from the Akaroa Mail held in the Akaroa Museum.

12.2. Physical evidence

12.2.1. Site layout

The Red House is approached by a concrete drive which extends up the hill from the end of the road that continues from Akaroa around the shoreline of the harbour. At the top of the drive is a plateau on which the house is constructed. The driveway ends at a concrete garage partly built into the hillside.

The house is orientated essentially in a north/south direction. Extending from the garage along the east side of the house is a concrete retaining wall. This culminates in a small concrete outbuilding which is currently used as a wash house. This structure may also have been associated with an earlier dwelling on the site.

Off the south-eastern corner of the house is an “L” shaped building with a lean-to roof. Although currently used as a shed, it may originally have functioned as a hen house. It has a door and a window in the west elevation, further windows at the southeast corner and a second door in the return facing north. Two of the walls are sheathed with tongue and groove boarding and the remainder are lined with corrugated steel. The roof is also corrugated steel.

The only other building of note on the property is a small structure some distance away from the house's south west corner. It has a gable roof and has a rectangular plan with a door in one end and a window in the other. The two side walls have a band of wire netting immediately below the roof which suggests the building may have been a dairy.

The building is of interest as it appears to be older than the house. In particular, the window in the gable end matches those found on the former Immigration Barracks. The weatherboards are also similar, suggesting that the building may have been constructed at the same time as the barracks was reconstructed at Takapūneke.

Other structures on the property include a second retaining wall with steps and a gate to the west of the house. At the top of part of the wall is a row of concrete posts with a pipe rail extending between them. Elsewhere on the property is a hen house of recent construction and an abandoned caravan.



Wash house located behind the main dwelling, possibly part of an older complex



Outbuilding located behind the Red House



Outbuilding, possibly used originally as a dairy. It appears to have been built with material “left over” when the barracks was reconstructed.



Steps and retaining wall below the house

12.3. Description of the Red House: architectural form

The Red House has a roof mainly comprising a series of gables. The main gable runs north/south and has a brick chimney on the western side of the main ridge. Also on this side of the ridge, is a pair of secondary gables. On the other side of the main gable is another secondary gable over a wing which extends towards the east. The house has been extended on the northern side and flat roofs have been provided over this section and over a terrace at the north-west corner.

Viewed from the west, the western face of the main gable can be seen, along with the pair of gable ends that face in this direction. The gable ends are sheathed with timber shingles which splay or jetty outwards at the base. A bay window with angled ends and a hood is located below one gable end and below the other is a square bay window also with a hood. Each of the bay windows comprises a series of sashes with leadlights above.

Between the two gables on the west elevation is a flat section of wall where the front entrance to the house was formerly located. The entry door has since been removed and replaced with a set of bifolding windows. At the northwest corner of the house is a sun porch which has a series of fixed sashes. Also at this corner of the house is a glazed screen which shelters a terrace on the north face of the house from the westerly wind.

The north elevation includes the northern end of the main gable. The upper section of the gable end is sheathed with timber shingles while the section below has board and batten sheathing. Below the gable end, the wall of the house has been extended outwards and a flat roof has been constructed over this and the terrace at the corner. French doors with sidelights have been provided to the sun room and the extension. To the east of the extension is a recessed porch with a single opening door with a window alongside. At the north east corner, the building has also been extended outwards. A concrete deck with a pergola continues along the north face of the house from the covered terrace to the north-east corner.

Viewed from the east, the eastern face of the main gable is prominent. A wing with its own gable roof extends towards the east. Below this gable is a later sash window. On the southern side of this wing is a further extension with a lean-to roof. The remainder of the east wall includes a small square bay window with a hood and a window comprising three sashes with leadlights above.

On the south elevation the end of the main gable is prominent. Like the northern gable the southern gable also has timber shingles at high level with board and batten below. The end wall features a pair of small square bay windows, each with a single leadlight sash.



Red House viewed from the west. The area of wall between the two gables was formerly an entry. The steps are still in place



The house as viewed from the north. Various additions and alterations have been carried out.

12.3.1. Architectural influences

The form of the Red House is based on the Californian bungalow, a style that was particularly popular in New Zealand during the 1920s and 1930s.

The word “bungalow” is a derivation of the Hindustani word “bangla” which was the name given to the bamboo and thatch houses of eastern India, near Bangladesh. When the English colonial settlers arrived in India, they looked to the local dwellings for inspiration. At the same time they wanted to maintain a social and physical distance between themselves and the local culture and, accordingly, proceeded to adapt the bangla to their own requirements.⁶ These early dwellings were built of mud bricks and surrounded by a verandah to keep the inhabitants cool.

The bungalow was re-interpreted in England as a coastal holiday home from about 1870. It was then exported to the West Coast of America about 1900 where, after various transformations it evolved into what became known as the Californian bungalow.⁷ Bungalows also commonly incorporated design elements and details adapted from the English Arts and Crafts movement which had an emphasis on hand-crafted methods of construction and used local and natural materials such as stone and timber. Treadwell contends, however, that it was the American version that was most influential in New Zealand.⁸

At the height of its popularity, the New Zealand bungalow had a well-defined architectural vocabulary. Roofs were generally of about 22 degrees and the rafters were exposed at the eaves. Gable ends often featured slatted or trellised ventilators. Chimneys were commonly corbelled with either a rough cast or a smooth plaster finish. The walls were usually weather boarded, although timber shingles could be fixed in gable ends or as verandah balustrading and below bow windows. Joinery generally consisted of side-hung casement sashes, although during the transition period between villas and bungalows, a house might have casement windows on the face that was seen by the public and double-hung joinery to the rear. Projecting bay windows that were either square or bowed in plan were common.

The entry porch was a feature of the bungalow and was generously proportioned, being conceived as an outdoor room. The roof over the porch would either be supported on masonry piers or more often on timber posts. The posts were commonly arranged in pairs and supported a corbel which would in turn provide support for the verandah beam. It was here that there was some suggestion of a Japanese influence.

With respect to planning, the ‘classic’ New Zealand bungalow of the 1920s had two main plan types. The first was derived from, and was practically identical to, that of the villa, being nearly symmetrical with a front entry and central hallway. The second type was asymmetrical and often entered from the side.

In general, bungalows promoted a less formal lifestyle than that to which middle-class New Zealanders had been accustomed.⁹ Space was used efficiently and the central hallway of the Victorian villa was often dispensed with. Boundaries between rooms became less defined and rooms regularly opened off one another, rather than being accessed from a hallway.

Sun and natural light were also seen as being important to the well being of the inhabitants of bungalows and the verandah became an extension of the living area. Houses were orientated to face a view or to allow sun and light into as many rooms as possible, instead of facing the road as villas inevitably did.

The Red House incorporates many of the architectural details commonly found in bungalows. The roofs are gabled and the roof pitches shallow with rafter ends exposed at the eaves. The bay windows with casement sashes are such as is commonly found in bungalows. The timber shingles in the gable ends with weatherboarding as the main wall sheathing are also common bungalow details.

The original entry porch on the west elevation has since been infilled. In its original form, it may also have displayed typical bungalow vocabulary.

12.3.2. The bungalow in Akaroa

Relatively few houses were constructed in Akaroa during the bungalow period in the years between the two world wars. The population was relatively static and holiday-makers stayed in accommodation and boarding houses and hotels rather than in holiday homes (which only began to proliferate in the 1950s). The subdivisions of the years between the wars were mostly small.

Beaumont and Wilson¹⁰ state that Akaroa’s houses of the years between the wars have not been properly studied and that the best examples of houses in the different styles of those years, including bungalows, have not yet been located.

Among houses of comparable vintage to the Red House are the Anglican vicarage on Julius Place, 47 Rue Balguerrie, and 83 Rue Lavaud, a larger house which is nevertheless in the bungalow/Arts and Crafts idiom.¹¹

⁶ Treadwell, J.L. Rangitoto Island Baches 1998 p.5. discussing work of A.D. King 1995: *The Bungalow: The Production of a Global Culture*. Oxford University Press.

⁷ Treadwell, J.L. p.5

⁸ *ibid* p.5

⁹ Ashford, Jeremy *The Bungalow in New Zealand*, 1994

¹⁰ Beaumont and Wilson, p.86

¹¹ See Beaumont and Wilson, p. 125.

12.3.3. Construction

The Red House uses construction methods and details that were commonly found on bungalows. Although the building was not able to be inspected internally, it is almost certainly framed entirely of timber with the walls having timber studs and nogs and the roof structure comprising timber rafters and purlins.

The roof comprises corrugated steel sheets in short lengths. At the gable ends, cover boards were provided, however, steel flashings have since been fixed over these. The bay windows have hoods over them which are sheathed with “sparrow” iron.

The walls are sheathed with overlapping timber weatherboards. Within the gable ends, timber shingles have been fixed, jettying out at the base. The north and south gable ends also have an area of board and batten sheathing. Timber is used for all external trim including barge boards, tongue and groove soffit linings, corner boxes and window facings. The windows and external doors are also made from timber. Many of the window sashes are fitted with leadlights.

The house has a plastered external foundation wall. The substrate is likely to be brick masonry. Bricks have also been used to construct the chimney and the side walls and pedestals to the original entry steps on the west face of the house. The bricks used for the chimney and pedestals are a clinker type with a jagged face.

12.3.4. Summary of changes to the building

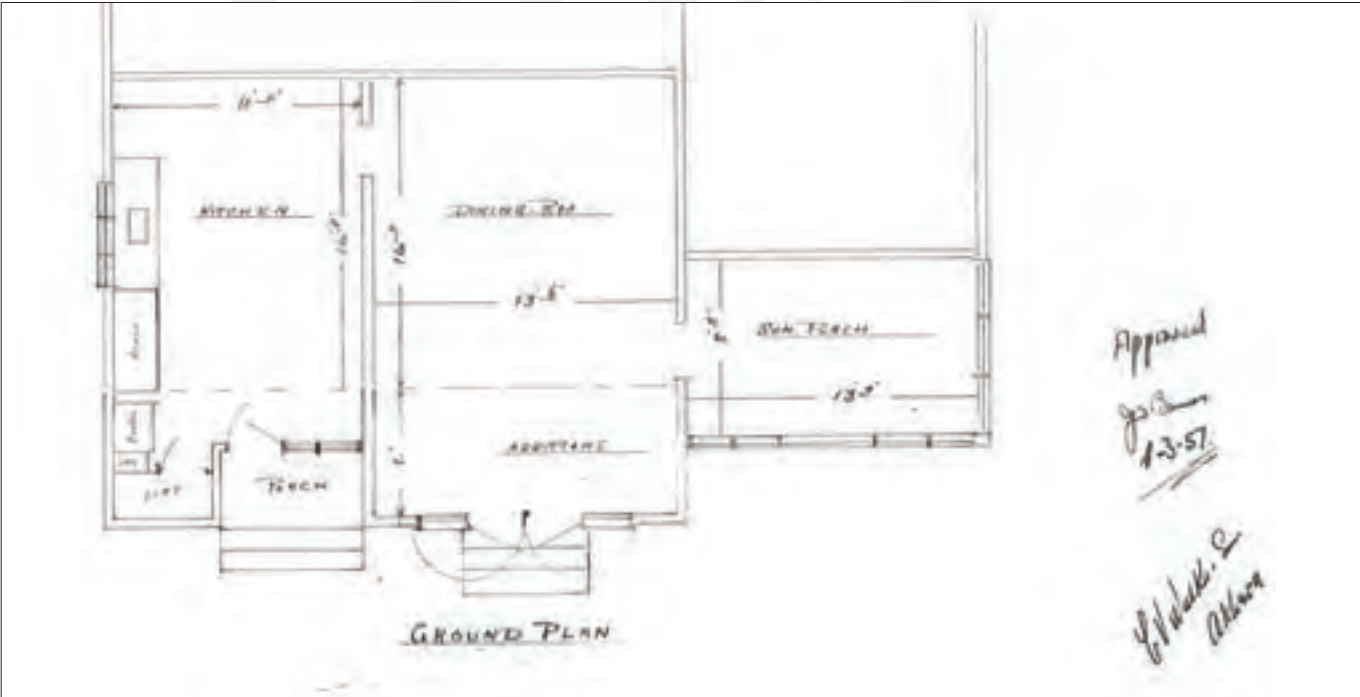
The exterior of the house has undergone some changes since it was constructed but has essentially maintained its original bungalow character. Evident changes are summarised as follows.

The north elevation has undergone the greatest change. The wall has been extended outwards in two places and a flat roof provided over the additions. The sun porch at the north-west corner has been infilled and new French doors with sidelights provided. The remainder of the joinery on this elevation including another set of French doors with sidelights and a single entry door is also not original.

A concrete terrace has been constructed the full length of this elevation. Seating that cantilevers out from the edge of the terrace has been provided at the northwest corner. A pergola has been constructed extending from the roof over the terrace at the northwest end to the northeast corner.

The east elevation has undergone a few minor changes these include an addition with a lean-to roof to the south side of the east wing and changes to window joinery. Viewed from the south, the lean-to addition can be seen to the east wing. This area has a recessed entry porch. The south gable end has remained unchanged.

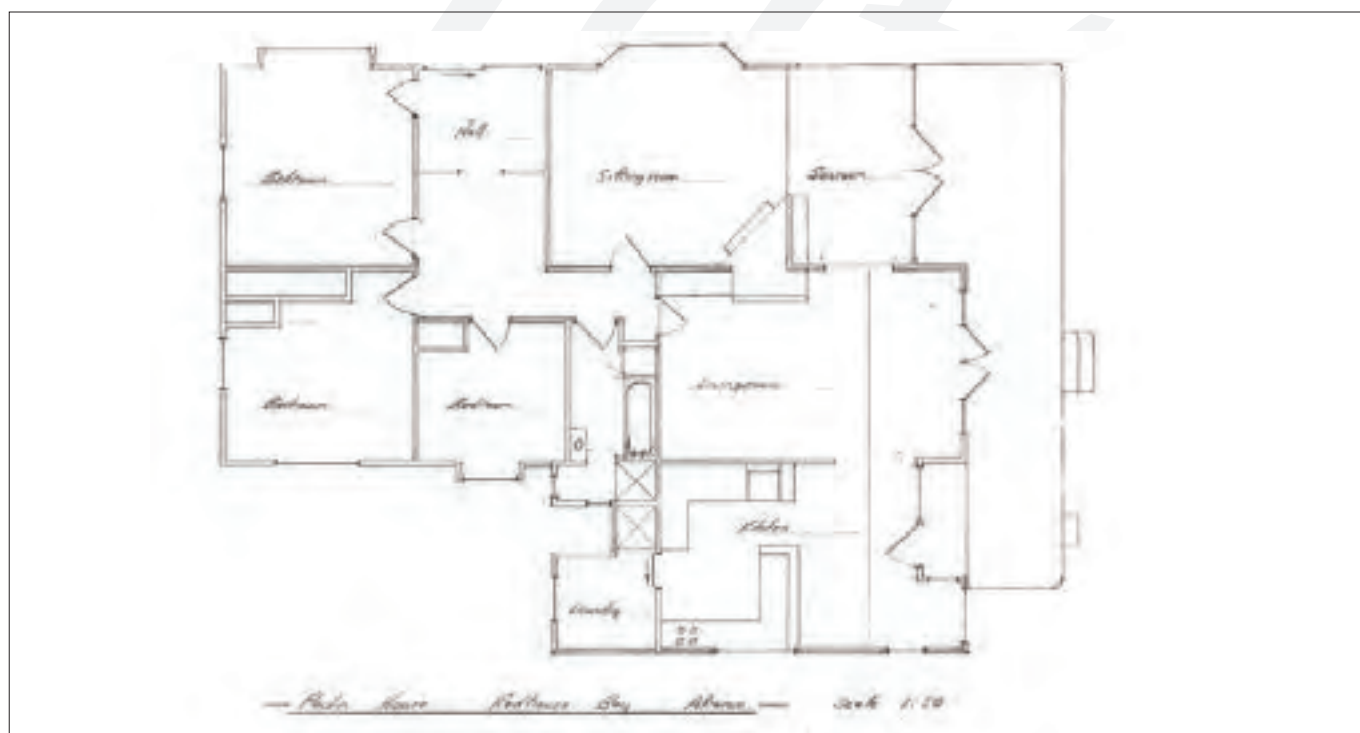
The west elevation is essentially as constructed. The main change has involved the infilling of the original entry porch and the provision of new bifolding windows. The windows to the sun porch at the northwest corner may also not be original. The concrete terrace at northwest corner with its flat roof is visible on this elevation. A glazed screen has been added to the terrace.



Plan showing extensions to Red House dated 4.3.57 while it was owned by Thomas Robinson (Council files).



North elevation showing changes (Council files).



Floor plan undated but during Paulin era showing laundry extension adjacent to kitchen. The hall adjacent to the sitting room has since been converted into an ensuite (Council files).

12.4. Heritage significance assessment

The sections below that establish the assessment criteria are common to the assessment in this conservation report for all Pākehā built heritage and will not be repeated throughout the document.

12.4.1. Heritage assessment criteria

The various elements or fabric comprising a heritage building have their own intrinsic value as does its environs. The contribution they make to the overall cultural significance of the place can be assessed. In addition, the significance of the building or structure as a whole including its setting can be assessed and given an overall rating of significance. It should be noted that a building's original fabric may have heritage significance as can fabric that was added at a later time.

In the following section the significance of the site elements and the fabric that makes up the Red House is assessed. The overall significance of the place is then assessed and expressed as a "Statement of Significance".

12.4.2. Degree of significance

An assessment of the significance of various elements that make up the building can be found in the following schedule. The degree of significance of each element is assessed in accordance with the following scale which is based on those used by James Kerr in his guide to the preparation of Conservation Reports¹² and is also the scale used by Christchurch City Council. Refer to section 5 – "Conservation Policies" for conservation processes relevant to the degree of significance.

High	<i>Fabric having high significance is considered to make an essential and fundamental contribution to the overall significance of the place and should be retained. It takes into account factors such as its age and origin, material condition and associational and aesthetic values.</i>
Moderate	<i>This fabric is considered to make an important contribution to the overall significance of the place and should be retained where possible and practicable. This fabric makes an important contribution to the understanding of the heritage values of the place.</i>
Some	<i>Fabric having some significance makes a minor contribution to the overall significance and understanding of the heritage values of the place.</i>
Non-contributory	<i>Fabric in this category may not have any particular heritage significance, however, it allows the building or structure to function.</i>
Intrusive	<i>Intrusive fabric consists of accretions that detract from the overall heritage significance of the place or which obscures fabric of greater heritage value.</i>

12.4.3. Origin of elements

In the assessment of significance an indication is given of the assumed period from which each element originates.

Historic Fabric

- Original fabric (OF)** *Original fabric is that which may predate the present dwelling.*
- Later fabric (LF)** *This is fabric that dates from the time the present Red House was constructed in the 1920s.*

Non-historic fabric

- Recent fabric (RF)** *This is fabric which may have been added in the last 40 years.*

¹² Kerr JS, *The Conservation Plan: A Guide to the Preparation of Conservation Plans for Places of European Cultural Significance (6th Edition revised)*, National Trust of Australia.

12.4.4. Significance of elements

In the following table, the significance of the various elements and fabric that make up the Red House and its setting is assessed.

Setting

Setting:

The site of the Red House has changed since the building was constructed. It is now well-established as trees have grown and gardens have been planted. The setting is considered to have high significance.

Moderate significance: Concrete retaining walls behind house, concrete wash house building (OF).

Outbuilding (possible dairy) (OF).

Some significance: Concrete wall, steps and gate to west of house, concrete paths and driveway (LF).

Concrete garage set into bank (LF).

Garden shed (possible hen house) (LF?).

Non contributory: Later hen house (RF).



Building Exterior

Roof area

The roof comprises a series of gables with corrugated steel cladding which may date from the time the house was constructed. The roof is considered to have moderate heritage values.

Moderate significance: Original gabled roof forms, corrugated steel sheathing, brick chimney (LF).

Some significance: Coverboards (since overlaid with metal flashings) (LF).

Quadrant spoutings (LF?).

Non contributory: Header tank on roof (LF).

Flat roofs over extensions (RF).

Intrusive: Television aerials (RF).



North elevation

The north elevation includes the original gable end but has also been modified. It has moderate heritage values.

Moderate significance: Original weatherboarding, barge boards, timber shingles and board and batten sheathing to gable end (LF).

Intrusive: Weatherboard and joinery infill to former entry (RF).

Glazed screen to terrace (RF).

Non contributory: Later extensions including weatherboards, window joinery and French doors (RF). Concrete terrace, pipe supports and pergola.

Intrusive: Cantilevered seats and screen to terrace (RF).



East elevation

The east elevation is generally original but has had some modifications. It has moderate heritage values.

Moderate significance: Original weatherboarding, original bay and window, exposed rafter ends (LF).

Plastered foundation wall (LF).

Non Contributory: Later lean-to extension including weatherboards and window joinery (RF).



South elevation

The south elevation includes the original gable end and the later lean-to to the east wing. It has moderate heritage values.

Moderate significance: Original weatherboarding, barge boards, timber shingles and board and batten sheathing to gable end (LF).

Original bay windows including leadlight sashes (LF).

Plastered foundation wall (LF).

Non contributory: Later lean-to extension including weatherboards and window joinery (RF).



West elevation

The west elevation is the most intact. Modifications including infilling of the original entry and glazing to the sun porch. It has moderate heritage values.

Moderate significance: Original weatherboarding, exposed rafter ends, timber shingles to gable ends (LF).

Original bay windows including leadlight sashes (LF).

Plastered foundation wall, original plastered steps, brick walls and pedestals (LF).

Intrusive: Weatherboard and joinery infill to former entry (RF).

Glazed screen to terrace (RF).



12.5. Retention of significance

As much significant fabric as possible should be retained, particularly that assessed as having moderate significance. Fabric having some significance should also be retained unless particular reasons exist for its removal.

This applies not only to the fabric of the house the house, such as weatherboarding and joinery, but also to the site elements such as retaining walls, paths and steps. The outbuildings are also an important aspect of the site's cultural values and these should be retained and preserved along with the house.

The “dairy” and wash house in particular should be preserved as these are believed to predate the present house. As relics from an earlier period, they can provide information regarding previous uses of the site.

12.5.1. Recovery of significance

The building has had some additions over the years, particularly when the front wall was extended outwards in 1957. At this time the joinery was altered and the sun porch may have been infilled. Other changes have included the addition of the pergola to the north elevation and the construction of the seats in the north-west corner. The former main entry was infilled and the laundry adjacent to the kitchen was added.

These changes can be considered as “layers of history” and represent the way the house has evolved and been adapted over the years to suit the needs of its owners. With the exception of the infilling of the former entry, these changes are considered to have either some significance or they are considered to be “non-contributory”. For these reasons the house should remain in its present form, at least in the short term.

If the use of the house does change in the future, consideration could be given to returning it to an earlier form. This may involve removing some of the accretions. While the additions to the north elevation are generally rated as being “non-contributory” in as much as they do not detract from the building, items such as the seats and screens to the terrace are rated as “intrusive” and consideration could be given to their removal at some future date. The original entry door and hall could also be reinstated at this time.

12.6. Condition of the buildings

Since it was constructed, the house has been well maintained and is generally in good condition. Some defects were noted and these should be remedied to ensure its continuing survival. The “dairy” has some obvious defects. The other outbuildings are in reasonable condition although, again some defects are evident. Note that the exterior only of the buildings was surveyed.

Observed defects are as follows:



Cracks in foundation wall and spalling of plasterwork

Red House

- Minor spalling of plasterwork to foundation on south wall. More extensive cracking and spalling of plaster work to foundation on west elevation.
- Decay in corner box at southwest corner.
- Loss of mortar pointing to brick walls and pedestals to original entry steps on west elevation.
- Wall surfaces generally in good condition but some bubbling and blistering of paintwork on north elevation.
- Some previous repointing to brick chimney. Further work may be required.
- Vent pipe on east elevation rusting.

Wash house

- Some evidence of moisture in walls and roof.
- Some decay at bottom of doors and in door frame.
- Decay in window from to south wall. Bottom rail to sash previously replaced.

Shed (formerly hen house)

- Some decay evident in weatherboards and corner box.

“Dairy”

- Paintwork generally flaking.
- Possible decay at base of walls.
- Some rust evident in roofing and sheets lifting.
- Window in fair condition with glass missing.

12.6.1. Remedial work

Remedial work should be carried out to the house and the outbuildings as required. Particular attention should be paid to the “dairy” as it could deteriorate more rapidly than the other structures.

Remedial work should include the following:

Red House

- Repair foundation walls. Fill cracks and replaster where existing plaster has spalled.
- Replace decayed timberwork such as corner box at southwest corner.
- Sand back and repaint wall areas where paint has blistered.
- Repoint brickwork to pedestals and walls to former entry. Repoint chimney as required.
- Treat vent pipe on east elevation for rust.

Shed (hen house)

- Replace decayed areas of weatherboarding and trim.

“Dairy”

- Treat rusting sheets of roofing and refix. Replace extensively rusted sheets with new galvanised corrugated steel.
- Replace decayed areas of weatherboarding and trim. Only that fabric that has decayed should be replaced as a way of maintaining the building’s heritage values. Sand and repaint weatherboarding and trim.
- Repair window as required and reglaze. Sand and repaint window and door.

Wash house

- Provide waterproof coating to walls and roof to reduce moisture ingress.
- Repair door where decayed. Replace decayed section of door and window frame. Provide new bottom rail to window sash.

12.7. Further investigations

- Further investigation and research should be carried out in any effort to determine the age of the wash house behind the Red House. If it does predate the present dwelling, that would provide conclusive evidence that there was a previous house on the site.
- The “dairy” should be subject to further investigation to determine if, in fact, it was constructed from surplus material from the time when the barracks was re-erected on its present site. Subjecting the timber to a process of dendrochronology would determine if this is the case.
- Further investigations should be carried out at the house site in an effort to determine whether this was also the location of the earlier house occupied by George Rhodes. Efforts should also be made to determine whether the house constructed by William Green, and Rhodes’ house were the same dwelling.

13. The Immigration Barracks

13.1. Historical account

The major surviving building on the foreshore at Takapūneke is a wooden building of considerable historic interest. It began life as an immigration barracks built in Akaroa in 1874. Since the 1898 transfer of at least part of the original barracks to Takapūneke, the building has served a number of different purposes associated with the range of European economic activities in the bay.

In 1874 the immigration programme of the Vogel Government was expected to bring up to 12,000 new settlers to Canterbury. In early February 1874, the Immigration Officer of the Canterbury Provincial Government, J.E. March, visited Akaroa to enquire what work and accommodation would be available there for immigrants. He received several offers to lease existing buildings to the Government for temporary accommodation of newly arrived immigrants and also offers of work on farms and in sawmills. March decided that it would be appropriate to send six to eight families and 20 single men to Akaroa.¹³

On receiving March's report, the Superintendent of Canterbury, William Rolleston, sent an urgent request to Vogel, as Minister for Immigration, on 19 February 1874 asking that the Central Government authorise the construction of an immigration 'depôt' at Akaroa. Rolleston advised Vogel that the Provincial Government thought it 'absolutely necessary that [a] dépôt for immigrants at Akaroa should be established'. Vogel, in response, immediately authorised the construction of an immigration dépôt at Akaroa at a cost not exceeding £500. The Government also authorised the temporary renting of a building pending the erection of the dépôt.¹⁴

As soon as Government approval to erect the barracks had been received, the Provincial Government called tenders and the contract to erect a building to house up to 50 immigrants was let to William Penlington for £425, the price reflecting the permission given to use totara rather than stone piles. The site chosen was on Reserve 97, at the corner of Bruce Terrace and Rue Jolie, near the Akaroa Hospital. The site of both the hospital and the barracks is now part of the land occupied by the Akaroa School.

The weatherboard building, with a shingle roof, was completed by 30 July 1874. The interior was probably divided up into small rooms for families, larger rooms for single men and women and common areas for cooking and eating. Some sources say the interior was unlined, but the lining of the building as it stands today at Takapūneke suggests it was lined at the time it was first constructed.¹⁵

Although Rolleston had told Vogel in his telegram of 19 February 1874 that an immigration dépôt was needed in Akaroa 'in view of large numbers immediately to arrive',¹⁶ the barracks were little used for that purpose.



Akaroa barracks prior to dismantling and relocation to Red House bay, Image from the Illustrated New Zealand Herald, p.9, 2 July 1875 col. Alexander Turnbull Library,

A first group of new settlers was sent to Akaroa in August 1874, but thereafter the barracks were used only intermittently and apparently not at all after immigration subsided in the late 1870s. The neglected building became dilapidated.

In January 1898, tenders were called for removal of the barracks from their original site. The tender of Graecen Black, an Akaroa draper and businessman, was accepted and he in turn advertised, on 25 January 1898, for "...taking down the Immigration Barracks and re-erecting a portion of that building". The Akaroa site had been cleared by the end of March, when the Akaroa Mail expressed the hope that the site, so long an eyesore, would be planted out as an 'agreeable adjunct' to the hospital.¹⁷

A portion of the building was transported to Takapūneke and re-erected, apparently with the word "Immigration" still painted on it. Black set the building up as a crayfish canning factory, in opposition to a crayfish canning factory already operating in Akaroa (established in 1895). Factories operated later at Ōnuku, Wainui and then back in Akaroa at least into the 1930s.¹⁸

¹³ Chapman, 'The Demise', Akaroa Mail, 28 December 2001, p. 17

¹⁴ AJHR 1874 D5, p. 40

¹⁵ Chapman, 'The Demise'

¹⁶ AJHR 1874 D5, p. 40

¹⁷ Akaroa Mail, 25 March 1898

¹⁸ Ogilvie, p. 43

However, the former Immigration Barracks was not used as a crayfish canning factory for long. Although Black had advertised for two boys to work the factory in 1899, he sold the business in 1901 to Irvine and Stevenson who were operating a similar business in Akaroa. It is thought that Irvine and Stevenson then closed the factory down but reopened it in 1905.

In later years the building was used as a jam factory. At some stage it appears that the southern lean-to was constructed and used for shearing sheep. Yards, long since gone, were constructed between the building and the stream, although the chutes in the side of the building through which the sheep passed are still visible.

In 1998 an agreement was reached between the Council and Ōnuku Rūnanga for the southern end of the bay to become a reserve. A reserve committee was established in 1999 and concepts were prepared showing how the reserve might be developed with a car park and picnic area in front of the Red House. A local architect drew up plans for an interpretation centre in the vicinity of the Immigration Barracks. As part of a move to implement the plans it appears that various buildings were removed from the foreshore, along with the sheep yards.

The New Zealand Historic Places Trust objected to the possible disturbance of archaeological sites and also questioned the location of the proposed interpretive centre. Work on the site ceased and the committee stopped meeting. The building today continues to be used on an informal basis to store household goods and other effects.



Red House Bay c1900. The barracks is visible in the centre of the photograph. (Photograph by Jan Shuttleworth, from Takapūneke and Green's Point, Akaroa Civic Trust, 2010).



Red House Bay 1900s. The barracks can be seen to the left of the photograph. The other building may be a slaughter house. (Canterbury Museum, from Takapūneke and Green's Point) Akaroa Civic Trust, 2010).



Panorama taken from harbour, 1999. Barracks left of centre and Red House at extreme left. (Lucas Associates 1999)

13.2. Physical evidence

13.2.1. Setting and context

The former Immigration Barracks is located at Takapūneke on the edge of Akaroa harbour approximately 1.8 kilometres to the south-west of the township of Akaroa. Immediately behind the barracks is a group of mature macrocarpa trees beyond which is a hill that rises to the east. A metalled vehicle track runs between the building and the water's edge.

13.2.2. Site layout

At the rear of the building is a concrete wall that retains the base of the hill. A concrete slab has been poured in the area between the wall and the building and a second concrete slab is found at the southern end of the structure.

At the northern end of the building assorted bricks and stones in the ground may indicate the location of an earlier rudimentary wall. A stand of large macrocarpa trees is found to the rear of the building.

13.2.3. Description of the barracks

Planning and layout

As originally constructed, the 1875 illustration shows the Immigration Barracks as being essentially a rectangular building with a smaller bay at the front. Smaller wings were provided at both ends. Although the original layout of the building is not known, in its role as an Immigration Barracks it was probably divided up into a series of spaces which possibly included smaller rooms for families, larger rooms for single men and women and common spaces for cooking and eating.

At the time the building was relocated to Red House Bay (Takapūneke) it may have been essentially dismantled for transport before being re-erected in its present form. The main space was retained but the front bay and the two side wings were not reconstructed. On its new site two lean-tos were built, one at the southern end and the other on the eastern side. The lack of joints in the weatherboard sheathing suggest the lean-tos may have been constructed at the time the building was relocated, although they could also have been constructed at a later date, possibly at the time the building was used as a shearing shed.

Internally, the building comprises one large undivided main area with various ancillary spaces. The main space measures approximately 13.5 x 7.4 metres and is probably the main area where the crayfish canning took place. To the south of the main space is a smaller area with plan dimensions of 7.4 x 2.9 metres. This space was used as some stage in the building's life as an area to shear sheep with the main space being used as a holding area. The south wall of the building has a pair of chutes through which the shorn sheep exited.



The barracks in context. Note macrocarpa trees behind building

At the back of the building are two further spaces. One of these measures 2.56 x 2.96 metres while the other measures 7.185 x 2.96 metres. Connecting doors link these spaces with the main area and the area used for shearing. It is not known what these spaces were previously used for, although the larger space is now used to store firewood and the smaller as general storage.

Architectural description

As originally constructed, the barracks was a simple structure typical of many erected during the colonial period. At this time the building had a rectangular form with a gable roof, the ridge of which ran lengthwise. A secondary gable with the ridge at right angles to the main roof extended over the front bay. The smaller wings at each end of the building were roofed with a smaller gable.

The 1875 sketch shows a series of what appear to be pivoting windows along the main elevation, with a pair of windows in the bay and another pair of windows in the wall to the left of the bay. A further pair of windows may have been provided to the right of the bay although only one can be seen in the drawing.

The wing at the left hand end of the building shows two smaller windows in the front wall and a single entry door in the gable end. The right hand wing may have had a similar configuration of windows and doors, although only one window in the front wall can be seen in the sketch.

The historical account notes that a tender was called to take the building down and re-erect a portion of it on a new site. When it was re-erected its form was changed. Although the simple rectangular form with its longitudinal gable roof remained, the central bay with its secondary gable and the two end wings were not rebuilt. In their place two lean-to forms were provided at the southern end and eastern side of the building. As noted, the lean-tos may have been constructed at the time of the building's relocation or subsequently.

The western elevation of the building has two pairs of windows at each end of the main part of the structure. These are similar in shape to the original windows as seen in the sketch, although the sketch suggests that the original sashes were divided up into smaller panes with horizontal and vertical glazing bars. The western elevation also has a large opening with a pair of doors with board and batten sheathing. It is not known when these doors were installed.

What is now the southern end of the building originally had a small wing attached to the main part of the structure. In its current form, however, it consists of the lean-to structures with the gabled roof form of the main section of the building visible beyond. The lean-to has a single door near the south-west corner. This may have been recycled from another structure. Also in this wall is a single window which has similar proportions to the smaller windows seen in the end wings in the sketch. Two further windows are located in this elevation. Below are chutes that date from the days when the building was used as a shearing shed.

At the northern end is the rear wall of the main section of the building. The lean-to has an opening with a smaller hood above to provide shelter at its northern end. Adjacent to this is a section of wall constructed of concrete up to a height of 1.2 metres with vertical tongue and groove sheathing above. A small window is let in to the tongue and groove sheathing. Next to this section of the wall is a single hollow core door. The remainder of this wall is sheathed with corrugated steel and plywood.

What is now the northern end of the building originally had a smaller wing with its own gable roof. It is now a blank wall without windows or doors but sheathed with weatherboards that extend up into the gable end. For some reason, when the building was reconstructed, the front (west) wall was built higher than the rear (east) wall, resulting in an uneven gable which can be seen on this elevation.

The elevation that now faces east cannot be seen in the 1875 sketch and its original form may never be determined. It possibly had a series of windows similar to those shown on the front face of the building. In its present form, it comprises a lean-to along two thirds of its length.



Barracks, west elevation



Barracks, south elevation



Barracks, east elevation

13.3. Comparable buildings

The earliest settlers arriving at Auckland and Wellington in 1840 did not find ready accommodation waiting for them. It was necessary to erect temporary shelter, such as tents, V-huts or slab whare, until more permanent arrangements could be made.

Immigrants to other ports during the years immediately following this were somewhat more fortunate. At New Plymouth, barracks were built on the beach at Ngāmotu in March 1841 by trader “Dick” Barrett and local Māori to house the first settlers to the area.

From 1874, immigrants to New Plymouth were housed in the old army barracks on Marsland Hill, which had been built in 1855. In 1891 the barracks were dismantled, although a section of the building was taken by sled to North Egmont Road on the slopes of Mt Taranaki, where it still provides accommodation to climbers today.¹⁹

In Nelson, Captain Arthur Wakefield ensured adequate accommodation was available by bringing prefabricated barracks with the preliminary expedition party in November 1841. The buildings were ready to house the free passengers of the first immigrant ship, the *Fifeshire*, which arrived on 1 February 1842. Later that year tenders were called for the building of new barracks in Hardy Street, specifying 24 mud houses 12 ft by 12 ft, a baggage warehouse and a cooking house, to be built around a square.²⁰ Additions and repairs were made in 1855 to the barracks, which now housed all Government offices as well as providing temporary accommodation to immigrants, the destitute and the insane.²¹ In 1860 new immigrant housing was built in Waimea Road, comprising four buildings containing ten to twelve bedrooms and a common sitting room, a fifth building containing a kitchen, dining hall and wash-house, while the sixth housed a temporary hospital.

In Lyttelton, four large Immigration Barracks were built in before the arrival of the First Four Ships in December 1850. The barracks were designed to house 300 people, who were expected to stay for a maximum of one week and food rations were supplied for this period only. However, nearly 800 immigrants arrived in the first month, many staying on board ship or setting up basic shelters on the beach due to the basic and crowded nature of the barracks.²²

The barracks at Lyttelton continued to provide shelter for immigrants until replacement buildings were built in Market Place in Christchurch in 1858. The Lyttelton site was sold in 1867 and the barracks demolished. New barracks were built in Addington in 1864 and the Market Place building was taken over the Volunteer Fire Brigade before being demolished after 1876.



New Plymouth Barracks (<http://www.teara.govt.nz>)



Surviving section of the old New Plymouth army barracks on Mt Taranaki, following restoration (<http://www.doc.govt.nz>)



Lyttelton Barracks by William Fox sourced from *The Summer Ships* by Colin Amodeo 2001

¹⁹ <http://www.doc.govt.nz/conservation/historic/by-region/wanganui/north-egmont-camphouse/>

²⁰ Shelter: Emergency Housing in 19th Century Nelson, Dawn Smith, Nelson Historical Society Journal, Vol 6, Issue 5, 2002

²¹ Ibid.

²² <http://www.heritagecanterbury.org/our-new-land/home-sweet-home>

Huge increases in immigration under the Vogel Scheme led to the building of new barracks across New Zealand, including at Stewart Island, Ōamaru and Blenheim. In 1873 substantial barracks were built at Caversham, Dunedin, replacing various buildings of a more temporary nature that had served immigrants to the town since 1848. The new barracks were 177ft long, built of broadleaf, rimu and totara, and capable of housing several hundred immigrants in separate quarters for single women, single men and families²³. The barracks were demolished in the early twentieth century, having served as a fever hospital and match factory in later years.

Other nineteenth century barracks survive in various locations around New Zealand. The majority of these were used for military and other uses such as quarantine accommodation. The 1886 barracks on North Head in Auckland is a typical military barracks and is a long and narrow structure with a single gable roof.

The Immigration Barracks constructed at Akaroa was, in its original form, more residential in appearance with its multiple gables and various wings and this may have been a conscious decision to make immigrants feel more comfortable in their surroundings. Although some of this domestic appearance was lost when the building was relocated to Takapūneke, its original form can still be observed. The building at Takapūneke is now believed to be the only remnant of a purpose-built immigration barracks to have survived in New Zealand.

13.4. Construction

As originally constructed in 1875, the barracks was a timber framed building that used construction techniques that were typical of the period. Timber was used both for the structural framing and the external sheathing.

Roof

The historic account notes that the building originally had a shingle roof and this is confirmed by the 1875 sketch which shows what appear to be shingles on the roof. The roof is presently sheathed with corrugated steel sheets in short lengths. The present roofing material may date from the time the building was re-erected at Red House Bay. Some of the shingles may survive beneath the corrugated steel but this is unlikely as the ends of the shingles would probably be visible if they were in place.

A roof vent, also sheathed with corrugated steel, is located on the main ridge line. The lean-to roofs have rolled barge flashings. The building currently has plastic spoutings and downpipes which have been recently installed.

The roof structure of the main area cannot be determined, due to the ceiling being lined on the inside. It is, however, likely to comprise timber rafters overlaid with purlins. A series of steel tie rods spanning the width of the space and visible from within prevent the walls from spreading. Within the lean-tos, the roof structure comprises 100 x 50mm rafters with 150 x 25mm purlins.

External walls

As originally constructed, the building was sheathed with overlapping timber weatherboards. At least some of the present weatherboards to the west and north walls are likely to have been recovered from the original building and reused when it was re-erected. The weatherboards show a depth of approximately 167mm. The timber was not identified, but is likely to be a native species.

At the rear of the building short sections of walls to the north and east elevations are made of concrete. This work was carried out either at the time the building was relocated or sometime after. Other sections of the rear wall are sheathed with a variety of materials including vertical tongue and groove boarding and corrugated steel sheets. The corrugated steel sheets may have been fixed in place after the original weatherboards decayed. The east wall of the main area is currently sheathed with fibre cement board fixed to new timber framing. This probably replaced an earlier weatherboarded wall which may have decayed.

Joinery

The 1875 sketch shows a series of single vertical windows which appear to pivot about the centre. Those to the main part of the building are larger than those in the end wings. Some of the sashes show what appear to be horizontal and vertical glazing bars which divide glass into smaller panes.

The window immediately to the south of the double entry doors may be an original window as seen by the profiled rails, stiles and glazing bars. All the remaining windows have plain profile sections and appear to have been installed relatively recently, probably as the earlier sashes decayed.

Other joinery in the building includes the double entry doors to the western elevation. These doors have board and batten sheathing and may date from the time the building was relocated. Over the years, some of the original battens have been replaced or have been lost altogether. At the southern end of the building is a single door sheathed with tongue and groove boarding. It appears to be of recent origin.



Original window, barracks

²³ Otago Witness, 16 August 1905, p. 30

Other external joinery includes a hollow core flush door and a further tongue and groove door to the east elevation. Internally, a tongue and groove door is provided between the main space and the rear lean-to.

External trim

External trim on the building includes the timber corner stops at the external corners and the timber barge boards and cover boards to the main gable. These are of various sizes and some have been replaced.

The windows in the west wall are without facings with the weatherboards abutting the frames. The windows to the south elevation have 90mm facings of recent origin. The double entry door to western elevation has wider facings of varying ages.

Floor

When first constructed, the barracks almost certainly had a floor comprising tongue and groove timber boards laid over timber joists and bearers supported on piles. This is confirmed by the historic account which notes that the tender price was reduced from £500 to £425 by using totara instead of stone piles. The 1875 sketch shows what appear to be piles around the perimeter of the building.

When it was relocated, the building was reconstructed on a rough concrete floor. A central dished drain in the floor collected water from within the building. The floors in the rear lean-to are also concrete. Within the area of the building once used for shearing sheep, part of the floor comprises 200mm wide tongue and groove boards and the remainder timber slats.

Internal walls and finishes

At the time the barracks were constructed, some sources refer to the building has being unlined, although this is considered to be unlikely as an unlined space would have provided difficult living conditions, particularly in winter.

The main part of the building is now lined with horizontal tongue, grooved and reeded boards 150mm in width. These may have been salvaged from the original structure as it is unlikely that the building would have been lined for its use as a canning factory unless the boards were already available. One board has a brand name stamped on it which suggests the boards may have originally been used for other purposes.

The walls within the other areas of the building are generally unlined. The rear lean-to has concrete walls up to a height of 1.2 metres.

Dates painted on wall as in the images on the previous page read Nov 20, 1901 – Jan 23, 1902. Elsewhere, above the doors, the names “R Brown A Jo..... (possibly Johannsen?) are painted. The origin of the dates are not known. Photographs show the building being in place at Red House Bay by 1900 and the dates may relate to its use as a crayfish canning factory.

Ceilings

The main space of the building has a flat ceiling along the centre portion and coved outer sections. The ceiling is currently lined with proprietary fibre board; however, the earlier original tongue and groove boarded ceiling may survive above this later lining.



Barracks interior. Note tongue and groove wall linings and metal tie rod spanning the width of the building



Above right: Stamp on wall reading –C-HARD THOMAS and Co Limited. The origin of the stamp is unknown

13.5. Summary of changes to the building

Planning and layout

As originally constructed, the building had a rectangular plan with a bay to the front and smaller wings to both ends. At the time it was relocated, the bay to the front was omitted, as were the two end wings, and it may be that only the main space was built. The lean-tos at the southern end and the eastern side may have been added at a later date.

A few changes appear to have occurred subsequently. These may have included the main double entry doors on the western elevation and the provision of a pair of chutes at the south end from the time the building was used as a shearing shed.

External changes

The exterior of the building was substantially changed after it was relocated. The original shingle roof was replaced with corrugated steel and a roof vent was added to the ridge.

As previously noted, the form of the building changed with neither the central bay or the outer wings being rebuilt. Also as noted, the lean-tos at the south end and east side of the building were constructed either at the time the building was relocated or subsequently.

The double entry doors to the west elevation may have been installed at the time the building was relocated or subsequently. Other external changes included the windows, entry door and chutes for sheep to the south elevation. The eastern elevation has had various changes, including later corrugated steel and plywood wall linings.

Interior

The ceiling of the main section of the building has been overlaid with fibre board, possibly as the earlier linings deteriorated. Also within this space, a series of blocked off openings in the east wall are likely to indicate the previous location of windows. This gives credence to the theory that the eastern lean-to was added later.

Within the southern wall there is evidence of later openings which are also now blocked off. It may have been that the sheep were taken through these openings to be shorn.

13.6. Statement of significance

In the following section the significance of the site elements and the fabric that makes up the Immigration Barracks is assessed. The overall significance of the place is then assessed and expressed as a “statement of significance”.

The degree of significance statement and criteria for assessing significance is outlined in this Conservation Report in 10.4 and its subsequent sections.

13.7. Origin of Elements

In the assessment of significance, an indication is given of the assumed period from which each element originates.

Historic Fabric

Original fabric (OF) *This fabric is believed to date from the time the building was first constructed in 1875.*

Later fabric (LF) *This is fabric which was probably added at the time the building was relocated to Takapūneke.*

Non-historic fabric

Recent fabric (RF) *This is fabric which may have been added in the last 40 years.*

13.8. Significance of Elements

In the following table, the significance of the various elements and fabric that make up the building and its setting is assessed.

Setting

Setting:

The site has probably changed little since the barracks was reconstructed in its present location. The trees have grown substantially since earlier photographs were taken. The retaining wall behind the building may have been added subsequently. The setting is considered to have high significance.

Moderate significance: Stand of macrocarpa trees (LF).

Some significance: Concrete retaining wall behind the building, concrete ground slabs (LF).

Non contributory: Metalled track along foreshore (RF).



Building Exterior

Roof area

The roof form was altered at the time the building was relocated. It is likely that the roofing material was changed at this time from timber shingles to corrugated steel. The original roof form can be partly discerned and the roof is considered to have moderate heritage values.

High significance: Original gabled roof form (OF).

Some significance: Later lean-to roof forms, roof vent (LF).

Intrusive: Plastic roofing to lean-to, plastic spouting and downpipes (RF).



North elevation

The north elevation includes the original gable end. It has moderate heritage values.

High significance: Original weatherboarding, barge board (OF).

Non-contributory: Later barge boards (LF).



East elevation

The east elevation has no original fabric. It has some heritage value as an early lean-to.

Some significance: Concrete walls, T and G area of wall, support post at SE corner, T and G door (LF).

Non-contributory: Corrugated steel sheathing (LF).

Intrusive: Hollow core door and hood over, fibre-cement sheathing (RF).



South elevation

The south elevation includes the original gable end and the later lean-to. It has moderate heritage values.

High significance: Weatherboards to gable end, original barge boards (OF).

Some significance: Weatherboards, windows, chutes and facings to lean-to (LF).

Non-contributory: Single entry door and frame (RF).



West elevation

The west elevation is the most intact and can still provide considerable evidence as to the form of the original building. Much of the fabric dates from the time the building was first constructed. The west elevation has high heritage values.

High significance: Original weatherboarding, original sash window, corner stop (OF).

Some significance: Later weatherboarding, double entry doors, later sashes (LF).



Building Interior

Main space

This area was probably used as the canning factory. Some of the fabric, however, is likely to date from the time the building was used as the Immigration Barracks. This space has high heritage values.

High significance: Tongue and groove wall linings (OF?)

Steel tie rods (OF).

Moderate significance: Window openings, now blocked off (OF).

Some significance: Later door openings (LF).

Concrete floor (LF).

Intrusive: Later ceiling linings (RF).



Shearing room

This area added either when the building was relocated or at a later date. It has some heritage value.

Some significance: Tongue and groove flooring, slated floor (LF).

Exposed wall and roof framing (LF).

Window to adjacent space (LF).

Non-contributory: Glazed door to main space (LF).



Woodshed area

This area added either when the building was relocated or at a later date. It has some heritage value.

Some significance: Tongue and groove flooring, slat flooring, timber wall, roof framing (LF).

Rear entry: This area added either when the building was relocated or at a later date. It has some heritage value.

Some significance: Wall and ceiling framing, timber posts, concrete partition walls (LF).



13.8. External constraints

Condition of the building

The building has generally not been well maintained during its life. It was originally constructed as an Immigration Barracks but was only used intermittently for this purpose after the first batch of immigrants arrived. It ceased to be used for that purpose after the late 1870s and apparently became dilapidated.

It was moved to its present site in 1898 and was used as a crayfish canning factory and other purposes, including possibly a slaughter house and then a jam factory and a shearing shed. None of these uses are likely to have required the building to be maintained in good condition. In spite of general neglect it remains in surprisingly good condition, although various defects are apparent. Some of these defects should be remedied as a matter of urgency to prevent further deterioration.

The condition of the building is summarised as follows. Further detail is provided on the accompanying schedule.

Roof

The roof comprises short lengths of corrugated steel. It appears to have been painted sometime in the last few years, although the rust is beginning to show through the paint. Within the building, the ceiling has water stains, suggesting that roof may leak in some areas. At the rear of the building, some of the roofing sheets have been damaged, presumably as a result of individuals walking across the roof. A plastic corrugated sheet from the rear lean-to is loose and there is evidence of water ingress where the lean-to meets the main roof.

The plastic spouting is in fair condition but has sagged in some places. Some of the plastic downpipes have become dislodged or are missing.

Walls

The wall sheathing is in fair condition only with neglect being apparent. The ground around the building has also built up over the years and this has caused decay in lower weatherboards. A section of wall on the east face of the building has been reframed and resheathed with fibre cement sheets.

Defects elsewhere include bowed and cupping weatherboards, missing boards, further areas of decay and worn and flaking paintwork. In some locations, weatherboards have been replaced with strips of plywood.

Barge boards have been replaced in some areas as decay has occurred. A replacement barge board at the northeast corner has extensive borer. Roof cover-boards have twisted and bowed and have lichen growth and possible decay. Other trim, such as corner stops, has decayed.



West wall. Note flaking paint and other defects



Loose weatherboards on eastern lean-to. Note fibre-cement sheathing on adjacent wall.

Joinery

With one exception, the windows are not original, having been either replaced or provided as part of subsequent building operations. The replacement sashes are in fair condition, although putty has cracked or is missing. Window frames and sills also contain decay and some of the window glass is broken. The one presumed original window to the right of the double entry doors is in poor condition with extensive decay apparent.

The double entry doors are sheathed with board and batten and are in fair condition with battens either missing or having been replaced. Borer is also evident and boards have split.

Interior surfaces

The interior of the main space is lined with tongue, groove and reeded boarding fixed horizontally. Many of the boards are infested with borer. Patches can be seen in various places, possibly indicating areas where the lining is damaged.

The present ceiling lining is fibre board which has bowed and is stained as a result of water ingress. It is not known if original tongue and groove boarding survives beneath the fibre board or its condition if it has survived.



Barracks interior. Note patches on wall over earlier linings

Entry doors (top) and surviving original window (below). Note deteriorated condition

13.9. Further investigations

A reasonable amount of information is known about the building in its original form as a result of a sketch that was made of the building in its original location. Information is also known about its subsequent history, particularly of the various uses to which it was put after it was relocated to Takapūneke.

Less clear is the sequence of construction of the various sections of the building and the uses to which some of the ancillary spaces were put. The purpose of the concrete walls in the rear lean-to remains a mystery.

The origin of the internal linings within the main space is also unknown. It is not known whether the building was lined internally in its original location or whether the lining took place after it was relocated. Some of the boards have markings on them which may indicate an earlier use. Subjecting the boards to a process of dendrochronology would determine the age of the internal linings and it is recommended that this be carried out.

Some later linings should be removed to determine if earlier linings have survived. In particular, the ceiling should be investigated to determine if it was lined with the same tongue and groove linings as the walls.

13.10. Future use

The building was originally constructed as an immigration barracks in Akaroa but was only used for this purpose for a brief period before becoming disused after the late 1870s. It was relocated to Red House Bay where it was used for various purposes, including a crayfish canning factory, possibly a slaughter house, a jam factory and a shearing shed. It is currently used to store goods and farm implements.

None of these uses are appropriate or conducive to the building being maintained in a good condition and it is clear that a new and appropriate use will be required if it is to survive.

In any consideration of future use, retaining its heritage significance is paramount. The building is significant as being derived from a former Immigration Barracks and is the only purpose-built building of its type believed to have survived in the country. As much as possible of the building and the fabric of which it is comprised should be retained. This should include all fabric listed in the assessment of significance as having high or moderate significance. Fabric in this category includes external weatherboard sheathing and trim such as bargeboards and corner stops and what is believed to be an original sash. Internal fabric that should be retained includes tongue and groove boarding and the steel tie rods.

Much of the fabric assessed as having high heritage value is in poor condition and particular care will need to be taken if it is to survive.

13.11. Recovery of significance

The building remained on its original site and in its original form for a brief period of 23 years before it was dismantled and reconstructed as a canning factory. It has remained largely in its reconstructed form for over 100 years, being the majority of its life. Various options are available for the building as follows:

Reconstruction

The barracks could theoretically be reconstructed in its original form, using the 1875 sketch as a guide, along with physical evidence afforded by the building. The reconstruction should be reasonably accurate as the sketch provides considerable detail although some areas would still be subject to conjecture, for example, the rear of the building which is not visible in the sketch. The building itself does, however, provide some evidence of the original form of this area with blocked off window openings being visible from within the main space.

If, however, the building is to remain on its present site then reconstruction to its original form would be meaningless as the building has been removed from its original site and its original contextual values have been lost. This loss of context is probably the single most compelling reason why the building should be conserved in its present form if it remains in its present location.

Conservation of the building in its present form would enable the various additions and other changes that have occurred to be retained.

An alternative may be to relocate the building back to a site that is as close as possible to its original site in Akaroa. If this were to occur, returning the building to its original form should be considered. The advantages of relocating the building would include recovering what is likely to be New Zealand's only surviving purpose-built Immigration Barracks. The building would have considerable historic, social, cultural and educational value and this may outweigh any disadvantages of relocation.

Disadvantages of relocating the building back to Akaroa include the loss of its present contextual values that arise from its having been located at Takapūneke for over 100 years. All evidence of the building's later history and its later uses would also be lost. Reconstruction in its original form is likely to require the removal of fabric having high significance and the introduction of a considerable amount of new material. The resulting structure may, for the most part, be a replica with little original fabric remaining. For example, the building is currently on a concrete floor and an entire new timber floor would have to be constructed.

In summary, if the building remains on its present site, it should be conserved in its present form with interpretation being provided describing its former use. The alternative may be to relocate it back to Akaroa where reconstruction to its original form could be considered.

13.12. Remedial work

The decision as to whether the building is relocated and reconstructed in its original form or whether it remains in its present form will influence other decisions that have to be made including the amount of remedial work that may be required. Whether the building remains on its present site or whether it is relocated, remedial work is urgently required if it is to survive.

If the building is retained on its present site and largely in its present form, remedial work that will be required includes the following:

Site works

The area around the building has built up over the years and particularly around the back of the building. The ground surface around the building should be lowered to its original level.

Concrete slabs behind the building at and the southern end should be cleaned of debris and water blasted.

External surfaces

Roof

Some areas of the roof, notably the western side, appear to be in reasonable condition, although some rust is apparent. Water stains in the building would indicate the roof may be leaking.

A further more detailed inspection of the roof is warranted. Existing sheets in sound condition should be retained. Where sheets have rusted or are otherwise damaged, they should be replaced with new galvanised steel corrugated sheets. The plastic sheets at the rear of the building should be replaced with corrugated steel.

The present plastic spouting and downpipes should be replaced with galvanised ogee profile spouting and galvanised downpipes.

External walls

New sections of weatherboards should be provided where existing boards have decayed, are borer infested or are missing. The cement board sheets to the rear wall should be removed and replaced with weatherboards.

New weatherboards should have a profile that matches the original. Decayed trim such as corner stops should also be replaced.

Where required, new barge boards should be provided in the original profile. New roof cover boards should also be provided. If the timber is to be painted, the timber species could either be recycled native timber or an exotic species.

All wall surfaces and trim should be sanded back and repainted. The building should be repainted in its original or an earlier colour scheme as determined by paint scrapings.

Window joinery

Every attempt should be made to repair and conserve what appears to be the remaining original window in the western wall of the building. As the sash contains extensive decay, affected sections may need to be replaced or repaired by splicing in new sections. The profile of new sections should match the original.

Elsewhere, decayed sills and frames should be repaired by replacing members or splicing in new sections. Again, the profile of new sections should match the original. The species of timber used for repairs should generally match the original as different species can have different expansion coefficients.

Broken glass should be replaced and all glass re-puttied in place. The windows should then be sanded and repainted in their original colour.

Doors

The double entry doors should be repaired by replacing decayed and borer infested areas of timber. Where battens are missing, new battens should be provided in the original profile.

The south entry door is clearly a recent intervention and is a poor fit. The hollow core door to the east elevation is similarly recent in origin. Consideration should be given to replacing these doors with more appropriate doors that fit the openings.

Internal surfaces:

Wall surfaces

The tongue and groove boarding to the walls in the main space has generally been attacked by borer, to the point where it has lost all integrity. Some holes are apparent and patches have been provided, possibly covering further holes.

The patches should be removed to determine the full extent of deterioration. New sections of tongue and groove boarding should be provided to replace damaged or borer infested boards. The entire building should be treated for borer.

Ceilings

The ceiling in the main space is covered with fibreboard which has water stains. The fibreboard should be removed to ascertain whether an earlier tongue and groove ceiling survives. The original ceiling should be repaired if possible by providing new tongue and groove boarding.

13.13. Former Immigration Barracks: Schedule of defects and proposed work

(refer to drawings for below for locations of defects)

No.	Defect/alteration	Recommend action
1	Weatherboards loose. Borer evident. Paint flaking.	Refix weatherboards. Treat borer. Sand and paint.
2	Ground built up. Decay likely in weatherboards.	Lower ground level. Cut out areas of decay and provide new sections or replace weatherboards as required.
3	Section of bargeboard has borer and extreme decay.	Replace deteriorated section of bargeboard.
4	Bargeboard cracked, decayed.	Repair bargeboard or replace as necessary.
5	Bargeboard not original. Boards don't meet at apex.	Provide new bargeboards to match original profile. Ensure bargeboards meet at apex.
6	Weatherboards cracked, bowed.	Repair and fill cracks. Refix bowed boards or replace weatherboards as required.

East elevation

No.	Defect/alteration	Recommend action
1	Decay evident at base of post.	Cut out decayed area and splice in new section.
2	Plastic spouting.	Remove plastic spouting and replace with Ogee profile galvanised spouting.
3	Possible decay in coverboard. Mould and lichen growth.	Cut out areas of decay and provide new sections. Treat mould and lichen growth with biocide.
4	Short lengths of corrugated steel. Some sheets buckled.	Replace sheets of buckled corrugated steel and any other deteriorated roofing sheets.
5	Corrugated steel in reasonable condition.	Treat any areas for rust.
6	Corrugated plastic sheeting.	Remove plastic sheeting and replace with galvanised.
7	Borer in boards.	Treat boards for borer.
8	Hollow core door not original. Moisture at bottom.	Replace door with appropriate door with T and G sheathing.
9	Window broken.	Replace window glass.
10	T and G door. Decay at base of door and frame. Borer in boards	Cut out areas of decay and treat for borer.
11	Lichen growth.	Treat lichen with biocide.
12	Wall rebuilt with fibre cement sheathing.	Reconstruct wall with weatherboard sheathing to match original profile.

South elevation

No.	Defect/alteration	Recommend action
1	Barge flashing rusting.	Treat flashing for rust or replace as necessary.
2	Paint flaking, weathering.	Sand and repaint.
3	Downpipe missing.	Provide new galvanised downpipe.
4	Door not original and a poor fit.	Provide new door to fit existing opening.
5	Weatherboards not original. Decay evident, particularly around knot holes.	Provide new sections of weatherboards where decay apparent.
6	Short lengths of corrugated steel. Some buckled.	Replace sheets of buckled corrugated steel and any other deteriorated roofing sheets.
7	Window and facings not original. Glass missing.	Provide new window glass.
8	Decay in frame, facing, sill. Sash coming apart. Putty cracked.	Cut out areas of decay or replace members as required. Refix sash. Reglaze window.
9	Crack in bargeboard.	Repair and fill crack. Sand and paint.
10	Spouting bowed.	Remove spouting and replace with new Ogee profile galvanised spouting.
11	Roof bent over to form barge flashing.	Noted.
12	Barge flashing added.	Remove later barge flashing and replicate original detail.
13	Cracked weatherboards.	Repair and fill cracks or replace if required.
14	Decay in weatherboards.	Cut out areas of decay and let in new sections.

West elevation

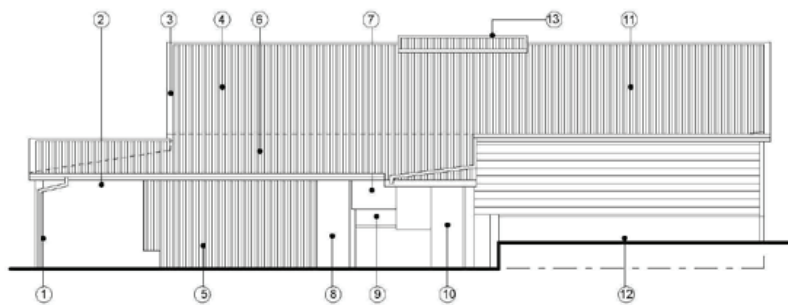
No.	Defect/alteration	Recommend action
1	Coverboard loose.	Refix coverboard.
2	Plastic spouting.	Replace spouting with new galvanised Ogee profile spouting.
3	Sash not original.	Noted.
4	Weatherboard replaced with ply.	Remove ply and replace with section of weatherboard. Sand and paint.
5	Sash members separating. Putty missing.	Refix sash members. Reputty.
6	Extensive decay in corner stop.	Replace corner stop. Sand and paint.
7	Decay in sill.	Cut out sill and provide new sill to original profile. Sand and paint.
8	Ground built up. Decay in bottom weatherboard.	Lower ground level. Cut out areas of decay or provide new weatherboards as required. Sand and paint.
9	Extensive decay in weatherboards.	Cut out areas of decay or provide new weatherboards as required. Sand and paint.
10	Weatherboards generally cracked, loss of paint.	Fill cracks or provide new weatherboards as required. Sand and paint.
11	Decay in weatherboards. Some replacements.	Cut out areas of decay or provide new weatherboards as required. Sand and paint.
12	Some rusting evident in sheets, particularly at laps. Lichen growth.	Replace rusting sheets as required. Treat for lichen growth.
13	Roof vent added.	Noted.
14	Decay in sill and window frame.	Cut out areas of decay and let in new sections.
15	Sash weathered. Putty missing.	Sand and repaint sash. Reputty.

No.	Defect/alteration	Recommend action
16	Weatherboards cracked.	Fill cracks, sand and paint.
17	Doors added. Boards cracked. Borer evident. Battens missing and some replaced.	Replace boards as required. Provide new battens where missing or replaced with non-original profile. Treat for borer.
18	Facing loose, bowed.	Refix facing.
19	Facing cracked.	Fill crack, sand and paint.
20	Decay in weatherboards.	Cut out areas of decay and let in new sections.
21	Sash possibly original but extensive decay in stiles and bottom rail. Glass broken.	Cut out areas of decay and let in new sections. Provide new glass.
22	Weatherboard decayed.	Cut out areas of decay and let in new sections.
23	Weatherboard replaced with ply.	Remove ply and replace with section of weatherboard. Sand and paint.
24	Sill decayed and weathered.	Cut out areas of decay and let in new sections. Sand and paint.
25	Decay in weatherboards.	Cut out areas of decay and let in new sections.
26	Frame cracked.	Repair frame. Fill cracks. Sand and paint.
27	Sill cracked.	Repair sill. Fill cracks. Sand and paint.
28	Sash members separating. Putty missing.	Refix sash members. Reputty.
29	Ground built up. Decay likely in weatherboards.	Lower ground level. Cut out areas of decay or replace weatherboards as required.
30	Decay likely in coverboard. Lichen growth.	Cut out areas of decay or replace coverboard if necessary. Treat lichen.
31	Bargeboard and soffit broken, probably to accommodate rainwater head.	Repair bargeboard and soffit by letting in new sections.
32	Decay in bargeboard.	Cut out areas of decay and let in new sections.
33	Downpipe dislodged.	Provide new galvanised downpipe.
34	Weatherboards cracked.	Repair and fill crack. Sand and paint.

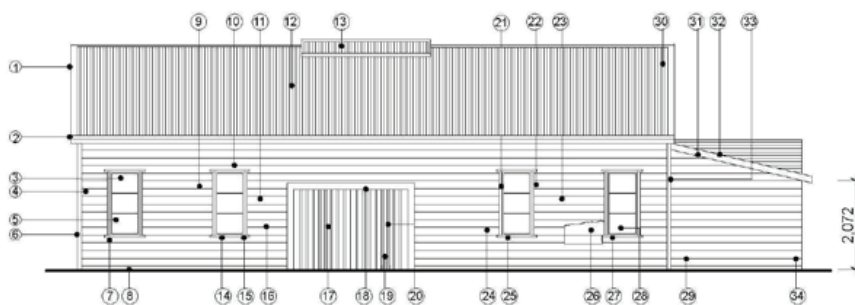


FLOOR PLAN

 <p>Dave Pearson Architects Ltd 93 Victoria Road P.O. Box 32 318, Devonport Ph: (09) 445 8544 www.heritagearchitects.co.nz dave@heritagearchitects.co.nz</p>		Job Title Former Immigration Barracks For Christchurch City Council At Red House Bay Christchurch		© This document and the copyright within this document remain the property of Dave Pearson Architects Ltd. The contents of this document may not be reproduced or stored in any form without the written permission of Dave Pearson Architects Ltd. Drawing Title Ground Floor Plan <table border="1"> <tr> <td>Drawn: JWL</td> <td>Checked: DPAL</td> <td>Drawn By: A01/S</td> </tr> <tr> <td>Creation Date: 1/10/09</td> <td></td> <td>Scale: 1:100 (A1)</td> </tr> <tr> <td>Print Thursday, 9 September 2010 Time 10:22</td> <td></td> <td>Job No: 842</td> </tr> </table>		Drawn: JWL	Checked: DPAL	Drawn By: A01/S	Creation Date: 1/10/09		Scale: 1:100 (A1)	Print Thursday, 9 September 2010 Time 10:22		Job No: 842
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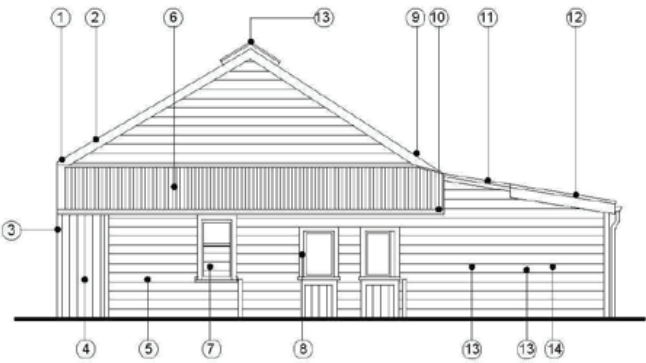


EAST ELEVATION

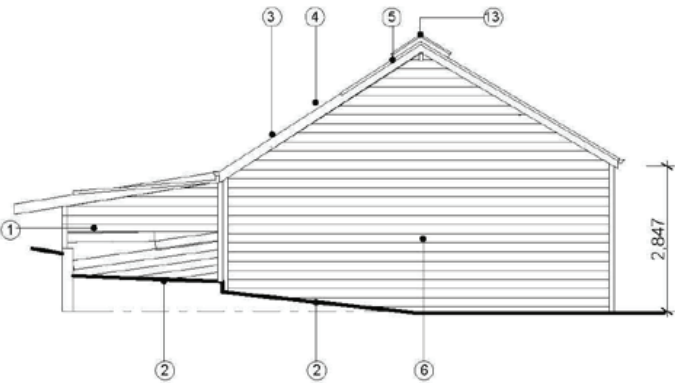


WEST ELEVATION

<p>Dave Pearson Architects Ltd</p> <p>93 Victoria Road P.O. Box 32 318, Devonport Ph (09) 445 8544 www.heritagearchitects.co.nz dave@heritagearchitects.co.nz</p>	<p>Job Title: Former Immigration Barracks</p> <p>For: Christchurch City Council</p> <p>At: Red House Bay Christchurch</p>	<p><small>© This document and the copyright within this document remain the property of Dave Pearson Architects Ltd. The contents of this document may not be reproduced in whole or in part by any means whatsoever without the prior written consent of Dave Pearson Architects Ltd.</small></p> <p>Drawing Title: Elevations</p> <table border="1"> <tr> <td>Drawn: JWL</td> <td>Checked: DPAL</td> <td>Design: A02/5</td> </tr> <tr> <td>Creation Date: 14/09/09</td> <td>Scale: 1:100 @ A4</td> <td></td> </tr> <tr> <td>Print: Thursday, 3 September 2010 Time 10:52</td> <td>Job No: 842</td> <td></td> </tr> </table> <p><small>ALL DIMENSIONS TO BE VERIFIED ON SITE</small></p>	Drawn: JWL	Checked: DPAL	Design: A02/5	Creation Date: 14/09/09	Scale: 1:100 @ A4		Print: Thursday, 3 September 2010 Time 10:52	Job No: 842	
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SOUTH ELEVATION



NORTH ELEVATION

<div><div><div>Dave Pearson Architects Ltd</div><div></div></div><div><div>93 Victoria Road</div><div>P.O.Box 32 318, Devonport</div><div>Ph (09) 445 8544</div><div>www.heritagearchitects.co.nz</div><div>dave@heritagearchitects.co.nz</div></div></div>	Job Title		© This document and the copyright within this document remain the property of Dave Pearson Architects Ltd. The contents of this document may not be reproduced in any form or by any means without the prior written consent of Dave Pearson Architects Ltd.	
	For	At	Drawing Title	Elevations
Former Immigration Barracks		Christchurch City Council	Drawn JWL Checked DPAL	Dwg No: A03/5
Red House Bay		Christchurch	Creation Date 14/09/00	Scale 1:100@A3
			Print Thursday, 9 September 2010 Time 12:02	Job No 842
			ALL DIMENSIONS TO BE VERIFIED ON SITE	

14. Britomart Monument

14.1. Historical summary

The memorial marks the spot, or is close to, where the Union Jack was raised on 11 August 1840 by Captain Owen Stanley of HMS Britomart as a demonstration of British sovereignty to the people of Banks Peninsula and to the French Corvette *L'Aube* which arrived on 17 August²⁴. A bronze plaque on the northern face of the monument marks this event. It also appears that William Rhodes knew the French were on their way to Akaroa when William Green arrived and that he instructed Green to erect a flagpole on the point from where the British flag could be flown.

The monument that would commemorate the event was not erected until the end of the 19th century when it was decided that such a monument would be a fitting way to mark the Diamond Jubilee of Queen Victoria, 60 years after she came to the throne. The monument was designed by Christchurch architect, Samuel Farr, and erected by J. Tait, monumental mason, also of Christchurch.

It was unveiled on 14 June 1898 by the Earl of Ranfurly in the presence of a number of dignitaries including Bishop Julius and the Premier of New Zealand, Richard Seddon. The Union Jack was again raised, a gun salute was fired from HMS *Tauranga* and the national anthem was sung. An inscription on the eastern side of the monument records this event.

The original inscription on the obelisk indicated that British Sovereignty was “proclaimed” in 1840, whereas, in reality, British Sovereignty had only been “demonstrated”. After this was established in the late 1920s, a new plaque was placed on the monument to put the record straight.

At the time the monument was erected, it was located on land privately owned by John Glynn who also owned the rest of Takapūneke. At the time of the 1891 survey, the point extended out beyond its present location and it may have been cut back prior to the monument being erected.

Various events and celebrations occurred at the site in subsequent years. F. A. Anson who had attended the unveiling in his capacity as chairman of the Akaroa County Council, donated a flagstaff and flag for the site in 1906. On 14 August 1908, the Union Jack was again hoisted. The following year, a further raising of the flag occurred on Greens Point, this time to commemorate the original demonstration of British sovereignty on the correct date of 11 August.



The raising of the Union Jack at Green's Point as depicted on centennial postage stamp (Takapūneke and Green's Point)

In 1910 the possibility of the government purchasing an acre of land, including the land occupied by the monument was raised. It was not until 1926, however, that the land on which the monument stands was taken under the Public Works Act and gazetted as a Reserve.

The earliest photographs of the monument show it without fencing of any kind. However, by the 1920s, the monument was surrounded by a wrought iron fence with timber posts.

This was replaced by the present concrete and galvanised pipe rail fence just prior to centennial celebrations which took place in 1940. The new fence was designed by Paul Pascoe and emulated the style of the earlier surround to the French cemetery.²⁵

The site was gazetted as the Britomart Historic Reserve in 1979. On 11 August 1990 a further bronze plaque was placed on the monument. It commemorates the landing of Chief Police Magistrate Michael Murphy and New South Wales police on 11 August 1840, and the commencement of formal policing in the South Island.

²⁴ The flag may, in fact, have been raised close to Green's Point at the residence of William Green or James Robinson.

²⁵ Beaumont and Wilson, p113.



*Britomart Monument
1898. Note lack of
fencing (Takapūneke
and Green's Point).
Image from Toitu Te
Whenua The Lands
Remains Takapūneke
and Green's Point
1830-2010, pg 15.*



*The monument with
a fence constructed
of woven wire and
railings
Britomart Memorial,
Green's Point,
Buckland 1931
Courtesy of the
Akaroa Museum
Collection #1325*

Architect: Samuel Farr

The monument was designed by architect Samuel Charles Farr (1827-1918). Farr was born in Baldock, Hertfordshire, England and left in 1849, initially for Auckland. However, he arrived in Canterbury in April 1850 by accident when the ship in which he was a passenger, the *Monarch*, was blown off course. Farr settled in Canterbury on the Peninsula at Akaroa seven months before the first four Canterbury Association ships brought the first wave of organised British settlement to Canterbury.

He worked at Akaroa as a builder, essentially involved in the erection of saw mills but also turning his mind to solutions for various construction problems faced by the settlers in the area. He soon proved his worth as an adaptable and versatile colonist.

In 1863 he moved to Christchurch, advertising his services as an architect. Whether he had ever trained formally for this profession has not been established, but it seems likely that he was one of the several 19th century settlers who operated successfully in this field after some practical experience and diligent self-education. Farr had a considerable flair for design and ability to give his clients what they considered value for money, and had the good fortune to launch his career by winning a number of prestigious competitions in Christchurch, putting his name firmly in the public eye.²⁶

Farr's list of commissions indicates that he was favoured by the Presbyterian Church hierarchy, designing churches for them in Akaroa (1863), Lyttelton (1863), Kaiapoi (1875), Leeston (1879), as well as three he designed in Christchurch. He is credited with designing the first cast iron verandahs in New Zealand, won a gold medal for a bas relief of Banks Peninsula and oversaw the construction of the Methodist Church in Durham Street. He also designed a number of commercial buildings, including hotels such as the Grosvenor on Moorhouse Avenue.²⁷

Farr was a versatile designer, equally at home with classically influenced styles or Gothic Revival. He used the classical style to good effect in his design of the former St Paul's Presbyterian Church (1876-77), at the corner of Cashel and Madras Streets. He continued to be closely associated with the congregation as a deacon and later an elder and was a loyal member of the congregation. When he died in 1918 his funeral service was held there.

He frequently employed the Gothic Revival style in his designs for other churches and also for schools, with the former Normal School in Christchurch (1873-76) being perhaps his most scholarly Gothic Revival design.

While his designs followed current conventions of style and decoration, he was innovative in his early use of concrete, most notably for the construction of a complex of buildings for wealthy runholder, George Moore, at Glenmark between 1875-1881.



Above right: Samuel Farr
– *Architectural History of Christchurch no.1, CCC*

14.1.1. J Tait, stonemason

James Tait was a Scotsman who came to New Zealand in the 1860s and established a business as a builder, contractor and monumental mason in Christchurch. Tait's later advertisements for his business as a monumental sculptor state that the business was established in 1863.

Tait owned a large section of land on the corner of Cashel and Montreal Streets from which he ran his business. He worked on several prominent Christchurch buildings including the Museum, part of the Cathedral, the New Zealand Loan and Mercantile Building and Fisher's Building. Tait was the second mayor of Sumner, a city councillor and a leading member of St Paul's Presbyterian Church. He died at Sumner in 1898 aged 65.

John Anderson Tait took over management of his father's business in 1895, working with his son John Edward Tait. In 1905, J. Tait ran a full page advertisement which clearly showed the wide variety of monumental masonry the firm had available. The advertisement noted that the firm supplied "Kerbings, iron railings, and every cemetery requisite. A large stock always on hand to select from – designs submitted and estimates tendered on application".²⁸

The business continues today in the Tait family and now operates from Sydenham.

²⁶ NZHPT on-line Register – entry by Melanie Lovell-Smith 16 October 2001

²⁷ *The Architectural History of Christchurch, No 1 The Normal School*, Christchurch City Council, 1982, p3

²⁸ *Cyclopaedia*, 1903; McDonald Biography card, Canterbury Museum

14.2. Physical evidence

Setting and context

The Britomart Monument is located on Green’s Point approximately 1.6 kilometres to the south-west of the Akaroa township and overlooking Takapūneke. The site is accessed via a metalled pathway and a flight of steps which leads from a small car park off Beach Road.

Site layout

The monument itself is located within an enclosure on the point defined by a fence comprising a concrete wall with concrete pillars. Pipe railing extends between the pillars. Also located within the enclosure is a flagpole from which the Union Jack flies.

Description of the monument

The monument itself comprises a vertical stone pillar in the form of an obelisk. The obelisk is mounted on a stone plinth which, in turn rests on a concrete base consisting of two tiers or steps.

On the east face of the monument is an inscription which reads as follows:

THIS
QUEEN VICTORIA
DIAMOND JUBILEE
MEMORIAL
SUBSCRIBED FOR BY
BRITISH, FRENCH AND MĀORI
PENINSULA RESIDENTS
WAS UNVEILED BY
H. E. EARL OF RANFURLY
THE UNION JACK BEING AGAIN RUN UP
UNDER A SALUTE FROM THE GUNS OF
H. M. S. TAURANGĀ
AND THE NATIONAL ANTHEM SUNG
JUNE 14, 1898



Path and steps leading to monument



General view of monument and surrounds as viewed from pathway

Below the inscription is a list of personnel present on that day.

The bronze plaques on the western face of the monument commemorates the raising of the Union Jack. It reads as follows:

HERE ON 11 AUGUST 1840
CAPTAIN OWEN STANLEY
H.M.S BRITOMART RAISED
THE UNION JACK TO DEMONSTRATE
BRITISH SOVEREIGNTY TO THE
PEOPLE ON BANKS PENINSULA AND TO
THE FRENCH CORVETTE L'AUBE
WHICH ARRIVED ON 17 AUGUST

It is believed that the plaque was placed over an earlier inscription which referred to Stanley as having “proclaimed” British Sovereignty whereas in reality, sovereignty was merely demonstrated. The accuracy of the earlier inscription was challenged in 1926 and it is likely that the present plaque was placed on the monument soon after.

The bronze plaque on the northern face has recently been erected and reads as follows:

TO MARK 150 YEARS SINCE THE LANDING OF
CHIEF POLICE MAGISTRATE MICHAEL MURPHY
AND NEW SOUTH WALES POLICE
ON 11 AUGUST 1840
TO COMMEMORATE FORMAL POLICING IN THE SOUTH ISLAND
UNVEILED ON
11 AUGUST 1990
HON MARGARET AUSTIN
MINISTER OF INTERNAL AFFAIRS
B T MITTEN
ASSISTANT COMMISSIONER OF POLICE
REGIONAL COMMANDER



Plaque recording raising of the flag in demonstration of British Sovereignty



Unveiling the Britomart Monument 1898 Akaroa Museum Collection #346a

14.2. Origin of the obelisk

An obelisk (from Greek obeliskos) is defined as a tall tapering, four sided monument which culminates at the top in the shape of a pyramid.

Obelisks were used by the ancient Egyptians as a symbol of the sun god Ra and were free-standing elements placed in pairs at the entrances to temples. The Romans also adopted the obelisk and placed them at many locations in Rome. The most prominent stands 25.5 metres high and is found in St Peter's Square where it has remained since AD 37 after it was transported from Egypt. Other Egyptian obelisks can be found in London, New York City and in Paris at the Place de la Concorde.

Other civilisations also erected obelisks including Assyria, Ethiopia and Byzantine. Because of its association with Egyptian mortuary arts, the obelisk has become associated with timelessness. It has continued to be used in cemeteries and for memorials from the 17th century through to the present day.

Modern obelisks can be found in London, Liverpool, Rome, Massachusetts, USA; Edinburgh, Scotland; Newcastle, New South Wales; St Petersburg, Dublin, Ireland; Washington DC; Singapore; Buenos Aires; Israel; One Tree Hill, Auckland; Russia, Brazil. Indonesia, Stockholm, Sweden; and the Philippines.

14.3.2. Construction

Obelisk

The stone from which the Britomart monument is constructed is Port Chalmers breccia, a rock formed from the fragmental products of volcanic action. It is described by Bruce Hayward as a 'relatively soft stone with a pleasant blotchy appearance'. The stone was quarried during the 1860s and 1870s at various quarries around Dunedin and was used in the construction of many buildings in that city.

The stone was broken out in large blocks and was generally easy to work, being relatively soft. The ease of working was, at times, hindered by harder rock fragments contained in the stone. Large cavities were also occasionally found within the stone. The stone was also susceptible to disintegration when in contact with the ground and scaling could also occur where water was able to soak into the stone.

Monument base

The base on which the monument sits is probably made from concrete with a plastered finish. The fence around the monument is also concrete, nominally reinforced with steel bars. A plaster finish has also been applied to the concrete fence.

14.5. Summary of changes to the site and monument

It is likely that the access to the monument has always been up the western side of the bluff. The concrete steps are likely to have been added subsequently, probably at the time the present concrete wall surrounding the monument was constructed. It appears that concrete posts with a pipe rail between were provided up the western side of the steps. The posts have been lost over time, probably as the reinforcing in them rusted, causing them to spall. The present galvanised handrail has probably been erected within the last 20 years.

The area immediately surrounding the monument has also undergone considerable change since the area was first developed. Originally, there was no fence around the monument, however, by the 1920s, a wrought iron fence with timber posts had been erected. This was subsequently replaced, evidently in 1940, by the present concrete fence with pipe rails.

The western plaque on the monument records that the Union Jack was raised on the site in 1840²⁹ and a flagpole was obviously provided for the event. The first recorded occasion of a flagpole being on Green's Point was in 1906 when a flagpole was donated for the purpose. It is not known how long this flagpole survived. The present flagpole is a more recent installation.

Early photographs show the landscape as being barren and wind-blown. Since then vegetation around the site has grown offering some shelter from the wind. Some of the vegetation surrounding the enclosure appears to have been planted, while that on the sides of the bluff below the monument has probably grown naturally.

Monument

Although it remains generally as constructed, some changes to the monument have occurred over the years. The first is believed to have occurred in the 1920s when a bronze plaque was erected over an earlier inscription. This was to correct an error which referred to British Sovereignty as having been "proclaimed" rather than having been "demonstrated". A second bronze plaque was fixed to the monument in 1990 to mark 150 years since formal policing began in the South Island.

²⁹ The actual place where the flag was raised may not have been on the point, but a short distance away, possibly at Green's residence.

14.6. Statement of significance

In the following section the significance of the site elements and the fabric that makes up the Britomart Monument is assessed. The overall significance of the place is then assessed and expressed as a “statement of significance”.

The degree of significance statement and criteria for assessing significance is outlined in this Conservation Plan in 10.4 and its subsequent sections.

In the following section the significance of the site elements and the fabric that makes up the Britomart monument is assessed. The overall significance of the place is then assessed and expressed as a “statement of significance”.

14.6.1. Origin of elements

In the assessment of significance, an indication is given of the assumed period from which each element originates.

Historic Fabric

Original fabric (OF) This fabric is believed to date from the time the monument was first erected in 1898.

Later fabric (LF) This is fabric which was added after the original construction date.

Non-historic fabric

Recent fabric (RF) This is fabric which has been added within the last 40 years.

In the following table, the significance of the various elements and fabric that make up the Britomart monument and its setting is assessed.

Site and setting

Site

The site has high heritage values as the place where British sovereignty was demonstrated on Banks Peninsula.

Setting

The setting has been modified since the monument was erected, the major change being the construction of a fence in the 1920s and its subsequent replacement in 1940. The setting has high heritage values.

Moderate significance: Concrete and pipe rail fence (LF).

Non-contributory: Steps and path to monument (LF).

Steel flagpole (RF).

Monument

The monument has remained essentially unchanged since it was constructed. The bronze plaques have been added after the monument was erected. The monument is considered to have high heritage values.

High significance: Monument and plinth constructed of Port Chalmers Breccia, complete with inscription (OF).

Moderate significance: Plastered concrete base (OF).

Bronze plaque commemorating demonstration of British Sovereignty (LF).

Some significance: Bronze plaque commemorating 150 years of policing in the South Island (RF).



14.7. Condition of structure³⁰

Ian Bowman undertook a detailed inspection of the monument and surrounds in 2002 and this is described in his report Britomart Memorial, Akaroa – Condition and Remedial Action Report.

The report noted various defects in the monument and also considerable cracking in the concrete wall enclosing the monument. Probably as a result of that report, tell-tales were mounted on the wall over the cracks to monitor any movement. It is not known if readings have been taken on a regular basis. Other than the installation of the tell-tales, the condition of the monument and surrounds appears largely as reported by Ian Bowman in 2002.



Area	Condition as in 2002	Condition as in 2010
Steps to monument	<ul style="list-style-type: none"> Handrails missing, remaining sections rusting. Steps chipped and fractured, foundations undercut. Posts missing from nib wall and reinforcing rusting. Mud cascading down steps, debris and leaves over steps. 	Situation generally unchanged. Entry to site was formerly by way of concrete steps up and over wall. Ground beside steps now extensively eroded. The bank above the pathway is also eroding resulting in mud and clay being deposited on the pathway.
Concrete wall enclosing monument	<ul style="list-style-type: none"> Fractures at 5 metre centres approximately. Deformation to western fence and parting from walls at right angles. Staining from rusting pipes. Spalling of concrete from rusting reinforcing steel. Spalling of plaster render. Biological growth. Paint peeling from timber sections of fence (presumably timber post at entry to enclosure). 	<p>Situation generally unchanged.</p> <p>Tops of various concrete posts missing due to rusting of reinforcing steel. Cracks in wall detract from appearance of area.</p>
Monument	<ul style="list-style-type: none"> Fractures in east and west sides. Pitting and skin damage on face due to nature of stone and presence of salts. Micro-biological growth. Efflorescence and staining below bronze plaques. Plastic repairs and holes filled with cement based mortar. Concrete and cement rendered areas have fractures, crazing and extensive biological growth. 	<p>Situation generally unchanged.</p> <p>At least one cement patch appears to have eroded further. The mortar used for other patches and the join at base of obelisk are possibly epoxy based. The plastered base has extensive crazing and drummy areas of plaster.</p>

³⁰ Information for this section was taken from Britomart Memorial, Akaroa – Condition and Remedial Action Report. Ian Bowman 2002.

The Bowman report noted that deterioration of the monument was due, in essence to the variable nature of the stone and also probably due to the presence of soluble salts. Given the location of the monument and its close proximity to the sea, it is likely that chloride salts have been deposited. Salts deposited on stone can either crystallise on the external faces in the form of efflorescence or within the stone where it can damage the cementing matrix within the material.

In the case of the Britomart Monument, with the exception of an area below one of the bronze plaques, there is no particular evidence of efflorescence. This is probably due to the monument's exposed location whereby any salts that are deposited on the surface are likely to be washed away. Salts may still be present within the stone.

The fractures within the obelisk were noted by Ian Bowman. The fractures, particularly that on the eastern face, is clearly evident and a cause of some concern. The Bowman report contains a recommendation that the cracks be monitored by tell-tales for a period of a year. Although tell-tales have been placed on the concrete wall enclosing the site, there is no evidence of tell-tales having been placed on the monument.

Ian Bowman also noted that hard cement mortar had been used for patching and pointing on the monument. Cement mortar becomes excessively hard when it dries and cracks can form. Moisture can enter the cracks, carrying soluble salts which can result in the deposits of salt in the form of efflorescence or cause spalling of the stone.

At present, it is not known how the monument was fixed to the base. If steel pins were used, these could be attacked by chlorides conveyed by water, causing them to rust. As steel expands as it rusts, it can exert pressure on stonework, resulting in the formation of fractures or spalling of the stone.

The plasterwork to the base has extensive cracking, probably caused by shrinkage of the plaster and water then entering through the cracks.

The concrete to the surrounding fence is also deteriorating and the Bowman report identified a number of possible causes. These include the following:

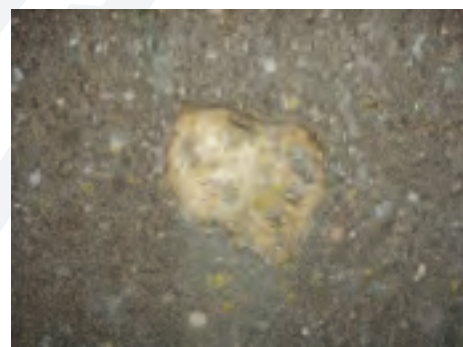
- Location. The monument is located near the sea where there will be a high level of salts. The salts can cause rusting of reinforcing steel and subsequent spalling of concrete.
- Chloride ions. Galvanic cells can operate in concrete where moisture and oxygen are present. Chlorides can originate from moist salt air and can attack the protective film on steel, resulting in corrosion.
- Carbonation. Concrete is naturally alkaline as calcium based cements react with water to produce an alkaline environment. This affords good protection to reinforcing steel. Carbon dioxide and acid in rain can reduce the alkalinity in concrete and result in reduced levels of protection to the steel. Although the process is slow, cracks in the concrete can allow moisture to penetrate further and hasten the deterioration.

There is also evidence of ground movement causing walls to separate. This is particularly evident towards the edge of the cliff.

Biological growth was observed on the monument and concrete base. Plants and other organisms can damage masonry and concrete work as their roots penetrate the material. Chemical damage can arise from acids produced by biological organisms. In particular, carbon dioxide which is produced by plant respiration forms carbonic acid. Plants can also soluble salts into masonry, while their ability to retain moisture can also lead to deterioration.



Pitting of stone. A substantive crack is also visible towards the right of the stone



Mortar patch to monument stone



Patch to base of monument



Base of monument showing cracking



Cracks in concrete surrounding wall. Note “telltales”

14.8. Future considerations

Site

The access way to Green’s Point and the area surrounding the monument have been formed over the years without, seemingly, the benefit of an overall design concept. The area is now generally run down, and poorly maintained and unfitting of a site with such significant heritage values. It is strongly recommended that a comprehensive development plan be commissioned for the site.

The development plan should address the following aspects:

Access

At present, the only area of car parking available for visitors is a small area off Beach Road at the lower end of the pathway. This is clearly inadequate and will come under increased pressure as the profile of Takapūneke increases. Unless additional parking can be provided, those wishing to visit the site will be forced to leave their vehicles in Akaroa and walk around the road. Some are likely to be deterred from visiting the site.

Faced with a longer walk, it is recommended that the possibility of providing an additional area for car parking be investigated. This may need to be provided closer to Takapūneke and may be part of a wider project to upgrade visitor facilities at the site.

Pedestrian access to the monument appears always to have been from Beach Road and then up the western face of the bluff. Originally, this may have taken the form of a shingled pathway extending the full distance from the car park up to the point. The present steps were probably constructed at a later date to ease access up the steeper part of slope.

From the car park, the pathway to the monument is not readily visible, being partly obscured by overhanging vegetation. The vegetation should be trimmed back to improve visibility. It is recommended that consideration be given to erect a gateway structure to emphasise the entrance to the pathway.



Evidence of ground movement as seen by walls separating



Damage caused by rusting reinforcing.



Spalling plasterwork and missing top section of post

It is recommended that the present pedestrian access be maintained and upgraded. Upgrading work may include repairs and remedial work to the steps and the provision of the new handrail. The pathway should also be re-laid with a concrete or asphalt surface. Part of the bank above the pathway may need to be retained to prevent mud and clay from falling onto the path.

It is noted, however, that the steps and the pathway are not presently accessible to the wheelchair-bound. An alternative route may need to be formed from a new car parking area to enable disabled people to visit the site.

Vegetation

Over the years the vegetation beside the pathway track has continued to grow, to the point where the entrance to the pathway is essentially concealed. The vegetation on the seaward side of the pathway has also grown, obscuring the view of the harbour.

A comprehensive programme of vegetation management should be instigated as part of the site development plan. Trees should be trimmed or removed as required and new trees and shrubs should be planted to enhance the area.

Fences

The fence enclosing the monument was designed by Paul Pascoe and is believed to date from 1940. It comprises a concrete wall, concrete posts and pipe rails between the posts. Although it has some heritage value, it is utilitarian in its design and in poor condition. The deterioration in the fence is likely to be a combination of rusting steel and ground movement.

Various options are available. The first is to repair the fence at some considerable cost. Work may include exposing and cutting out of rusting reinforcing steel, reconstruction of areas where concrete has failed, filling of cracks and replacement of drummy or cracked plaster. A coating may need to be applied to exclude moisture from the concrete.

The ground beneath the fence, however, will probably continue to move. Further cracks may form and water and salts may enter and cause the reinforcing steel to rust. Maintaining the fence is, therefore, likely to be an on-going cost.

Another option is to remove the fence entirely and return the site to its form when the monument was first erected. This is, however, unlikely to be acceptable due to health and safety concerns. A fence may also be required to exclude stock from the monument enclosure.

The third option is to consider replicating the earlier 1920s fence if evidence exists to determine its form. It is recommended that option 3 be considered and further research be undertaken to determine more accurately the form of the earlier fence.

14.8.1. Remedial work

Monument

The monument is in reasonable condition although the Bowman report recommended that remedial work be undertaken. Any work to the monument should be under the direction of a heritage architect with experience in stone conservation. The advice of a materials conservator could also be sought. Work to the monument should include the following:

- **Poulticing:** Although there is relatively little outward evidence of salt deposits on the monument, other than an area below one of the bronze plaques, it is likely that salts remain within the stone and are contributing to its deterioration, given the proximity of the monument to the sea.

The recommendation in the Bowman report that the monument be poulticed is endorsed. This should be undertaken on a regular basis and under the direction of a conservation architect. The poulticing should also aim to remove the staining below one of the bronze plaques. A paste comprising ammonium chloride/aluminium chloride and powdered talc may be effective in this instance.

- **Mortar repairs:** The present hard cement or epoxy mortar patches and cement pointing should be removed, taking particular care not to damage the stone in the process. The monument should be patched and pointed using a softer lime based mortar. The joints between the obelisk and its plinth and the concrete base should also be pointed with a lime mortar to reduce the possibility of chloride salts attacking steel fixings and causing them to rust.
- **Cracks in monument:** Further investigation of the cracks in the monument is warranted. It is recommended that a monitoring regime be put in place to determine whether the cracks are extending or progressing. Consideration may need to be given to repairing the cracks under the direction of a conservation architect.
- **Bronze plaques:** Although it is desirable that the plaques should retain some patina, consideration should be given to cleaning them to remove potentially damaging chlorides. Any work to the bronze plaques should be carried out by a materials conservator with experience in work of this nature.
- **Biological growth:** Any biological growth on the monument and base should be treated with biocide. Excessive levels of growth may need to be removed by hand.

Monument base

The base of the monument has drummy plasterwork, crazing and fractures. At this stage it is not known if these defects are superficial and confined to the plaster coating. The other possibility is that the defects in the plaster may be the result of rusting reinforcing within the concrete. While it is probably unlikely that the concrete has been extensively reinforced, this requires further investigation.

The defects should be remedied once their cause has been determined. Repairs to concrete will be as described above in relation to the fences with rusting steel having to be treated or cut out and replaced and the concrete made good.

Repairs to the plaster work may involve removal and replacement of drummy otherwise deteriorated plaster. It should be noted that plaster that is drummy but still generally sound may not require replacement.

Section three.



Takapūneke Chronology

Heritage significance assessment

**Conservation principles and policies:
introduction**

Principles

Policies

Glossary

Bibliography - Rāraki pukapuka

Appendices



Takapūneke, 2009. Photograph: Malcolm Duff, NZHPT.

15. Takapūneke Chronology

Year	Event	Reference <i>Note: Full references are provided in the footnotes of the historical introduction to this plan.</i>
Prior to human settlement	Landform covered in native forest, extending from the ridgeline to the upper edge of the beach	Wilson, H. (2010).
	The Waitaha ancestor Rakaihautū settles on Banks Peninsula after exploring the length of the South Island. He plants the kō (digging stick) with which he carved out the great lakes of the interior on the high point above Akaroa Harbour which became Tuhiraki.	Tau and Anderson, <i>Migration History</i> , pp. 43-49 Evison, <i>Te Wai Pounamu</i> , p. 257
Late 17th/early 18th century	Tutakakahikura takes possession of the area of South-east Banks Peninsula which includes Takapūneke.	Andersen, <i>Place-names</i> , p. 91
During Māori occupation	Likely that podocarp forest disappeared from Takapūneke.	Wilson, H. (2010).
From c1815	European whalers and other traders start visiting Akaroa Harbour to take on fresh supplies.	Entwisle, <i>Behold the Moon</i> ,
1820s	Te Maiharanui, Upoko Ariki of Ngāi Tahu, (a noble of high ranking birth) based at Kaiapoi establishes a trading village at Takapūneke to supply dressed flax fibre to British traders.	Evison, <i>Deeds</i> , pp. 20-21 Evison, <i>Te Wai Pounamu</i> , p. 35 Andersen, <i>Place-names</i> , p. 183
1820s	Te Maiharanui involved in the Kai Huangā (Eat Relations) feud which sees different parts of Ngāi Tahu fighting against each other	Tau and Anderson, <i>Migration History</i> , pp. 162-70 <i>Akaroa and Banks Peninsula</i> , p. 48 Tales, p. 51 Evison, <i>Deeds</i> , pp. 18-19 Anderson, <i>Welcome</i> , pp. 78-80 Andersen, <i>Place-names</i> , pp. 215-19
1828-29	First Ngāti Toa raids into Ngāi Tahu territory –Kaikōura and Omihi - led by Te Rauparaha. Ngāti Toa chiefs are killed by Ngāi Tahu while on a visit to the Kaiapoi Pā.	Evison, <i>Te Wai Pounamu</i> , pp. 49-53 Anderson, <i>Welcome</i> , pp. 80-85 Paora Taki ms, pp. 1-5
1820s	British traders are seeking high quality, dressed flax fibre for ships cordage. Te Maiharanui of Kaiapoi organises the production of dressed flax fibre in the district, and establishes an undefended trading village at Takapūneke to supply visiting ships.	Akaroa Civic Trust (2010) <i>Toitu Te Whenua The Land remains: Takapūneke and Green's Point 1830–2010</i> , Spectrum Print: Christchurch.
6 November 1830	Brig <i>Elizabeth</i> Incident. Te Rauparaha captures Te Maiharanui and sacks Te Maiharanui's trading settlement at Takapūneke, slaughtering or taking prisoner most of its inhabitants. Te Maiharanui and his wife Te Whe are killed after they have been taken back to Kāpiti on the <i>Elizabeth</i> .	Tau and Anderson, <i>Migration History</i> , p. 183 Anderson, <i>Welcome</i> , pp. 81-82 Paora Taki ms, pp. 9-11
February 1831	Depositions taken in Sydney after the Elizabeth returns from Kāpiti Island. Efforts begun to bring Captain Stewart of the <i>Elizabeth</i> to justice.	Evison, <i>Te Wai Pounamu</i> , pp. 55-56 McNab, pp. 32-36
16 May 1831	Abortive trial of Stewart in Sydney. The case against him and his crew was denied for lack of evidence. The Māori witnesses as non-Christians were held legally incompetent to give evidence on oath.	Evison, <i>Te Wai Pounamu</i> , pp. 55-56, 58
1831-32	Te Rauparaha returns to the South Island and sacks the Ngāi Tahu pā at Kaiapoi and Ōnawe.	Paora Taki ms, pp. 11-21 <i>Akaroa and Banks Peninsula</i> , pp. 42-46 Tau and Anderson, <i>Migration History</i> , p. 182 Anderson, <i>Welcome</i> , pp. 82-85

Year	Event	Reference <i>Note: Full references are provided in the footnotes of the historical introduction to this plan.</i>
1832-33	Authorities in Sydney and London decide to appoint James Busby British Resident in New Zealand, as a response to the Brig Elizabeth incident. He takes up the post in the Bay of Islands the following year.	McNab, p. 37 Sinclair, <i>Tasman Relations</i> , p. 26
1833	The Oraumoa-iti campaign. Ngāi Tahu fight back against Ngāti Toa in the northern South Island.	Anderson, <i>Welcome</i> , pp. 85-87 Paora Taki ms, pp. 25-30 Evison, <i>Te Wai Pounamu</i> , pp. 63-70
1834	Oraumoa-nui campaign continues Ngāi Tahu's fighting back against Ngāti Toa in the northern South Island. Te Maiharanui's son Tutehounuku drowns when his canoe capsizes off Te Karaka (Cape Campbell).	Anderson, <i>Welcome</i> , pp. 85-87 Paora Taki ms, pp. 30-32 Evison, <i>Te Wai Pounamu</i> , pp. 63-70
	After the destruction of Takapūneke, its site remained tapu and survivors lived at the next bay south – O-Nuku ('at a distance').	Wilson, J.
1838	John Langlois signs a deed of purchase at Lyttelton for a tract of land on Banks Peninsula, including Akaroa and Takapūneke.	Deed of sale of Banks Peninsula to Captain J Langlois, 2 August 1838, BPP/CNZ (IUP) vol 2 pp 438-439 in Ngāi Tahu Land Report, Appendix 06 Record of Documents, Waitangi Tribunal.
1838	In London the Brig <i>Elizabeth</i> Incident is referred to in the Select Committee of the House of Lords enquiry into 'the present state of the Islands of New Zealand'.	Andersen, <i>Place-names</i> , pp. 186-87
10 November 1839	Cattle owned by Sydney traders, who included William Barnard Rhodes, are landed at Takapūneke in charge of William Green. (This marks the beginning of European pastoral farming in the South Island.) Green burns the remaining bones of people killed at Takapūneke in 1830 in the Brig Elizabeth Incident and builds the first European dwelling at Takapūneke.	Ogilvie, <i>Cradle</i> , pp. 149-50 <i>Press</i> , 28 September 1926 Thiercelin, pp. 154-55 T.E. Green typescript
21 May 1840	Proclamation of sovereignty over New Zealand by Governor Hobson.	<i>Akaroa and Banks Peninsula</i> , pp. 95-98
1840 (April)	William Green has a farmhouse a short distance up the valley at Takapūneke. He remained on Banks Peninsula for several years and his name is perpetuated at Green's Point.	Wilson, J. (2010).
30 May 1840	Treaty of Waitangi signed at Ōnuku by two Ngāi Tahu chiefs, Iwikau and Tikao.	Evison, <i>Te Wai Pounamu</i> , pp. 127-30, 145 Evison, <i>Long Dispute</i> , p. 98
17 June 1840	British sovereignty over the South Island proclaimed at Cloudy Bay.	Evison, <i>Te Wai Pounamu</i> , pp. 127-30, 145 Evison, <i>Long Dispute</i> , p. 98
11 August 1840	The British flag raised and courts of law convened at Akaroa by Captain Stanley of the Britomart to demonstrate British sovereignty. The original 'Red House' was one of only two European houses in the bay. It was probably built by Green in mid 1840.	Andersen, <i>Place-names</i> , p. 20 <i>Akaroa and Banks Peninsula</i> , pp. 98, 146 Ogilvie, <i>Cradle</i> , p. 21 <i>Tales</i> , pp. 151-59
15 and 17 August 1840	The <i>L'Aube</i> and then the <i>Comte de Paris</i> arrive at Akaroa bringing the French settlers of the Nanto-Bordelaise Company.	Tremewan, REF TO COME
1843-47	George Rhodes takes over the management of the cattle run established at Takapūneke in 1839. He lives in the first of the red-painted houses at Takapūneke which gave the bay its European name – Red House Bay.	Ogilvie, <i>Cradle</i> , p. 157 <i>Akaroa and Banks Peninsula</i> , p. 140
August 1843	Godfrey Commission looks into European land claims on Banks Peninsula.	Evison, <i>Te Wai Pounamu</i> , pp. 166-67
10-14 June 1848	Kemp's Purchase signed by Ngāi Tahu chiefs at Akaroa, but Banks Peninsula is not part of the purchase.	Evison, <i>Deeds</i> , pp. 81-84, 86, 94 Evison, <i>Te Wai Pounamu</i> , p. 257

Year	Event	Reference <i>Note: Full references are provided in the footnotes of the historical introduction to this plan.</i>
10 December 1856	Akaroa Deed signed by Ngāi Tahu chiefs from Ōnuku, Wainui and Wairewa. It becomes the basis for the Government to believe the purchase of Banks Peninsula from Ngāi Tahu has been properly concluded. Ngāi Tahu request reserve lands including Takapūneke, but are refused. Three reserves are set aside including reserves at Ōnuku and at Ōpukutahi on the opposite side of the harbour.	Evison, <i>Deeds</i> , pp. 190-209 Evison, <i>Te Wai Pounamu</i> , pp. 374-75
19 April 1859	Rural Section 547 (which includes Takapūneke) is granted by the Crown to Joseph Palmer and Henry Le Cren sold to two Lyttelton businessmen.	CoT 38/82 Deeds Books, 13D/347
1862	Rural Section 547 purchased by Augustus White, an Akaroa storekeeper.	Deeds Books, 13D/348, 15D/125, 15D/129, 15D/410
October 1862 to July 1863	Ship-building yard operates on the southern side of Takapūneke.	Ogilvie, <i>Cradle</i> , p. 174 Deeds Books, 18D/130, 53D/288
1874	Immigration Barracks built in Akaroa. (The barracks are later rebuilt at Takapūneke – see 1898.)	Chapman, <i>Records</i> 13, pp. 1, 20 <i>Akaroa Mail</i> , 28 December 2001 AJHR 1874, D5, p. 40
1878	Church (Whare Karakia) opened at Ōnuku. The official was attended by many people including iwi Māori from all over New Zealand. The church was intended for use by both Māori and Pākehā,	Ogilvie, <i>Cradle</i> , Tainui, Ernest. "Te Whare Karakia o Ōnuku." (Framed historical information mounted on the wall inside Te Whare Karakia o Ōnuku, Ōnuku, Banks Peninsula).
1885	Takapūneke land resurveyed and sold to John Glynn, an Ōnuku farmer. The new certificate of title is issued on 13 August 1885.	Plan A5684 CoT 112/214
20 December 1888	The original 'red house' at Takapūneke burns down.	<i>Akaroa Mail</i> , 21 December 1888
March 1891	'Picnic' at Ōnawe raises, for the first time publicly in Akaroa, issues of appropriate behaviour on Māori cultural sites.	<i>Akaroa Mail</i> , 6 February 1891; 13, 17 and 21 March 1891 <i>Lyttelton Times</i> , 10 and 18 March 1891
1891	Survey undertaken at Green's Point and land removed from the headland.	
January-March 1898	Akaroa Immigration Barracks dismantled and partly rebuilt on the Takapūneke foreshore by Graecen Black who sets it up as a crayfish canning factory.	<i>Akaroa Mail</i> , 25 March 1898; 22 April 1898; 15 July 1898 Ogilvie, <i>Cradle</i> , p. 43
14 June 1898	Monument on Green's Point (believed to be the site of the flagpole from which the Union Jack had been flown on 11 August 1840) unveiled. The monument commemorates the diamond jubilee of Queen Victoria's reign.	Andersen, <i>Place-names</i> , p. 77 <i>Press</i> , 15 June 1898, pp. 5-6
Late 19th Century	By this time more than 100 people, Māori and Pākehā, are living at Ōnuku which becomes the most important Māori kainga (village) on the Akaroa side of the harbour.	
1901	Black sells the crayfish canning operation to Irvine and Stevenson, a rival crayfish operation. The factory is closed but reopens in 1905. The former Immigration Barracks is used in later years as a jam factory and farm building.	Ogilvie, <i>Cradle</i> , p. 43
1920	A new plaque is erected on the Green's Point monument. The plaque states that Stanley had demonstrated British sovereignty in anticipation of the arrival of the French settlers.	Akaroa Civic Trust (2010) <i>Toitu Te Whenua The Land remains: Takapūneke and Green's Point 1830–2010</i> , Spectrum Print: Christchurch.
July 1925	William Robinson buys the Takapūneke land (as defined by the certificate of title issued in 1885).	CoT 112/214 Ogilvie, <i>Cradle</i> , p. 157

Year	Event	Reference <i>Note:</i> Full references are provided in the footnotes of the historical introduction to this plan.
1925-26	Present 'red house' built at Takapūneke by William Robinson.	CCC Property File
17 August 1926	Land taken by proclamation for a small reserve (12.8 perches) around the Green's Point monument.	Proclamation 930, 17 August 1926
Late 1920s	Inscription on the Green's Point monument altered to state that Stanley had <i>demonstrated</i> and not <i>proclaimed</i> British sovereignty in August 1840 in anticipation of the arrival of the French settlers.	<i>Press</i> , 28 September 1926
c1920s - 1970s	Takapūneke remains a dairy farm, the closest to Akaroa, until after World War 2 and is farmed until 1978.	Pers. comm. Jeff Hamilton <i>Ogilvie, Cradle</i> , p. 151
1940	The present fence around the Britomart monument is designed by Paul Pascoe and erected just prior to the centennial celebrations.	<i>Akaroa Mail</i> , 2 February 1940
1961	Archaeological site noting several terraces on the south side of Takapūneke (probably covering part of Te Maiharanui's village) is recorded.	NZAA Site Register N37/11 (formerly S94/29)
1964 and 1965	Akaroa County Council purchases a small area on the southern side of the bay. In the months following the purchase, the Council builds the Akaroa sewage treatment works on the site. During construction, middens on the southern side of the bay thought to have been at least 150 years old were destroyed.	CoT 112/214; 3D/238 CCC Property File
4 August 1978	The Akaroa County Council buys the remaining land at Takapūneke as 'an endowment in aid of Council funds' with the intention of extending the sewage treatment works, disposing of Akaroa's rubbish and providing residential land for Akaroa's expansion.	CoT 3D/806 DP 73274 CCC Property File
1978-79	Archaeological reports are commissioned by the Council in anticipation of the establishment of the town's rubbish dump on part of the land.	CCC Property File
1979	Previous owner Alexander Robinson, local community members, the Banks Peninsula Māori Committee, local Ōnuku representatives and NZHPT oppose Council's plans to establish a dump.	<i>Akaroa Mail</i> , 4 May 1979. <i>Press</i> , 20 June 1979.
1979	Archaeologist Michael Trotter concludes that there is no archaeological evidence present in the area of the proposed rubbish dump. In light of this information Henare Robinson and Joe Karetai (Banks Peninsula Māori Committee) confirm that they do not object to the establishment of the dump on the proposed site. NZHPT also withdraws its opposition.	Trotter and McCulloch (1979) Report on <i>Akaroa County Council development proposals for Red House Bay...</i> <i>Press</i> , 20 June 1979.
8 June 1979	Archaeological authority issued by NZHPT	NZHPT
1979	The Akaroa rubbish dump is established off the Ōnuku Road, above the site of Te Maiharahui's kainga.	CCC Property File
1980	Green's Point becomes an historic reserve	Akaroa Civic Trust (2010) <i>Toitu Te Whenua The Land remains: Takapūneke and Green's Point 1830–2010</i> , Spectrum Print: Christchurch.
1986	Rakiihia Tau, on behalf of the Ngāi Tahu Maori Trust Board, filed the Ngāi Tahu claim 'Te Kerēme' with the Waitangi Tribunal.	

Year	Event	Reference <i>Note:</i> Full references are provided in the footnotes of the historical introduction to this plan.
1992	<p>Banks Peninsula District Council proposes to subdivide the area in to five parts known as:</p> <ul style="list-style-type: none"> • Green's Point residential • Takapūneke Reserve • Sewage Treatment • Landscaping the development site along Beach Road • Residential site sold to Ken Paulin <p>Subdivision went ahead in 1992. Red House was sold to Ken Paulin. Ōnuku Rūnanga agreed (reluctantly) to the subdivision subject to ten conditions including the creation of Takapūneke Reserve.</p>	
6 January 1995	Article by Harry Evison, 'Akaroa bay outrage' appears in <i>The Press</i> .	<i>Press</i> , 6 January 1995, p. 13
6 September 1996	Akaroa Waterfront Historic area registration by NZHPT (Register Number: 7330). Extent of registration includes the foreshore area of Takapūneke (Red House Bay).	<i>NZHPT Register</i>
September 1997	The Banks Peninsula District Council finally divides up the land at Takapūneke. One large area which includes the recorded archaeological site is to become a reserve; the sewage treatment works are put on a separate title; the 'red house' property is sold to a Council employee; and land between the proposed reserve and the small reserve at Green's Point is earmarked for residential development.	CCC Property File
14 September 1998	Heads of Agreement signed by the Council and the Onuku Rūnanga after negotiations. The Council agrees to close the dump, apologise for placing the sewage treatment works and rubbish dump at Takapūneke and set up the proposed reserve. The Rūnanga reluctantly agrees to allow houses to be built on the land between the proposed reserve.	CCC Property File
25 September 1998	The Council apologises to the Rūnanga for the uses made of the Takapūneke land and the tapu is lifted from the land earmarked for residential development.	CCC Property File
1999	The Takapūneke Reserve Committee is set up and begins to make plans for the development of the reserve.	CCC Property File
1999	Di Lucas and Associates develop landscape and interpretation plan for Britomart Memorial (Green's Point) through to Takapūneke Reserve. The subdivision is reduced from 61 to 47 sections	NZHPT file: Takapūneke
2000-2001	Akaroa Civic Trust works with Akaroa Wairewa Community Board on a project to conserve the Britomart Memorial (Green's Point Reserve). Growing awareness of the significance of the site leads to a partnership between Civic Trust, Ōnuku Rūnanga and NZHPT. They begin to work together to raise awareness of the site significance to stave off inappropriate development and in the hope that it will become a reserve.	NZHPT file: Takapūneke
29 December 2000	Council approves the classification of Takapūneke Reserve as a local purpose (Historical) Reserve	NZHPT file: Takapūneke
2000	The Council advertises its plan for subdivision of the land between the reserve and Green's Point and seeks submissions on the plan.	CCC Property File
2000-01	In accordance with the landscape plan the Reserve Committee clears buildings from the foreshore between the Red House and the sewage treatment works.	CCC Property File

Year	Event	Reference <i>Note: Full references are provided in the footnotes of the historical introduction to this plan.</i>
September 2001	The Historic Places Trust writes to the Banks Peninsula District Council about damage to archaeological sites resulting from work undertaken by the Reserve Committee.	<i>Akaroa Mail</i> , 19 April 2002
February 2002	Council opposes the NZHPT proposal for wahi tapu registration of the Green's Point land and requests that it be limited to the reserve area.	NZHPT file: Takapūneke
28 March 2002	The Takapūneke Reserve is formally gazetted as Local Purpose (Historic Site) Reserve.	CCC Property File
May 2002	The Historic Places Trust registers the entire area, including the area to be subdivided, as wāhi tapu on the application of the Onuku Rūnanga.	NZHPT Register
2002	Conservation plan for Britomart Memorial by conservation architect Ian Bowman.	
August 2002	A rahui (restriction that sets aside an area) is placed on Takapūneke because of mounting disagreement and division about the future of the land. The Reserve Committee ceases to function soon afterwards.	CCC Property File
November 2002	Meeting at Onuku Marae chaired by M.P. Ruth Dyson to discuss the future of the land proposed for subdivision. In November 2002 representatives of the local community, the Historic Places Trust, the Akaroa Civic Trust and the Te Rūnanga o Ōnuku met on Ōnuku Marae. All parties agreed to work towards the land being secured by the central government as a National Historic Reserve and that the Council should be paid a fair market value in compensation.	NZHPT file: Takapūneke
28 November 2003	Chris Carter, Minister of Conservation and Ruth Dyson visit the Britomart Memorial with Onuku Runanga, Akaroa Civic Trust, and NZHPT representatives.	NZHPT file: Takapūneke
2003	Prime Minister Helen Clark writes to the Minister for Conservation to support acquisition of the Green's Point Land as Historic Reserve.	NZHPT file: Takapūneke
July 2004	Ruth Dyson hosts a meeting to discuss the future of the land and including representation from the Ministry of Arts Culture and Heritage.	NZHPT file: Takapūneke
February 2006	The Banks Peninsula District Council resolves that the existing Britomart and Takapūneke Reserves should be combined with the land that was to have been subdivided to become a single historic reserve, for which national reserve status would be sought.	CCC Property File
December 2007	The Minister of Local Government grants the Christchurch City Council approval to change the endowment purposes for which the land could be used. This clears the way for all the land to become an historic reserve.	CCC Property File
26 May 2008	A Christchurch City Council Hearings Panel holds hearings in Akaroa on the proposal to create a single large historic reserve at Takapūneke. All submitters including Onuku Runanga, Akaroa Civic Trust, NZHPT, Department of Conservation and Te Runanga o Ngai Tahu, are in favour of the proposal	NZHPT file: Takapūneke
16 October 2008	The Christchurch City Council passes a resolution confirming the creation of a single large reserve.	CCC Property File
5 February 2010	Blessing of the land which was to have been subdivided and planting of commemorative trees	<i>Akaroa Mail</i> , REF TO COME

16. Heritage significance assessment

16.1.

The assessment of the heritage significance of Takapūneke has been undertaken through examination of:

- documentary evidence in archives
- oral Histories and interviews
- site examination of the physical landscape and built and natural heritage
- historical photographic evidence
- secondary sources as noted

The statements under each criterion consider the site as a whole including statements about the built Pākehā heritage.

16.2.

The methodology and criteria used to undertake the assessment of significance has relied solely on that outlined in the Christchurch City Council's draft heritage assessment criteria:

- Historical and social significance
- Cultural and spiritual significance
- Architectural and aesthetic significance
- Technological and craftsmanship significance
- Contextual significance
- Archaeological significance

16.2.1. Historical and Social Significance

Historical and social values that demonstrate or are associated with: a particular person, group, organisation, institution, event, phase or activity; the continuity and/or change of a phase or activity; social, historical, traditional, economic, political or other patterns.

There is a range of significant Māori and Pākehā values and histories associated with Takapūneke, which make it a site of immense local and national importance.

Takapūneke was the site of a substantial Ngāi Tahu trading settlement of a supreme Rangatira (chief). There too, interactions between a British sea captain, Ngāti Toa and Ngāi Tahu had devastating and far reaching consequences, and contributed significantly to the signing of the Treaty of Waitangi. It is also the site of the demonstration of British sovereignty over the South Island which occurred just before the French were able to fulfil their plans for colonisation.

Takapūneke became an important centre for trade between Ngāi Tahu and Pākehā in the early 19th century. Whalers and other traders visited Akaroa to replenish necessary supplies, especially food. Much of the land was cultivated in farmland and there was trade in timber, food and flax. The kāika at Takapūneke was under the care of the Ngāi Tahu Upoko Ariki, Te Maiharanui, hereditary spiritual leader of Ngāi Tahu, was regarded with the greatest

respect. By 1830 Takapūneke had become the site of a bustling cosmopolitan trading kāika, an important centre for trade in flax, much in demand by British shipping. In 1830 a tragedy unfolded at Takapūneke that devastated the Ngāi Tahu people of Akaroa Harbour and rendered the once thriving trading centre of Te Maiharanui a wāhi tapu.

As a result of the *Brig Elizabeth* incident and subsequent events leading to the devastation of the people who lived there in 1830 Takapūneke became one of Aotearoa's most sacred sites, in particular because of the tūpuna who once lived there. Following the 1830 massacre and fall of Ōnawe in 1832, local Ngāi Tahu never lived at Takapūneke again. They regarded the bay of Takapūneke as tapu because of the deaths that occurred there.¹ Ngāi Tahu of Akaroa established a settlement at Ōnuku, the next bay south of Takapūneke.

Because of the events that occurred at Takapūneke, the 1830s represent a significant point in New Zealand history, providing the impetus for British intervention in New Zealand that ultimately led to the Treaty of Waitangi. As a result of the *Elizabeth* incident, James Busby was appointed in 1832 to the position of British Resident of New Zealand and arrived in the Bay of Islands in 1833. This set in motion the series of events that culminated in the signing of The Treaty of Waitangi in 1840. In 1840 the northern point of the bay of Takapūneke (Green's Point) was the site of another significant incident in New Zealand's history: the first effective demonstration of British sovereignty with the raising of the flag and holding of a court of law. The event is commemorated by the Britomart Monument.

The Britomart monument and site are associated with Captain Owen Stanley of HMS Britomart who raised the Union Jack on or near the site in 1840, an action that was intended to demonstrate British sovereignty in New Zealand was also a demonstration aimed at the French and intended to thwart any ambitions they may have had to colonise Banks Peninsula. The monument itself was created to celebrate Queen Victoria's diamond jubilee and was unveiled in the presence of a company of dignitaries on 14 June 1898.

In November 1839 cattle were landed at Takapūneke, marking the beginning of the South Island's history of pastoral farming. William Green and his wife Mary Ann signed a contract for two years with Cooper, Holt and Rhodes of Sydney to travel to New Zealand with Rhodes and erect buildings and run cattle on the land which the partners claimed they owned after purchasing a Captain Leathart's deed.

A number of landscape features at Takapūneke were likely to have been instrumental in William Rhodes choosing Takapūneke as a place to establish his cattle station. A band of more or less open country which extended from Takapūneke to Flea Bay would have provided good pasture for cattle, having been cleared of native forest cover by early Māori. Takapūneke was also known to provide good holding for the anchors of sailing ships and the depth of water would have allowed them to come close into land.

As a dairy farm, Takapūneke contributed to one of the most important industries in New Zealand during the late 19th and early 20th centuries and was certainly the main farming activity

¹ Conservation Report Brief 2010 p.12.

on Banks Peninsula between 1910 and 1930. George Rhodes took over from Green in 1843 and built a house there. The locality was known as Red House Bay. Use of Takapūneke as a small farm holding, typical of many others within Akaroa Harbour, would continue for over 150 years. Other activities such as the later quarantine station for Akaroa, a meat works, rubbish dump and a sewage plant took place over that time.

The Red House and its site are also associated with William Green. According to research to date it is thought that Green's original house was constructed in 1840 though its exact location is not clear. The current house is associated with William Robinson for whom it was constructed in the 1920s. Robinson and his descendants would own the property until 1978 when it was purchased by the Akaroa County Council.

Also on the site adjacent to the Red House are the former Immigration Barracks. William Rolleston, then Superintendent of Canterbury, had lobbied the Vogel government for funds for its construction. Vogel, who was also Minister of Immigration, immediately authorised its construction for the families and individuals who arrived as immigrants in Akaroa in the 1870s. Graecen Black later relocated it to its present site in 1898 and used it as a crayfish canning factory. Black sold it to Irvine and Stevenson who briefly also operated it as a crayfish factory. The building is associated with later families including the Glynans and Robinsons who farmed the land.

Akaroa County Council purchased land at Takapūneke in the 1960s and established a rubbish dump and sewage treatment plant there. In the 1990s the Council was prompted to revise its long term plans for residential development in the bay when the cultural significance of the site was brought to public attention. Significant advocacy work by Ōnuku Rūnanga, the Akaroa Civic Trust, New Zealand Historic Places Trust and numerous other agencies and individuals followed. In 2002 Takapūneke became the first site in the South Island to be registered as a wāhi tapu area, and in 2008 was formally protected as an historic reserve by Christchurch City Council.

16.2.2. Cultural and spiritual significance

Cultural and spiritual values that demonstrate or are associated with the distinctive characteristics of a way of life, philosophy, tradition, religion, or other belief, including: the symbolic or commemorative value of the place; significance to Tāngata Whenua; and/or associations with an identifiable group and esteemed by this group for its cultural values.

Takapūneke is a unique cultural and spiritual landscape of local and national significance and has layers of Māori and Pākehā history within its cultural and spiritual heritage values. It is one of the most revered and sacred sites, because of the tūpuna who once lived and died there, and in particular because of the *Brig Elizabeth* incident and subsequent events that witnessed the devastation of the people who lived there in 1830. Since 1830 Ngāi Tahu people have considered the bay of Takapūneke tapu on account of the deaths that occurred there.

“What we were told was that we were not to go round there. It was not a place for us because something bad had happened there. I never did go round. None of us did in my era,” (Bernice Tainui, personal communication, 31 August 2010).

The first formal intervention by Britain in New Zealand, an act that had enormous cultural and spiritual implications for generations to come, was an immediate and direct outcome of the brig *Elizabeth* incident. That intervention led in turn, though a series of events between 1833 and 1840, to the despatch of Hobson to New Zealand and the signing of the Treaty of Waitangi.

“I think it’s a credit to all those who have assisted and most of all I think that it’s very appropriate and very satisfying that this magnificent site is to be recognised as of national significance alongside the Waitangi Treaty Grounds,”

(Interview with Harry Evison by Helen Brown. 21 October 2009).

Today, Takapūneke is acknowledged by Ngāi Tahu with great sorrow for this past devastation, and the protection of the land has been of paramount importance for the local people at Ōnuku and Wairewa Rūnanga for many years.

Within the Takapūneke site, the built structures reflect the later cultural values of European settlement. For many early settlers in Canterbury, farming was their way of life and they bought with them animals and crops to pursue their chosen occupation. Banks Peninsula was a well-established farming area located close to Christchurch. Although the Red House was constructed in the 1920s, it, along with its surrounds, represents the way farming families lived on Banks Peninsula during the first half of the twentieth century. The outbuildings, including the Immigration Barracks, are an important aspect of the site and also contribute to an understanding as to how people lived on the property.

The former Immigration Barracks building has cultural values in that it demonstrates a former way of life. New immigrants and their families arrived at a port of entry in New Zealand, often without accommodation arranged. The first few months of their life in the country would be spent in the barracks while they arranged for more permanent accommodation or until they relocated away from the port. The former barracks also demonstrates a common cultural occurrence in New Zealand whereby a building that was no longer required for its original purpose would be relocated and adapted for a new use.

While it is unclear where exactly at Takapūneke that Captain Stanley raised the British flag in 1840, this act to demonstrate British sovereignty in New Zealand is a significant part of the cultural heritage of New Zealand. The monument erected at Green's Point in 1898 to acknowledge this act and to commemorate 60 years of Queen Victoria's reign, served to remind European settlers of their connection to Britain. The gazetting of the land around the monument in 1926 as an historic reserve further illustrated the civic pride and recognition which was held by Akaroa County's residents for this site.

The siting of the monument on the northern headland has ensured that the monument is a powerful visual feature in the landscape. It now acts as a repository of cultural memory for the ancestors of European settlers.

16.2.3. Architectural and aesthetic significance

Architectural and aesthetic values that demonstrate or are associated with design values, form, scale, colour, texture and material of the place.

The dominant landscape feature is the underlying volcanic landform, made obvious as the original land cover has been modified since Māori and European settlement. The clearing of original native forest cover has exposed the volcanic nature of the local landform, revealing ridgelines and headlands. The headlands north and south of Takapūneke between the ridge and the coast define the catchment of Takapūneke and provide a natural boundary to its landscape.

Aesthetically, the sense of enclosure within these headlands is accentuated by the views into Akaroa Harbour. The Banks Peninsula Landscape Study (2007) has identified Takapūneke as a Visual Amenity Landscape, noting natural science and expressiveness values such as the visibility of the “distinctive outcrops of the Akaroa volcanics [which] clearly punctuate the ridgeline”.² These outcrops have been identified as important local features. Transient visual effects such as the fleeting clouds that come and go around Tuhiraki are also significant, as are those intangible qualities that affect people’s senses such as the sound of waves lapping on the beach and wind in the trees.

Views extend from Takapūneke across the harbour to small rural holdings and their associated dwellings. These dwellings are nestled among vegetated areas and as with the Immigration Barracks at Takapūneke, are part of the character of the harbour basin. They accentuate the pastoral associations that descendants of European settlers have had with this landscape since their arrival in Akaroa Harbour.

Relatively few houses were constructed in Akaroa between the wars and hence few examples can be found of the popular Californian bungalow style. The Red House is a good example of this architectural style in Akaroa. Although some modifications have taken place, the Red House remains readily recognisable as a bungalow. Typical Californian bungalow details include the shallow pitched gable roofs, exposed rafters at the eaves, timber shingles in the gable ends and bay windows with leadlight sashes.

The Red House has high aesthetic values deriving from its physical appearance. The entire house including walls, roofs and joinery is painted red, making it distinctive and unique.

Adjacent to the Red House is the Immigration Barracks building considered the most intact example remaining in New Zealand. In its original form, the barracks was a simple vernacular building from the colonial era. It featured gable roofs and small windows and was an economical way of providing the required space. Although it has similarities of form with other nineteenth century barracks with its gable roofs, small windows and weather-boarded walls, in its original form, at least, it also had important differences. In particular, the building had a more residential

appearance, achieved by the provision of multiple gables and secondary wings.

Although its original form was partly lost when it was relocated and it was converted into an industrial building, evidence of its original form can still be seen.

Situated at the northern end of the Takapūneke site is the Britomart Monument. It was designed by noted architect Samuel Farr and executed by stonemason, James Tait in an obelisk form. The obelisk form originated in ancient Egypt where free-standing obelisks were found at the entrance to temples. It is a form that has become associated with notions of timelessness and was subsequently adapted and used throughout the world for monuments commemorating significant events thus the obelisk at Green’s Point is an appropriate architectural form for a monument commemorating an act of British sovereignty and commemorating Queen Victoria’s Jubilee.

16.2.4. Technological and craftsmanship significance

Technological and craftsmanship values that demonstrate or are associated with: the nature and use of materials, finishes and/or technological or constructional methods which were innovative, or of notable quality for the period.

Local tōtara was used for fence posts due to its durability. “...If milled in winter when the sap is low, [tōtara] lasts a century or more in the ground.”³ A line of tōtara fence posts remain within the northern headland and scattered around the boundary of the Takapūneke site. The longevity of tōtara as a material for fence posts is evident at Takapūneke as posts installed during the early farming period can still be seen within the existing boundary fences and also as individual posts within grazed paddocks. It is unknown when the stock water trough was added to the site, however the timber bridge is a relatively recent construction, located as part of the proposed reserve approaches implementation which began in 2001, but was halted due to concerns of the New Zealand Historic Places Trust.

The Red House provides the opportunity to observe construction techniques and materials in use during the bungalow period during the first half of the twentieth century. Construction techniques of interest include its timber framing, wall cladding and window joinery. Materials of interest include the timber shingles used as cladding in the gable ends, the leadlight glazing and brick walls to the original entry steps. In contrast the adjacent Immigration Barracks is able to demonstrate construction techniques that were in use during the nineteenth century.

Of particular interest in the barracks is the one surviving original window, the steel tie rod and other original fabric such as weatherboards. The internal tongue and groove lining is also of interest, particularly the stamped inscription, the origin of which is currently unknown.

The Britomart Monument is a good example of the use of Port

² Banks Peninsula Landscape Study (2007) p. 144.

³ Ogilvie, G. (1992).

Chalmers breccia being used to construct a memorial. It also demonstrates the stonemason's craft as seen in the working of the stone to form the monument and the inscription describing its unveiling. The weight of the stone would have created challenges first to get it to the site from the quarry, and then to erect it on its base. The monument provides information about construction techniques of the period with respect to erecting a large memorial such as this on a plastered concrete base.

16.2.5. Contextual significance

Contextual values that demonstrate or are associated with: a relationship to the environment (constructed and natural) setting, a group, precinct or streetscape; a degree of consistency in terms of scale, form, materials, texture, colour, style and/or detailing in relationship to the environment (constructed and natural), setting, a group, precinct or streetscape; a physical or visible landmark; a contribution to the character of the environment (constructed and natural) setting, a group, precinct or streetscape.

Numerous significant events are associated with sites and landmarks within Akaroa Harbour. Takapūneke is one such site, related to other places within the harbour that are within sight of one another and where associated historic events occurred. As Janet Stephenson notes: "The landscape comprising Takapūneke, Ōnawe, Green's Point and Ōnuku is unique in that within these places, linked by Akaroa Harbour, we are able to see the story of the evolving relationship between Māori and European, culminating in the signing of the Treaty and the declaration of British sovereignty."⁴ These sites have significance as part of a story that has "a collective importance...greater than their sum."⁵

The cultural significance of Takapūneke is accentuated within its wider physical context, as part of a heritage landscape and so the visual connections between these sites should be maintained. The vegetation pattern within Takapūneke is typical of other bays and valleys within Akaroa Harbour. These characteristics include patches of bush which extend down the gullies and contrast with the grazed spurs.

The built elements within the context of the landscape are a physical or visible landmark that through the passage of time have become a contribution to the character of the environment. The Britomart Monument is closely associated with its environment and contributes to the character of the area. The setting of the monument, including the surrounding fence, makes an important contribution to its heritage values.

"When you stand at the Britomart Memorial and you look at the landscape you can see that it's largely unmodified and it's been that way since 1830. There's a house and a waste treatment plant unfortunately plus a rubbish tip at the top but even at that you can still stand at the Britomart Memorial and view this landscape which is magnificent in its own way. It tells a very tragic

story but it is the story of the founding of New Zealand and that is something that is worthy of preservation,"

(Interview with Victoria Andrews by Helen Brown. 22 December 2009).

The Red House was constructed in the 1920s and remains on its original site. The house also relates well to its site and the wider landscape through the use of natural materials such as timber weatherboards and joinery. The outbuildings and site elements, such as retaining walls and steps, are an important aspect of the setting. The former Immigration Barracks forms part of the group of European structures readily seen from Akaroa harbour and it has been visible on the foreshore at Takapūneke since it was relocated there around the turn of the twentieth century. The barracks and the macrocarpa trees behind provide a backdrop to the building. Together they form a composition that is a well-known landmark in the area. With the Red House it is a notable element within an important cultural landscape and makes a significant contribution to the historic character of its setting.

16.2.6. Archaeological significance

Archaeological values that demonstrate or are associated with: potential to provide archaeological information through physical evidence; an understanding about social historical, cultural, spiritual, technological or other values or past events, activities, people or phases.

The archaeological features and remains documented at Takapūneke are similar to many other sites of occupation throughout the country. However, one of the main features of the site, the shell midden, has been destroyed and only minor amounts of other archaeological material have been identified to date. While that material could be analysed to a limited extent to provide some information about the historic occupation of Takapūneke, it would not provide the comparative data that advances national or regional research questions. As there has been little archaeological research carried out in the wider Akaroa area, this lack of information increases the comparative value of any archaeological information from Takapūneke.

However, the *potential* for archaeological remains extends well beyond what is known to be present on the site. The presence of even limited features and remains, in combination with historic documentation of occupation, indicates far more material is present sub-surface. That potential should not be realised, as the cultural values far outweigh the archaeological. The buildings and structures on the site at Takapūneke can be considered archaeological features as there is potential through archaeological techniques, specifically 'buildings archaeology', to provide information regarding past uses and activities at Takapūneke.

The Britomart Memorial, the former Immigration Barracks and possibly some of the outbuildings surrounding the Red

⁴ Janet Stephenson (2004).

⁵ Stephenson, J. (2010) p. 165.

House date prior to 1900 and therefore meet the definition of an ‘archaeological site’ as defined by the Historic Places Act. The former Immigration Barracks in particular has had many changes in use, many of which can be identified through physical changes to the building, and therefore has the most potential to provide information about activities, people and phases of occupation at Takapūneke.

16.2.7. Overall summary of significance

“I remember I gave a speech and there were quite a crowd there. I was standing on the plinth of that monument [Britomart] and there was cloud down on Tuhiraki and I told them the story and the fact that it was high time that this whole area was a national site. And at that point, the cloud lifted on Tuhiraki. So I said to them, the cloud’s lifted on Tuhiraki so we might get somewhere,” (Interview with Harry Evison by Helen Brown. 21 October 2009).

Ngāi Tahu and their tūpuna from earlier tribes – Kāti Māmoe and Waitaha – have settled, travelled and held traditional authority over an area that encompasses most of the South Island (Te Waipounamu). The area of Akaroa, the harbour, surrounding hills and the outer bays, were also strongholds for Ngāi Tahu and earlier iwi. There remains today a strongly held connection between the Ngāi Tahu whānau and hapū with the land, harbour, waters and taonga of the area.

Takapūneke became an important centre for trade between Ngāi Tahu and Pākehā in the early 19th century. Whalers and other traders visited Akaroa to replenish necessary supplies, especially food. Much of the land was cultivated in farmland and there was trade in timber, food and flax. The kāika at Takapūneke was under the care of the Ngāi Tahu Upoko Ariki, Te Maiharanui. Te Maiharanui was the hereditary spiritual leader of Ngāi Tahu, and was regarded with the greatest respect.

After the 1830 massacre local Ngāi Tahu never lived again at Takapūneke and stayed away from the bay. This reluctance to live on the site of a massacre or even visit the bay persisted throughout the 20th century. After the sacking of Takapūneke in 1830 and the fall of Ōnawe in 1832, the surviving Ngāi Tahu of Akaroa reoccupied an established settlement at Ōnuku, the next bay south of Takapūneke.

This set in motion the series of events that culminated in the signing of The Treaty of Waitangi in 1840. The northern point of the bay of Takapūneke (Green’s Point) in 1840 was the site of another significant incident in New Zealand’s history: the first effective demonstration of British sovereignty with the raising of the flag and holding of a court of law. The event is commemorated by the Britomart Memorial.

There had almost certainly been a village of some sort at Ōnuku before 1830.⁶ Under the Akaroa Deed of Purchase of 1856 three

native reserves were established, including one at Ōnuku. At the start of the 20th century local Ngāi Tahu families were primarily living at Ōnuku and in Akaroa. Although the Native Reserve was established at Ōnuku, not all local Ngāi Tahu families were allowed to live at Ōnuku because of the local Council’s zoning regulations. Instead some local Ngāi Tahu families had to live in Akaroa, which is still very upsetting for local Ngāi Tahu.

“We wanted to build a house out at Ōnuku and the Council would not allow us. We had to go to Akaroa and that’s what we did. And Mum and Dad weren’t allowed to build out here either. I hated not being allowed to live out here and it was the Council that told us,”

(Bernice Tainui, personal communication, 31 August 2010).

Over time European settlement has brought changes to the landscape. From 1839 the area was farmed and with that came associated buildings. Today the Red House and its outbuildings, which stand on the site of earlier buildings, has since the 1920s been associated with farming activities since the 1920s and as such are the tangible reminder of a previous way of life, on Banks Peninsula, particularly in the early years of the twentieth century. Equally the former Immigration Barracks has cultural values in that it demonstrates a former way of life. New immigrants and their families arrived at a port of entry in New Zealand, often without accommodation arranged and often the first few months of their life in the country would be spent in the barracks until they were able to relocate.

Although the land at Takapūneke moved from Māori ownership, the significance of Takapūneke was remembered and respected by the local Ngāi Tahu people. Local kaumātua ensured that the younger Ngāi Tahu generations of Ōnuku and Akaroa treated Takapūneke with respect. Takapūneke is a unique cultural and spiritual landscape of national significance and has layers of Māori and Pākehā history within its cultural and spiritual heritage values. It is one of Aotearoa’s most revered and sacred sites.

The cultural heritage significance of Takapūneke is accentuated within its wider physical context, as part of a special and significant cultural and spiritual heritage landscape, thus, kaitiakitanga by the tāngata whenua is of particular importance for Takapūneke. As noted earlier the specific landscape features are unique in that within these places, linked by Akaroa Harbour, are held the tangible and intangible histories, objects and places through which we are able to gather together the threads of history, past and present, that tell of the evolving relationship between Māori and European.

This landscape and its associated tangible and intangible cultural heritage values are unequivocally of national and international significance.

⁶ P. Tremewan, (199) *French Akaroa* p.14. The French naval commander Lavaud in 1841 recorded hearing from an old chief at ‘Onoukou’ that he had gone aboard an English schooner that had called at Ōnuku 50 years earlier.

17. Conservation principles and policies: introduction

The purpose of this Conservation Report is to establish a guide with principles and policies which take account of all relevant constraints and requirements, including legislation and regulatory matters, which affect the site as outlined in Section 3. This Conservation Report will inform and guide the heritage considerations of the Reserve Management Plan for Takapūneke.

Following on from the assessment and statements of significance, and taking into account statutory requirements, these general principles and policies have been developed from an understanding of the site's cultural and social history, its cultural and spiritual significance, and its architectural, contextual and technological significance. In saying this, it has been well documented throughout this Conservation Report that through its layers of Māori and Pākehā history and cultural heritage values, Takapūneke is a unique cultural landscape of national and international significance

These general principles and the policy statements have taken careful regard of this and the principles and policies have been developed in consultation with Ōnuku Rūnanga, Mahaanui Kurataiao Ltd and the project steering group. The principles and policies in this section should guide the conservation of the site, its future use and any proposed change.

17. Principles:

16.1. Key principle: As a general principle do as much as necessary, and as little as possible in order to maintain the site without diminishing the tangible and intangible heritage fabric and values.

17.2. To take into account the principles of Te Tiriti o Waitangi, including to work in partnership with Ngāi Tahu through Ōnuku Rūnanga, in achieving the sustainable management of natural and physical resources.

17.3. That a copy of this building Conservation Report be placed with Ngāi Tahu, through Te Rūnanga o Ōnuku, the New Zealand Historic Places Trust and appropriate units of the Christchurch City Council to assist any decision making for Takapūneke. The Conservation Report should also be available for public inspection and scrutiny.

17.4. That this Conservation Report be reviewed approximately every five years to ensure that its principles and policies effectively guide the conservation management of Takapūneke.

No Conservation Report should ever be considered to be a final or completed document. The Conservation Report for Takapūneke and, in particular, the conservation policies, should be reviewed from time to time, for example, every five years. It should also be able to be revised and amended to incorporate new information.

17.5. That all decisions affecting Takapūneke are informed by sound conservation practice and principles including those outlined in the ICOMOS NZ Charter (2010). (Appendix three).

Any work on all elements of the site should be undertaken with care. In particular all elements identified in this plan as having heritage significance should be carried out using only conservation professionals or trades people experienced in working in that particular area. With respect to the built heritage, any replacement of fabric should only be undertaken where it has ceased to function properly or is considered structurally unsound and should be replaced on a like for like basis. Any landscape work and planting should not diminish heritage values. Any new planting should be clearly identified as being new work and not detract from existing heritage features.

17.6. That any unnecessary ground disturbance is avoided in areas where archaeological remains are recorded or suspected.

Where ground disturbance cannot be avoided the legal requirements of the Historic Places Act 1993 apply. The Act states that it is not lawful for any person to destroy, damage, or modify, or cause to be destroyed, damaged, or modified, the whole or any part of any archaeological site (any place in New Zealand that was associated with human activity that occurred before 1900 and is or may be able through investigation by archaeological methods to provide evidence relating to the history of New Zealand) without an archaeological authority from the Trust. (see Legislation 3.4.3.)

17.7. That any future change or development must have regard to the heritage matters within the District Scheme and the matters for heritage protection under the RMA

18. Policies

18.1 Kaitiakitanga

Recognition of the special relationship, responsibilities and guardianship role of the tangata whenua with regard to Takapūneke.

Explanation

Kaitiakitanga is the exercise of guardianship by tangata whenua of an area in accordance with tikanga Māori (Māori customary values and practices) in relation to natural and physical resources. The Treaty of Waitangi recognises and guarantees the protection of tino rangatiratanga (sovereignty) and empowers kaitiakitanga as a customary practice exercised by tangata whenua over their taonga, such as sacred and traditional places, built heritage, traditional practices and cultural heritage resources. Kaitiakitanga is in some ways similar to the concept of stewardship where people are the guardians and protectors of places, objects and ideas of value to them.

Recommendations

All matters relating to Takapūneke must

- give effect to the principles of the Treaty of Waitangi
- Ensure the mana of Ngāi Tahu is upheld through acknowledgement of Ngāi Tahu as manawhenua and kaitiaki through a formal agreement between Christchurch City Council and Te Rūnanga o Ōnuku for the ongoing management and use of Takapūneke.
- Ensure that Te Rūnanga o Ōnuku is appropriately involved in the preparation of any further management plans for Takapūneke (i.e. Reserve Management Plan, Interpretation Plan, Archaeological Management Plan, Planting Plan) through an appointed iwi representative on Committee or otherwise.

18.2 Cultural and spiritual significance

Recognition and protection of the cultural and spiritual significance of Takapūneke to Ngāi Tahu through partnership with Te Rūnanga o Ōnuku and to the wider community through ongoing engagement and consultation.

Explanation

Takapūneke is acknowledged by Ngāi Tahu today with great sorrow for past devastation and loss. Protection of the land is of paramount importance. It is crucial there is recognition and protection of wāhi tapu, and the other Ngāi Tahu cultural and spiritual values of Takapūneke, as the primary values of the site. The site has considerable historical significance to the wider community through its tangible and intangible European heritage. It is important that the Council works in partnership with Te Rūnanga o Ōnuku and liaises with key stakeholders and the wider community to ensure the cultural heritage values of Takapūneke are safeguarded.

Recommendations

1. Enable active participation of Te Rūnanga o Ōnuku and community representatives in reserve management and public use decisions.
2. Recognise and support Ngāi Tahu tikanga and kawa for events and ceremonies.
3. Work with Te Rūnanga o Ōnuku and the wider community to recognise, respect and research tangible and intangible heritage fabric and values.

18.3 Heritage documentation and interpretation

Develop a heritage documentation and interpretation plan for off-site and on-site interpretation of the Māori and Pākehā history of Takapūneke.

Explanation

Interpretation for this reserve should include both the Māori and Pākehā history. Development of an interpretation plan is recommended to provide for better understanding of the area's significance and connection to features in the surrounding cultural heritage landscape.

Recommendations

4. That an interpretation plan is developed for the reserve in conjunction with Te Rūnanga o Ōnuku. Interpretation plan is recommended to provide for better understanding of the area's significance and connection to features in the surrounding cultural heritage landscape.
5. Ensure installations, for example information panels, structures and signage reflect the significant tāngata whenua and European heritage of Takapūneke and do not conflict with the cultural and spiritual values identified by Ngāi Tahu and the wider community. Te Rūnanga o Ōnuku will be the primary leader for, and decision-maker on matters regarding Ngāi Tahu cultural heritage. .
6. All interpretation should seek to support an inter-generational understanding within Ngāi Tahu of the history and importance of Takapūneke.
7. Interpretation should use bilingual signage and appropriate Māori names for signage.

18.4 Education, surveys and research

Foster public and community understanding of Takapūneke and the cultural and spiritual values held by Ngāi Tahu for Takapūneke through education, surveys and research.

Explanation

Developing a culturally appropriate public education programme for Takapūneke is vitally important to ensure public and community understanding of the area. Education strategies should address matters such as cultural significance, history and values, and include a programme for events to foster education and information sharing.

A wealth of information and records reflect the history and significance of Takapūneke. It is recommended that a comprehensive study is undertaken to gather and record the oral history and traditions held by Ngāi Tahu and members of the local community. This will ensure that the significance and values ascribed to the area by the local community is retained for posterity.

Recommendations

8. Prepare culturally appropriate on-site and off-site public information, programmes and events, e.g. on-site interpretations and installations, brochures and web content on the history and values of Takapūneke.
9. Offsite documentation and interpretation should include consideration of the development of educational resources; archives development (oral histories, film, photographs, publications), and an inventory of taonga with provenance to Takapūneke);
10. Ensure support for Te Rūnanga o Ōnuku to enable a tāngata whenua role in information sharing on Takapūneke and appropriate Te Rūnanga o Ōnuku involvement in information and education programmes.

18.5 Visitor management and site access

Policy

Develop and implement a visitor management plan and implement a site access plan to ensure appropriate activities take place on site.

Explanation

Takapūneke will become accessible to the public. Visitor access at Takapūneke should be controlled by restricting access to certain areas and establishing a series of guided walking tracks that will lead visitors through the Historic Reserve in appropriate areas. This action will safeguard specific cultural and spiritual values to Ngāi Tahu and the wider community and help protect archaeological sites.

However, in keeping with the Christchurch City Council draft Public Open Space Strategy,⁷ and as part of the wider context within the harbour basin and of walkways within the area, it is

also appropriate to allow public access into the site, respecting the meaning the site has for tāngata whenua and their aspirations for its future. The Christchurch City Council has developed a policy initiative in the Akaroa section of the draft Public Open Space Strategy which includes “...develop[ing] access onto appropriate parts of Takapūneke in consultation with Te Rūnanga o Ōnuku and New Zealand Historic Places Trust and in keeping with the conservation and reserve management plans.”

Recommendations

11. Events and ceremonies planned for Takapūneke must not conflict with Ngāi Tahu tikanga and kawa.
12. Activities and access to the reserve should be managed through the provision of adequate signage.

Develop well-defined, simple and robust pathways to safeguard visitors from accessing areas of specific cultural and archaeological sensitivity and where the landform may be unstable or pose health and safety issues.

18.6 Setting

Recognise the significant broader cultural landscape that Takapūneke sits within.

Explanation

It is important that the Takapūneke Reserve area is not considered in isolation but that all proposed change is considered within the wider context of Akaroa basin. View shafts to identified cultural sites of significance must be protected. Takapūneke is linked to many other culturally significant sites in the Akaroa Harbour, such as Tuhiraki (Mount Bossu), Ōpukutahi, Wainui and Ōnawe Peninsula. The visual links between Takapūneke and other culturally significant features within Akaroa harbour provide a greater appreciation of the significance of Takapūneke in a wider context of Akaroa.

Recommendations

13. Future use of Takapūneke would be enhanced by the preparation of a landscape master plan that considers both Māori and Pākehā values within the wider context of Akaroa Harbour.
14. Ensure protection of view shafts to places of cultural significance within Akaroa and taking account of the impact of land use changes and structures on this cultural landscape and Takapūneke.
15. Provide appropriate buffers from existing activities and future development around Takapūneke, with appropriate conditions to be agreed with Te Rūnanga o Ōnuku e.g. land use and land use changes on neighbouring properties, roadways and walkways.
16. Views and interpretation from pathways and access points connecting reserve features to the wider landscape should be provided for.
17. Zoning or District Plan changes, applications for resource consents/concessions should include an adequate assessment of visual impacts.

⁷ (2010) p. 43

18.7 Landscape and ecology

Protect, conserve and/or restore the natural heritage and ecology of Takapūneke.

Explanation

It is appropriate to retain significant elements of past use and practices that have occurred at Takapūneke to allow the associations people have with the landscape to continue. This may include the removal or appropriate management of intrusive vegetation, restoration of indigenous plant species balanced with the retention of grazed areas. However, the future management of the Takapūneke landscape should enable the introduction of new landscape elements in a form that does not detract from its spiritual and cultural heritage values.

All new plantings should be part of re-vegetation initiatives as outlined in the Banks Peninsula Biodiversity Concept Plan.

“The concept recognises the existence of strategically located clusters of remnant or second growth vegetation that provide core habitat for indigenous invertebrates, birds and lizards and the potential to create greater habitat links between these remnants, especially for organisms that are unable to move across large expanses of highly modified landscape.”⁸

Recommendations

1. Develop a vegetation plan within the overarching landscape master plan to protect and manage existing vegetation and to restore native vegetation in appropriate areas, while protecting spiritual and cultural heritage values. This plan should include guidance on the management or removal of existing vegetation/weeds, management of grassed areas, and use of endemic native species and species that are recognised for their mahinga kai values where appropriate.
2. All seeds and plants should be ecologically sourced from within the Akaroa Ecological District and links established with native forest cover in adjacent properties.
3. Develop culturally appropriate plans to protect and manage the stream and wetland areas of Takapūneke Reserve and any existing memorial trees or new plantings at Takapūneke,
4. Advocate for the protection and appropriate management of the wider area, including the foreshore and coastal waters, and in the planning context for buffer zones, protection and management of upper catchment and the foreshore of the broader Takapūneke area.

18.8: Archaeology

To protect and conserve the archaeological heritage values of Takapūneke.

Explanation

Because of the high cultural significance of Takapūneke, the protection of heritage values should take precedence over amenity values. Any earthworks planned at Takapūneke will require consultation with the New Zealand Historic Places Trust, as the heritage agency with responsibility for managing archaeology.

This should take place early in any planning process and specific plans be discussed with the Archaeologist and Pouārahi/Māori Heritage Adviser to determine whether an authority under the Historic Places Act is required. Consultation with Te Rūnanga o Ōnuku is also required as part of this statutory process.

High potential for archaeological remains below the ground surface has been identified thus any proposed change must avoid disturbing any material remains of the past. Archaeological features and material have been exposed and damaged on occasion at Takapūneke. While care can be taken to avoid identified archaeological remains; it is likely that additional archaeological features/material will be present under the ground.

It should be stressed that ‘earthworks’ is defined as any disturbance below the ground surface, including the clearance of vegetation (unless it is being cut at ground level); landscaping; planting; track formation; erecting fences, signs or interpretation panels; building demolition or removal; and site clearance.

With respect to the grazing of the land, consideration must be given to the appropriate choice (sheep vs. cattle) and cycling of stock throughout the seasons. This is required to avoid damage to terraces, along fence lines and in damp areas. If stock is to be run on the reserve, cattle should be excluded from areas where archaeological remains have been identified and/or removed during winter when damage is more likely to be caused.

There is a limited amount that can be done to stem erosion but consistent monitoring enables the investigation of larger erosion events, like slips, where archaeological material may be exposed.

Recommendations

1. All activities at Takapūneke should be undertaken with the intent of avoidance of archaeology with nil or minimal impact on archaeological features.
2. Any earthworks including (but not limited to) tree maintenance or planting, creation of tracks, installation of structures and signage etc. that have the potential to affect archaeological remains require an archaeological authority from NZHPT as a legal requirement. For all earthworks requiring an authority, a qualified archaeologist (subject to section 17 of the Historic

⁸ Christchurch City Council Biodiversity Strategy 2008-2035, p. 25.

Places Act 1993) and an iwi advisor from Te Rūnanga o Ōnuku should monitor all earthworks. As a matter of principle, the Christchurch City Council supports the engagement at Takapūneke of qualified archaeologists who are approved by Te Rūnanga o Ōnuku. Monitoring will ensure as much information as possible is gained should archaeological remains be disturbed and that appropriate responses to cultural materials are implemented.

3. Commission an archaeologist to prepare an archaeological assessment to a standard that fulfils the requirements of the Historic Places Act. This assessment will inform all archaeological authority applications at Takapūneke and will provide detailed information about where an authority is required and where an accidental discovery protocol may suffice.
4. Develop an accidental discovery protocol in consultation with NZHPT and Te Rūnanga o Ōnuku for use at Takapūneke only in cases where NZHPT has determined that an authority is not required.
5. Develop a strategy as part of the Takapūneke Management Plan to ensure that appropriate methods of livestock grazing, planting, vegetation maintenance and control are used within the reserve in order to protect archaeological values – known or unknown.
6. Develop a monitoring programme within the Takapūneke Management Plan to monitor the archaeological sites at Takapūneke in terms of the impacts of land use, erosion, and public access.

19. Conservation Policies: Takapūneke European built and associated landscape heritage

19.1 Uses for the buildings and landscape

Policy

Any new use or change proposed for the buildings and associated landscape of European heritage value at Takapūneke should not detract from the heritage values.

Explanation

Wherever possible, a heritage building should continue to be used for the purpose for which it was built as a way of maintaining its heritage values. However, this is not always possible when a new role needs to be found for it. This is recognised by the ICOMOS Charter which states, "...the conservation of a place is usually facilitated by it serving a socially, culturally or economically viable purpose".

The barracks building at Takapūneke was relocated and substantially altered at the time. Since it was relocated, it has been used for a variety of purposes. It is now used as storage space and to house vehicles and is in a neglected condition. Any proposed new use should contribute to its long term survival.

The land was farmed and cultivated in the European tradition of farming from 1839 until the 1960s. While the Council ownership has brought other (albeit non sympathetic), uses, the land has continued to be grazed since this time and there is considerable evidence such as fencing related to European farming practice.

Recommendations

1. The Red House has always been used as a residence and it is appropriate that this use continues, at least in the short to medium term. Other uses may be appropriate in the longer term. The Red House may, for example, be used for activities associated with the reserve.
2. Within the recommendation to prepare a landscape master plan, the overall layout of the built European heritage and its associated landscape values must be considered.

19.2 Maintenance of heritage values

Policy

Fabric, including remnants of pastoral activity such as fencing, and identified as having heritage value, should be retained as a way of conserving the cultural significance of European historic buildings and landscape.

Explanation

Takapūneke is considered one of a 'network of sites' located within

Akaroa Harbour and as such its significance is accentuated within its wider physical context, as part of a heritage landscape. "For the past century at least, the landscape of the Banks Peninsula has been dominated by farming. This has been largely responsible for the open landscapes with their impressive coastal prospects, enchanting internal valley views and the visual dominance of their signature skylines."⁹

The combination of the setting, volcanic landform, regenerating native forest cover, patterns and processes of pastoral farming (including buildings), and views make a significant contribution to the heritage values of Takapūneke.

Within this landscape the surviving original fabric in the barracks building and the stone obelisk is considered to have high heritage value. Much of the fabric of the Red House and outbuildings is considered to have moderate heritage values. Significant fabric should be subject to the following processes as outlined in the recommendations below.

Recommendations

1. **High significance:** Fabric rated as having high significance should be retained in its present form. This includes original external fabric such as weatherboards and trim on the barracks and the stone obelisk of the Britomart Monument.
2. **Moderate significance:** Fabric having moderate significance should be retained unless extraordinary circumstances require its removal. This includes the majority of the external fabric on the Red House and its outbuildings. It also includes the base of the monument.
3. **Some significance:** Fabric having some significance should generally be retained where possible, although a greater degree of change may be permitted. Fabric having some significance includes the later fabric on the barracks and the concrete and pipe rail surround to the monument.
4. **Non-contributory:** Fabric assessed as having non-contributory significance may enable the structures to function although it has little heritage value. This fabric may be retained, providing fabric of greater significance is not obscured.
5. It is recommended that consideration be given to Article 7 of the Florence Charter (1982) (Appendix 3) which states that "...the historic garden cannot be isolated from its own particular environment, whether urban or rural, artificial or natural.
6. In any proposed changes it is critical to ensure visual connections are maintained between Takapūneke and its physical setting of Akaroa Harbour, including the cultural links with Ōnawe, Green's Point and Tuhiraki.

⁹ Banks Peninsula Landscape Study (2007) p. 30.

19.3 Respect for different periods of built history

The contribution that fabric from different periods makes on the overall significance of the place should be considered.

Explanation

The ICOMOS Charter states “*the evidence of time and the contributions of all periods should be respected*”.

Takapūneke is a place where layering has occurred over time from its Māori history through to the later Pākehā farming history. The landscape of Takapūneke shows evidence of change, from the original native forest cover through to the modifications that both Māori and European settlers have made to the site over time. These ‘layers’ in the landscape show what the landscape was like before people arrived, the way people lived and their interactions with it. For European settlers, the significance of Takapūneke was essentially as a pastoral landscape, one that had been cleared of its native forest cover and was considered of value as a working landscape, for its productive value in the grazing of cattle.

The buildings have also been altered and extended and now contain fabric from different periods. The barracks building was modified when it was relocated and adapted for new purposes. Further additions have subsequently been constructed. The Red House also appears to have been extended on at least two occasions since it was first constructed.

Changes can be considered in two ways. Additions to a building generally arise from a particular need such as a requirement for additional space and providing they do not detract from the building’s overall heritage values, they can be regarded as ‘layers of history’. As such, they make a contribution to the overall significance of the place and consideration should be given to their retention.

The changes to the Barracks and the Red House constitute ‘layers of history’ and provide evidence of how the building was adapted to meet the changing needs of its occupants and farming and business practices. However change can also detract from the overall heritage values of a place. In this situation consideration may be given to their removal.

Recommendations

1. That in any decision making consideration be given to Article 10 from the Florence Charter (1982) which states that “*...in any work of maintenance, conservation, restoration or reconstruction of an historic garden¹⁰, or of any part of it, all its constituent features must be dealt with simultaneously. To isolate the various operations would damage the unity of the whole.*”
2. Remnant and regenerating native vegetation and the pastoral landscape are of significance to Takapūneke and a landscape master plan should be prepared to guide establishing a balance between the two.
3. As noted, the changes to the Immigration Barracks and Red House can be considered to have some value as ‘layers of history’ so the value of these additions should be considered before further changes are made.

19.4 Recovering built heritage values

The European buildings should be returned to a known earlier form where such work would enhance their heritage values.

Explanation

Work to recover significance remains one of the fundamental aims of building conservation. Such work may involve processes of restoration, reconstruction and the removal of accretions as defined above. It should always be based on physical evidence, as well as documented evidence such as historic photographs.

The barracks is the only immigration barracks known to have survived in New Zealand and as such it has national significance. The building was later relocated and adapted for other uses and modified accordingly. Fabric from this later period is considered to have some significance. Nevertheless, the building’s primary values arise from its original use and consideration should be given to recovering these values at some future date.

Recovery of significance may involve the following processes:

Recommendations

1. **Relocation:** The barracks was originally constructed at Akaroa and relocated to Takapūneke in 1898. Should the building no longer be required at Takapūneke at some future date, consideration should be given to relocating it back to a suitable site in Akaroa.
2. **Restoration:** Restoration of a heritage building of significance may involve reassembly or reinstatement of items, meaning putting components back in position. It may also involve the removal of accretions, particularly intrusive items that detract from heritage values. Within the barracks, a number of items are considered to be intrusive including recent linings and doors. These could be removed as a way of recovering the building’s heritage values.
3. **Reconstruction:** Reconstruction involves the use of new material to rebuild an item in its original form. Sufficient physical or documentary evidence should exist to enable the reconstruction to be accurate. New material should generally match the original and date stamping may be a way of indicating to future generations that reconstructive work has taken place.
4. In the case of the barracks, its form changed when it was relocated to Takapūneke and this form is now part of its history. However, if it was ever to be returned to Akaroa, consideration should be given to reconstructing it in its original form as seen in the sketch made prior to its relocation.

¹⁰ “The term, “historic garden”, is equally applicable to small gardens and to large parks, whether formal or “landscape”. Article 6, Florence Charter.

19.5 Built conservation process

Work to the European buildings at Takapūneke should seek to preserve significant fabric or elements that make up the building.

Explanation

Any work that is undertaken on the Pākehā buildings at Takapūneke or the Britomart Monument should reflect the significance of the item being worked on. Its significance may be compromised if it is subjected to inappropriate activities.

Recommendations

1. **Stabilisation:** Stabilisation involves protecting fabric from decay or slowing down processes of decay. Within the barracks, in particular, much of the historic fabric is in poor condition with timber decaying where affected by water. Borer is also widespread within the tongue and groove linings. Conservation work should seek to stabilise as much of the fabric as possible as a way of ensuring the building's heritage values are preserved. The Britomart Monument is showing signs of deterioration, due to its exposed environment and attack by salts. The stonework should be stabilised by techniques of poulticing to remove the salts.
2. **Repairs and remedial work:** Repair work should also aim to conserve as much original or significant fabric as possible. Material should only be replaced where it has ceased to function adequately or where, due to deterioration, it is placing other fabric at risk. Material that has weathered but is still in sound condition should be respected as evidence of the building's history.
 - Repair and remedial work should be of a similar quality to the original building. It should also generally match the original in terms of materials used, detailing and profile.
 - Little repair and remedial work has been carried out at on the barracks building over the years. As a consequence, the building is now at a point where remedial work is urgently required if it is to survive for the future.
 - The Britomart Monument has been subject to inappropriate repairs over the years to its detriment. Appropriate remedial work should now be carried out.
3. **Maintenance:** Once remedial work to the barracks has been completed, a planned regime of regular maintenance should be implemented and maintenance carried out as required. This applies particularly to fabric having high or moderate significance as a way of preventing decay and ensuring the building's heritage values are preserved. A programme of regular maintenance should be undertaken on the Britomart Monument. In particular, it should be regularly poulticed to remove harmful salts. Joints should be repointed as required to prevent water from entering the structure.

19.6 New work

New work should respect the integrity and cultural heritage values of the site and buildings and be should be discernible as such. All conservation work to the site as a whole should be undertaken to ensure minimum intervention.

Explanation

The use of the former barracks may change as the profile of Takapūneke is raised. Any new services such as lighting and other work may be required to enable it to fulfil a new role. Work may also be required to enable it to comply with current building codes. This may include toilet facilities, facilities for persons with disabilities, fire egress and compliance with earthquake codes.

Recommendations

1. Any new work, including landscape work and planting, should not diminish heritage values and should be clearly identified as being new work and not detract from existing heritage features. New work should also respect and be sympathetic to the architectural qualities of the original buildings and associated setting and be as unobtrusive as possible and confined to areas having lesser significance.
2. Where possible, areas subject to intervention should be able to be returned to their present or an earlier form at a future date. Significant material that needs to be removed should be stored for possible future reinstatement.
3. Tōtara fence posts are of considerable significance to the site and there is merit in their retention within any proposed new work.
4. The Britomart Monument and its surrounds are regarded as an important cultural site and object and all conservation work to it should be undertaken to ensure the minimum intervention and only be undertaken on an as much as is needed to ensure its future retention basis.
5. All work should be thoroughly documented. Copies of documentation should be held by the Christchurch City Council.

19.7 Conservation standards

Appropriate standards should be maintained whenever work is carried out on the European built heritage at Takapūneke.

Explanation

Ill-advised work can have a detrimental effect on historic fabric and can compromise the heritage values of a heritage building. In order to preserve the heritage values of the European built heritage at Takapūneke, all work should conform to principles set out in the ICOMOS (NZ) Charter and in accordance with international standards for the conservation of places having cultural significance.

Recommendations

Any proposals for work involving either the buildings or the site should be discussed at an early stage with the heritage advisors at Christchurch City Council and the New Zealand Historic Places Trust. This will ensure that the work is generally in accordance with the principles as set down in the conservation report and with recognised conservation practices.

19.8 Recording of conservation processes

Conservation processes and other activities involving intervention should be recorded.

Explanation

Recording is particularly important in areas where changes are occurring or where fabric is being removed or modified. Any additional information that is uncovered during the course of work to the buildings also should be recorded as it may add to an understanding of the cultural significance of the place.

Recommendations

A record should be made by plan, photograph or other means of the activities to which the European buildings at Takapūneke are subjected and placed in an appropriate archive. This will ensure that a comprehensive account of the place is maintained for future reference.

Draft

20. Glossary

archaeological feature – a ‘feature’ resulting from human activity, which may include earthworks, such as terraces or pits, or sub-surface features, such as post holes, pits or hearths. Unlike archaeological artefacts, archaeological features are not portable and are therefore destroyed by excavation.

archaeological artefacts – any artefacts found that can provide data from its analysis, which typically includes bone, stone, shell, glass, metal, ceramic and clay pipe.

archaeological site – any place where archaeological features and/or archaeological artefacts are located or found. The Historic Places Act provides a legal definition of an ‘archaeological site’ (see Appendices) which sets a limit of pre-1900 but this definition only applies to the legal requirements of the archaeological provisions of the Historic Places Act.

Archaeological Authority – consent document (similar to building/resource consent) under the archaeological provisions of the Historic Places WAct giving permission to damage, modify or destroy an ‘archaeological site’.

barque – a type of ship, specifically one with three or more masts, square-rigged on all but the last mast, which is fore-and-aft-rigged.

buildings archaeology – a subset of archaeological investigation which reconstructs the history of existing buildings and/or structures, using the building itself as an ‘archaeological site’. It includes identification of changes over time (additions or removals) and analysis of materials and construction techniques.

caldera – a large basin-shaped volcanic depression created by an eruption of great force, collapse of the volcanic cone inwards or a gradual reduction of an extinct or dormant volcano by erosion. The diameter of the caldera should be many times that of the original volcanic vent.

colluvial – a heterogeneous mixture of weathered materials transported down slope by gravitational forces and deposited at the foot of a slope.

cultural heritage value – see Heritage value

expressiveness – the degree to which the natural processes (geomorphologic, hydrologic, wind, coastal and cultural) are actively displayed in the landscape.

hapū – sub-tribe

harakeke – flax

heritage value (used interchangeably with cultural heritage value) – Values of a heritage item which relate to its historical, social, cultural, spiritual, architectural, artistic, landmark, archaeological, technological, craftsmanship, building group or setting significance. (Christchurch City Plan Definition).

historic heritage – The natural and physical resources that contribute to an understanding and appreciation of New Zealand’s history and cultures, deriving from any of the following qualities: Archaeological; architectural; cultural; historic; scientific; technological; and includes historic sites, structures, places and areas; and archaeological sites; and sites of significance to Māori, including wāhi tapu; and surroundings associated with the natural and physical resources. (Resource Management Act).

Horomaka – Banks Peninsula

HPA – the Historic Places Act 1993

ICOMOS – the International Council on Monuments and Sites, an international non-governmental organisation of heritage professionals.

ICOMOS NZ Charter – “Te Pumanawa o ICOMOS o Aotearoa Hei Tiaki I Ngā Taonga Whenua Heke Iho o Nehe is a set of guidelines on cultural heritage conservation, produced by ICOMOS New Zealand. The NZ Charter is widely used in the New Zealand heritage sector and forms a recognised benchmark for conservation standards and practice. It is used by central government ministries and departments, by local bodies in district plans and heritage management, and by practitioners as guiding principles.”

iwi – tribe

Kaiapoi – Ngāi Tūāhuriri pā located north of Christchurch.

kāika – See kāinga

kāinga – Māori village, habitation, place of occupation or home.

kaitiaki – Māori guardian or steward, or natural feature/creature within an environment for protection.

Kai Huānga - "Eat Relations"

Kāpiti – Kāpiti Island

Karaweko – Ngāi Tahu Rangatira of Ōnuku

kaumātua – elders

kōkōwai – red ochre

landscape character – ‘refers to the combination of traits that distinguish any particular area of land. It is determined by the inter-relationship of three components:

- *Landform* – reflects the geology, topography and attendant natural processes such as erosion, hydrology and weathering
- *Land cover* – includes vegetation and water bodies, and reflects the biological processes such as plant succession and soil formation
- *Land use* – reflects cultural and social processes such as farming, tourism, and transport ends and can also include spiritual and historical associations that give added meaning to places.

mahinga kai – process of gathering food and the area from which it is gathered

manawhenua – tribal authority over ancestral lands and waters; power associated with possession and occupation of tribal land; associated with tino Rangatiratanga

midden – kitchen rubbish or refuse. This term is used to describe archaeological features comprising both Māori and European rubbish, which typically is piled in a heap (such as shell middens on the foreshore) or buried in a rubbish pit

Ngā Roimata – the daughter of Te Maiharanui

Ngāi Tahu – Iwi who has ownership and control for the majority of Te Waipounamu

Ngāi Te Ruahikihiki – Hapū of Ngāi Tahu based at Taumutu on the southern shores of Te Waihora

Ngāi Tūāhuriri – Ngāi Tahu hapū based at Kaiapoi

Ngāti Irakehu – Ngāi Tahu hapū based on Horomaka

Ngāti Toa – Iwi based at Kāpiti

NZAA – the New Zealand Archaeological Association

NZHPT – the New Zealand Historic Places Trust Pouhere Taonga

Ōnawe – Ngāi Tahu pā at Ōnawe Peninsula in Akaroa Harbour

Ōnuku – Ngāi Tahu settlement at Ōnuku in Akaroa Harbour

outstanding landscape – is a landscape that is particularly notable at a local, district, regional or national scale. An outstanding natural landscape is a landscape that is notable due to the expression of natural elements, patterns and processes

pā – Settlement

pātaka – storehouse raised on posts

pōua – Grandfather

pounamu – greenstone, nephrite, jade

rangatira – Chief

restoration – returning a place as nearly as possible to a known earlier state by reassembly, reinstatement and/or the removal of extraneous additions (ICOMOS New Zealand Charter, 1993)

RMA – Resource Management Act 1991

rūnanga – Tribal or sub-tribal council. A Māori equivalent of local government formed to protect and defend the Rangatiratanga, the tūnanga waewae and the cultural and social values of their members

rural amenity – commonly understood as a sense of spaciousness, privacy, quietness and the absence of traffic, an environment relatively uncluttered by structure and artificial features, a clean environment characterised by fresh air, clean water, etc

shell midden – an archaeological feature consisting mainly of discarded mollusc shells

site record form – document within the NZ Archaeological Association site recording scheme containing information collected about a particular archaeological site in New Zealand

site recording scheme – project begun by the NZ Archaeological Association in 1956 to collect data about archaeological sites in New Zealand – see <http://www.archsite.org.nz/about.aspx>

slipware or banded slipware – a type of historic ceramic, identified by glazing using a particular technique

Taiaroa – Ngāi Tahu Rangatira from Ōtākou (Otago Peninsula)

Takiwā – ancestral area of Te Rūnanga o Ōnuku, centres on Ōnuku and the hills and coasts of Akaroa to the adjoining takiwā of Te Rūnanga o Koukourārata and Wairewa Rūnanga

takuahi – hearth, stones let into the floor of a house for the fire

Tāngata whenua – The local people or people of the land – people born of the whenua i.e. of the placenta and of the land where the people's ancestors have lived and where their placenta are buried

Tangatahara – Ngāi Tahu Rangatira from Wairewa and an uncle of Te Maiharanui

taonga – prized possessions, including both tangible and intangible treasures

Taumutu – Ngāi Te Ruahikihiki settlement at the southern end of Te Waihora

Te Maiharanui – Ngāi Tūāhuriri ariki who established the trading outpost at Takapūneke

Te Pēhi Kupe – Ngāti Toa Rangatira and an uncle of Te Rauparaha

Te Rauparaha – Ngāti Toa Rangatira

Te Rūnanga o Ngāi Tahu – the body corporate established by legislation as the representative of Ngāi Tahu Whānui (all Ngāi Tahu whānau)

Te Rūnanga o Ōnuku or Ōnuku Rūnanga – the Papatipu Rūnanga (one of eighteen within Ngāi Tahu) that represents the members of Ōnuku i.e., those with ancestral links to the takiwā of Ōnuku

Te Waipounamu – The South Island

Te Waihora – Lake Ellesmere

Te Whakataupuka – Ngāi Tahu Rangatira from southern Te Waipounamu

Te Whe – Te Maiharanui's wife

tikangā Māori – Māori traditions, customs, lore or law; the correct Māori way

Tūhawaiki – Ngāi Tahu Rangatira from southern Te Waipounamu

Tūtehounuku – Te Maiharanui's son

tūpuna/tipuna – Ancestors

umu – earth oven

upoko ariki – Paramount chief

visual amenity landscape – 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 (RMA 1991).

wāhi ingoa – place name

wāhi pakanga – battle field, battle ground

Wairewa – Little River

Waikākahi – Pā on the north-eastern shore of Te Waihora

Whakaepa – Pā near Coalgate

Whakaraupō – Lyttelton Harbour

whare – house, dwelling, hut

whata – elevated storage platform

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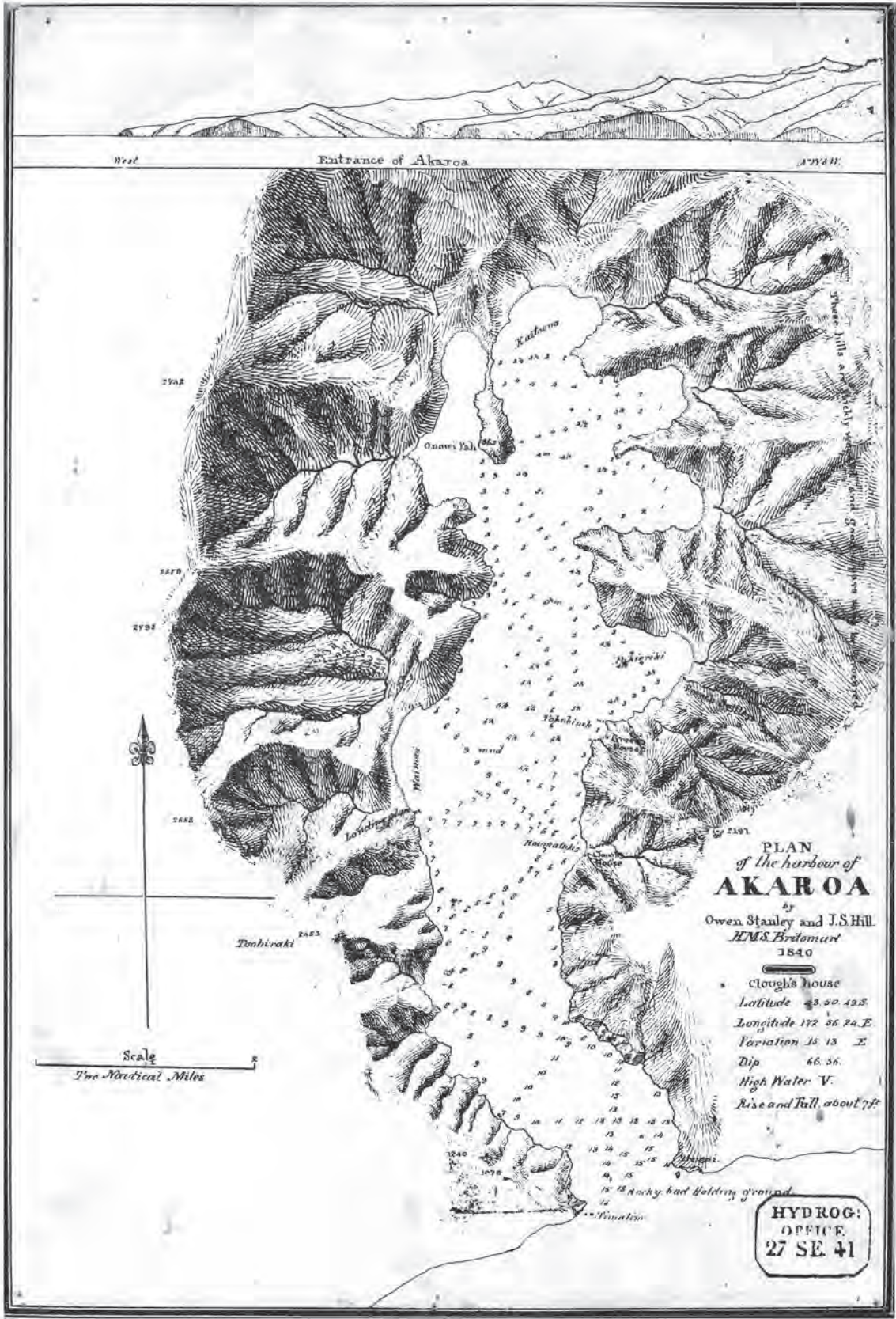
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Appendix one:

Captain Stanley's map of Akaroa Harbour



Collection Akaroa Museum

Owen Stanley's survey 1840

“There being no plan of the harbour, I set to work and in four days made a good one.”

Owen Stanley, aged 29 when he captained the Britomart into Akaroa Harbour,

completed his survey of Akaroa harbour between 11 and 15th August 1840, while he awaited the arrival of the French settlers on the Comte de Paris.

Stanley had received his training in the highest tradition of naval surveying. He was also a capable draftsman and water-colourist. Notice the useful annotation across the ridges to the east of the harbour:

“These hills are thickly wooded and good spars may be procured.”

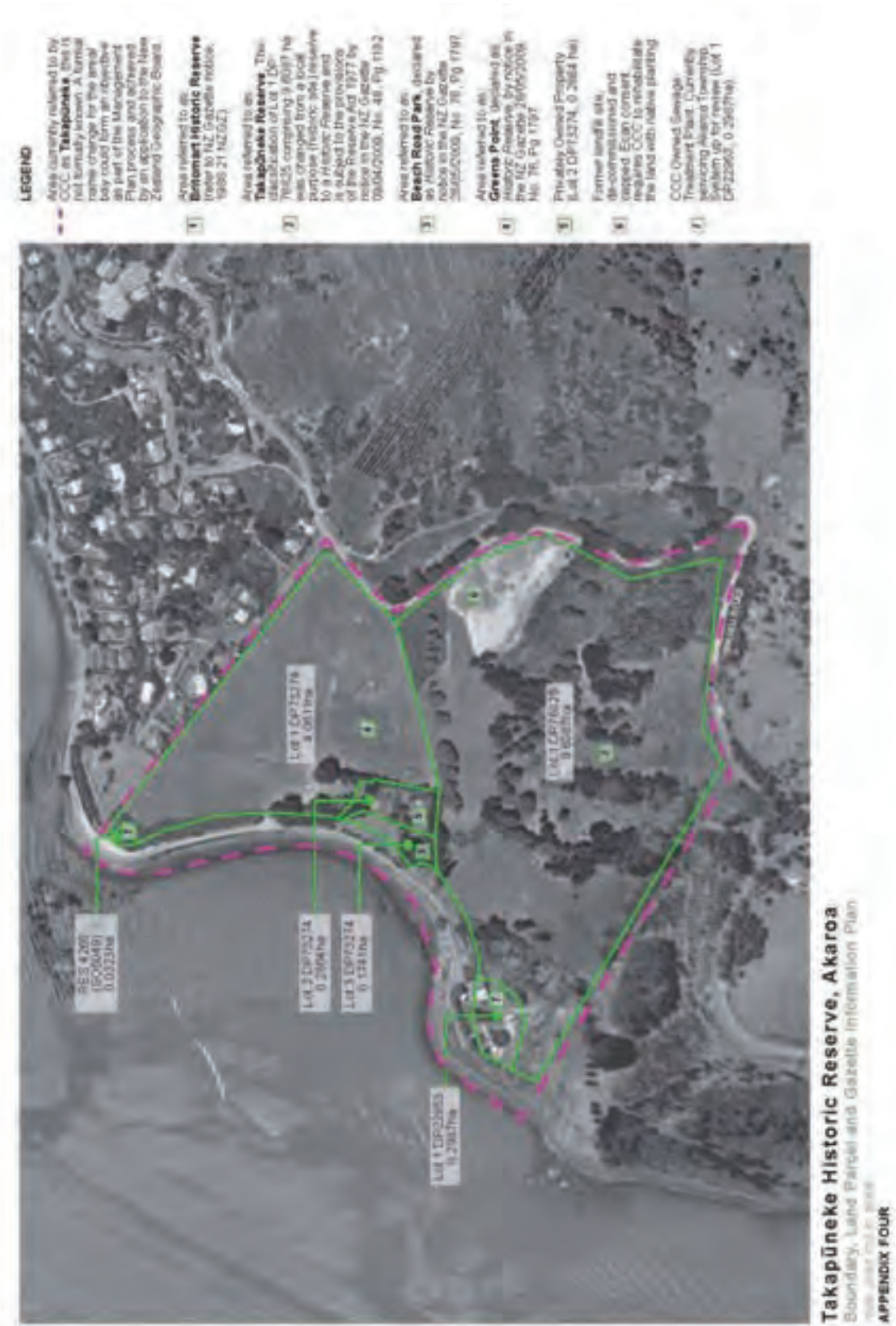
“My time has been so entirely taken up with star-gazing and chart making including of course, drawings, that I have not had time to go much inland, but I have collected a good deal of information . . .

The scenery here is as splendid as one could desire – a basin surrounded by mountains three thousand feet high, descending at the entrance to cliffs three hundred feet perpendicular, thickly wooded – and plenty of birds so tame that they almost perch on the gun barrel.”

(Quotes from a letter from Owen Stanley to his family, August 24th, 1840)

Appendix two:

Land parcel and Gazette Notice information plan



Appendix three:

ICOMOS New Zealand Charter for the Conservation of Places of Cultural Heritage Value

Revised 2010

Preamble

New Zealand retains a unique assemblage of **places of cultural heritage value** relating to its indigenous and more recent peoples. These areas, **cultural landscapes** and features, buildings and **structures**, gardens, archaeological sites, traditional sites, monuments, and sacred **places** are treasures of distinctive value that have accrued meanings over time. New Zealand shares a general responsibility with the rest of humanity to safeguard its cultural heritage **places** for present and future generations. More specifically, the people of New Zealand have particular ways of perceiving, relating to, and conserving their cultural heritage **places**.

Following the spirit of the International Charter for the Conservation and Restoration of Monuments and Sites (the Venice Charter - 1964), this charter sets out principles to guide the **conservation of places of cultural heritage value** in New Zealand. It is a statement of professional principles for members of ICOMOS New Zealand.

This charter is also intended to guide all those involved in the various aspects of **conservation** work, including owners, guardians, managers, developers, planners, architects, engineers, craftspeople and those in the construction trades, heritage practitioners and advisors, and local and central government authorities. It offers guidance for communities, organisations, and individuals involved with the **conservation** and management of cultural heritage **places**.

This charter should be made an integral part of statutory or regulatory heritage management policies or plans, and should provide support for decision makers in statutory or regulatory processes.

Each article of this charter must be read in the light of all the others. Words in bold in the text are defined in the definitions section of this charter.

This revised charter was adopted by the New Zealand National Committee of the International Council on Monuments and Sites at its meeting on 4 September 2010.

Purpose of conservation

1. The purpose of conservation

The purpose of **conservation** is to care for **places of cultural heritage value**.

In general, such **places**:

- (i) have lasting values and can be appreciated in their own right;
- (ii) inform us about the past and the cultures of those who came before us;
- (iii) provide tangible evidence of the continuity between past, present, and future;
- (iv) underpin and reinforce community identity and relationships to ancestors and the land; and
- (v) provide a measure against which the achievements of the present can be compared.

It is the purpose of **conservation** to retain and reveal such values, and to support the ongoing meanings and functions of **places of cultural heritage value**, in the interests of present and future generations.

Conservation principles

2. Understanding cultural heritage value

Conservation of a **place** should be based on an understanding and appreciation of all aspects of its **cultural heritage value**, both **tangible** and **intangible**. All available forms of knowledge and evidence provide the means of understanding a **place** and its **cultural heritage value** and cultural **heritage significance**. **Cultural heritage value** should be understood through consultation with **connected people**, systematic documentary and oral research, physical investigation and **recording** of the **place**, and other relevant methods.

All relevant **cultural heritage values** should be recognised, respected, and, where appropriate, revealed, including values which differ, conflict, or compete.

The policy for managing all aspects of a **place**, including its **conservation** and its **use**, and the implementation of the policy, must be based on an understanding of its **cultural heritage value**.

3. Indigenous cultural heritage

The indigenous cultural heritage of **tangata whenua** relates to **whanau**, **hapu**, and **iwi** groups. It shapes identity and enhances well-being, and it has particular cultural meanings and values for the present, and associations with those who have gone before. Indigenous cultural heritage brings with it responsibilities of guardianship and the practical application and passing on of associated knowledge, traditional skills, and practices.

The Treaty of Waitangi is the founding document of our nation. Article 2 of the Treaty recognises and guarantees the protection of **tinio rangatiratanga**, and so empowers **kaitiakitanga** as customary trusteeship to be exercised by **tangata whenua**. This customary trusteeship is exercised over their **taonga**, such as sacred and traditional **places**, built heritage, traditional practices, and other cultural heritage resources. This obligation extends beyond current legal ownership wherever such cultural heritage exists.

Particular **matauranga**, or knowledge of cultural heritage meaning, value, and practice, is associated with **places**. **Matauranga** is sustained and transmitted through oral, written, and physical forms determined by **tangata whenua**. The **conservation** of such **places** is therefore conditional on decisions made in associated **tangata whenua** communities, and should proceed only in this context. In particular, protocols of access, authority, ritual, and practice are determined at a local level and should be respected.

4. Planning for conservation

Conservation should be subject to prior documented assessment and planning.

All **conservation** work should be based on a **conservation plan** which identifies the **cultural heritage value** and **cultural heritage significance** of the **place**, the **conservation** policies, and the extent of the recommended works.

The **conservation plan** should give the highest priority to the **authenticity** and **integrity** of the **place**.

Other guiding documents such as, but not limited to, management plans, cyclical **maintenance** plans, specifications for **conservation** work, interpretation plans, risk mitigation plans, or emergency plans should be guided by a **conservation plan**.

5. Respect for surviving evidence and knowledge

Conservation maintains and reveals the **authenticity** and **integrity** of a **place**, and involves the least possible loss of **fabric** or evidence of **cultural heritage value**. Respect for all forms of knowledge and existing evidence, of both **tangible** and **intangible values**, is essential to the **authenticity** and **integrity** of the **place**.

Conservation recognises the evidence of time and the contributions of all periods. The **conservation** of a **place** should identify and respect all aspects of its **cultural heritage value** without unwarranted emphasis on any one value at the expense of others.

The removal or obscuring of any physical evidence of any period or activity should be minimised, and should be explicitly justified where it does occur. The **fabric** of a particular period or activity may be obscured or removed if assessment shows that its removal would not diminish the **cultural heritage value** of the **place**.

In **conservation**, evidence of the functions and intangible meanings of **places** of **cultural heritage value** should be respected.

6. Minimum intervention

Work undertaken at a **place** of **cultural heritage value** should involve the least degree of **intervention** consistent with **conservation** and the principles of this charter.

Intervention should be the minimum necessary to ensure the retention of **tangible** and **intangible values** and the continuation of **uses** integral to those values. The removal of **fabric** or the alteration of features and spaces that have **cultural heritage value** should be avoided.

7. Physical investigation

Physical investigation of a **place** provides primary evidence that cannot be gained from any other source. Physical investigation should be carried out according to currently accepted professional standards, and should be documented through systematic **recording**.

Invasive investigation of **fabric** of any period should be carried out only where knowledge may be significantly extended, or where it is necessary to establish the existence of **fabric** of **cultural heritage value**, or where it is necessary for **conservation** work, or where such **fabric** is about to be damaged or destroyed or made inaccessible. The extent of invasive investigation should minimise the disturbance of significant **fabric**.

8. Use

The **conservation** of a **place** of **cultural heritage value** is usually facilitated by the **place** serving a useful purpose.

Where the **use** of a **place** is integral to its **cultural heritage value**, that **use** should be retained.

Where a change of **use** is proposed, the new **use** should be compatible with the **cultural heritage value** of the **place**, and should have little or no adverse effect on the **cultural heritage value**.

9. Setting

Where the **setting** of a **place** is integral to its **cultural heritage value**, that **setting** should be conserved with the **place** itself. If the **setting** no longer contributes to the **cultural heritage value** of the **place**, and if **reconstruction** of the **setting** can be justified, any **reconstruction** of the **setting** should be based on an understanding of all aspects of the **cultural heritage value** of the **place**.

10. Relocation

The on-going association of a **structure** or feature of **cultural heritage value** with its location, site, curtilage, and **setting** is essential to its **authenticity** and **integrity**. Therefore, a **structure** or feature of **cultural heritage value** should remain on its original site.

Relocation of a **structure** or feature of **cultural heritage value**, where its removal is required in order to clear its site for a different purpose or construction, or where its removal is required to enable its **use** on a different site, is not a desirable outcome and is not a **conservation** process.

In exceptional circumstances, a **structure** of **cultural heritage value** may be relocated if its current site is in imminent danger, and if all other means of retaining the **structure** in its current location have been exhausted. In this event, the new location should provide a **setting** compatible with the **cultural heritage value** of the **structure**.

11. Documentation and archiving

The **cultural heritage value** and **cultural heritage significance** of a **place**, and all aspects of its **conservation**, should be fully documented to ensure that this information is available to present and future generations.

Documentation includes information about all changes to the **place** and any decisions made during the **conservation** process.

Documentation should be carried out to archival standards to maximise the longevity of the record, and should be placed in an appropriate archival repository.

Documentation should be made available to **connected people** and other interested parties. Where reasons for confidentiality exist, such as security, privacy, or cultural appropriateness, some information may not always be publicly accessible.

12. Recording

Evidence provided by the **fabric** of a **place** should be identified and understood through systematic research, **recording**, and analysis.

Recording is an essential part of the physical investigation of a **place**. It informs and guides the **conservation** process and its planning. Systematic **recording** should occur prior to, during, and following any **intervention**. It should include the **recording** of new evidence revealed, and any **fabric** obscured or removed.

Recording of the changes to a **place** should continue throughout its life.

13. Fixtures, fittings, and contents

Fixtures, fittings, and **contents** that are integral to the **cultural heritage value** of a **place** should be retained and conserved with the **place**. Such fixtures, fittings, and **contents** may include carving, painting, weaving, stained glass, wallpaper, surface decoration, works of art, equipment and machinery, furniture, and personal belongings.

Conservation of any such material should involve specialist **conservation** expertise appropriate to the material. Where it is necessary to remove any such material, it should be recorded, retained, and protected, until such time as it can be reinstated.

Conservation processes and practice

14. Conservation plans

A **conservation plan**, based on the principles of this charter, should:

- (i) be based on a comprehensive understanding of the **cultural heritage value** of the **place** and assessment of its **cultural heritage significance**;
- (ii) include an assessment of the **fabric** of the **place**, and its condition;
- (iii) give the highest priority to the **authenticity** and **integrity** of the **place**;
- (iv) include the entirety of the **place**, including the **setting**;
- (v) be prepared by objective professionals in appropriate disciplines;
- (vi) consider the needs, abilities, and resources of **connected people**;
- (vii) not be influenced by prior expectations of change or development;
- (viii) specify **conservation** policies to guide decision making and to guide any work to be undertaken;
- (ix) make recommendations for the **conservation** of the **place**; and
- (x) be regularly revised and kept up to date.

15. Conservation projects

Conservation projects should include the following:

- (i) consultation with interested parties and **connected people**, continuing throughout the project;
- (ii) opportunities for interested parties and **connected people** to contribute to and participate in the project;
- (iii) research into documentary and oral history, using all relevant sources and repositories of knowledge;
- (iv) physical investigation of the **place** as appropriate;
- (v) use of all appropriate methods of **recording**, such as written, drawn, and photographic;
- (vi) the preparation of a **conservation plan** which meets the principles of this charter;
- (vii) guidance on appropriate **use** of the **place**;
- (viii) the implementation of any planned **conservation** work;
- (ix) the **documentation** of the **conservation** work as it proceeds; and
- (x) where appropriate, the deposit of all records in an archival repository.

A **conservation** project must not be commenced until any required statutory authorisation has been granted.

16. Professional, trade, and craft skills

All aspects of **conservation** work should be planned, directed, supervised, and undertaken by people with appropriate **conservation** training and experience directly relevant to the project.

All **conservation** disciplines, arts, crafts, trades, and traditional skills and practices that are relevant to the project should be applied and promoted.

17. Degrees of intervention for conservation purposes

Following research, **recording**, assessment, and planning, **intervention** for **conservation** purposes may include, in increasing degrees of **intervention**:

- (i) **preservation**, through **stabilisation**, **maintenance**, or **repair**;
- (ii) **restoration**, through **reassembly**, **reinstatement**, or removal;
- (iii) **reconstruction**; and
- (iv) **adaptation**.

In many **conservation** projects a range of processes may be utilised. Where appropriate, **conservation** processes may be applied to individual parts or components of a **place** of **cultural heritage value**.

The extent of any **intervention** for **conservation** purposes should be guided by the **cultural heritage value** of a **place** and the policies for its management as identified in a **conservation plan**. Any **intervention** which would reduce or compromise **cultural heritage value** is undesirable and should not occur.

Preference should be given to the least degree of **intervention**, consistent with this charter.

Re-creation, meaning the conjectural **reconstruction** of a **structure** or **place**; replication, meaning to make a copy of an existing or former **structure** or **place**; or the construction of generalised representations of typical features or **structures**, are not **conservation** processes and are outside the scope of this charter.

18. Preservation

Preservation of a **place** involves as little **intervention** as possible, to ensure its long-term survival and the continuation of its **cultural heritage value**.

Preservation processes should not obscure or remove the patina of age, particularly where it contributes to the **authenticity** and **integrity** of the **place**, or where it contributes to the structural stability of materials.

i. Stabilisation

Processes of decay should be slowed by providing treatment or support.

ii. Maintenance

A **place** of **cultural heritage value** should be maintained regularly. **Maintenance** should be carried out according to a plan or work programme.

iii. Repair

Repair of a **place** of **cultural heritage value** should utilise matching or similar materials. Where it is necessary to employ new materials, they should be distinguishable by experts, and should be documented.

Traditional methods and materials should be given preference in **conservation** work.

Repair of a technically higher standard than that achieved with the existing materials or construction practices may be justified only where the stability or life expectancy of the site or material is increased, where the new material is compatible with the old, and where the **cultural heritage value** is not diminished.

19. Restoration

The process of **restoration** typically involves **reassembly** and **reinstatement**, and may involve the removal of accretions that detract from the **cultural heritage value** of a **place**.

Restoration is based on respect for existing **fabric**, and on the identification and analysis of all available evidence, so that the **cultural heritage value** of a **place** is recovered or revealed. **Restoration** should be carried out only if the **cultural heritage value** of the **place** is recovered or revealed by the process.

Restoration does not involve conjecture.

i. Reassembly and reinstatement

Reassembly uses existing material and, through the process of **reinstatement**, returns it to its former position. **Reassembly** is more likely to involve work on part of a **place** rather than the whole **place**.

ii. Removal

Occasionally, existing **fabric** may need to be permanently removed from a **place**. This may be for reasons of advanced decay, or loss of structural **integrity**, or because particular **fabric** has been identified in a **conservation plan** as detracting from the **cultural heritage value** of the **place**.

The **fabric** removed should be systematically **recorded** before and during its removal. In some cases it may be appropriate to store, on a long-term basis, material of evidential value that has been removed.

20. Reconstruction

Reconstruction is distinguished from **restoration** by the introduction of new material to replace material that has been lost.

Reconstruction is appropriate if it is essential to the function, **integrity**, **intangible value**, or understanding of a **place**, if sufficient physical and documentary evidence exists to minimise conjecture, and if surviving **cultural heritage value** is preserved.

Reconstructed elements should not usually constitute the majority of a **place** or **structure**.

21. Adaptation

The **conservation** of a **place** of **cultural heritage value** is usually facilitated by the **place** serving a useful purpose. Proposals for **adaptation** of a **place** may arise from maintaining its continuing **use**, or from a proposed change of **use**.

Alterations and additions may be acceptable where they are necessary for a **compatible use** of the **place**. Any change should be the minimum necessary, should be substantially reversible, and should have little or no adverse effect on the **cultural heritage value** of the **place**.

Any alterations or additions should be compatible with the original form and **fabric** of the **place**, and should avoid inappropriate or incompatible contrasts of form, scale, mass, colour, and material.

Adaptation should not dominate or substantially obscure the original form and **fabric**, and should not adversely affect the **setting** of a **place** of **cultural heritage value**. New work should complement the original form and **fabric**.

22. Non-intervention

In some circumstances, assessment of the **cultural heritage value** of a **place** may show that it is not desirable to undertake any **conservation intervention** at that time. This approach may be appropriate where undisturbed constancy of **intangible values**, such as the spiritual associations of a sacred **place**, may be more important than its physical attributes.

23. Interpretation

Interpretation actively enhances public understanding of all aspects of **places** of **cultural heritage value** and their **conservation**. Relevant cultural protocols are integral to that understanding, and should be identified and observed.

Where appropriate, interpretation should assist the understanding of **tangible** and **intangible values** of a **place** which may not be readily perceived, such as the sequence of construction and change, and the meanings and associations of the **place** for **connected people**.

Any interpretation should respect the **cultural heritage value** of a **place**. Interpretation methods should be appropriate to the **place**. Physical **interventions** for interpretation purposes should not detract from the experience of the **place**, and should not have an adverse effect on its **tangible** or **intangible values**.

24. Risk mitigation

Places of **cultural heritage value** may be vulnerable to natural disasters such as flood, storm, or earthquake; or to humanly induced threats and risks such as those arising from earthworks, subdivision and development, buildings works, or wilful damage or neglect. In order to safeguard **cultural heritage value**, planning for risk mitigation and emergency management is necessary.

Potential risks to any **place** of **cultural heritage value** should be assessed. Where appropriate, a risk mitigation plan, an emergency plan, and/or a protection plan should be prepared, and implemented as far as possible, with reference to a conservation plan.

Definitions

For the purposes of this charter:

Adaptation means the process(es) of modifying a **place** for a **compatible use** while retaining its **cultural heritage value**. **Adaptation** processes include alteration and addition.

Authenticity means the credibility or truthfulness of the surviving evidence and knowledge of the **cultural heritage value** of a **place**. Relevant evidence includes form and design, substance and **fabric**, technology and craftsmanship, location and surroundings, context and **setting**, **use** and function, traditions, spiritual essence, and sense of place, and includes **tangible** and **intangible values**. Assessment of **authenticity** is based on identification and analysis of relevant evidence and knowledge, and respect for its cultural context.

Compatible use means a **use** which is consistent with the **cultural heritage value** of a **place**, and which has little or no adverse impact on its **authenticity** and **integrity**.

Connected people means any groups, organisations, or individuals having a sense of association with or responsibility for a **place** of **cultural heritage value**.

Conservation means all the processes of understanding and caring for a **place** so as to safeguard its **cultural heritage value**. **Conservation** is based on respect for the existing **fabric**, associations, meanings, and **use** of the **place**. It requires a cautious approach of doing as much work as necessary but as little as possible, and retaining **authenticity** and **integrity**, to ensure that the **place** and its values are passed on to future generations.

Conservation plan means an objective report which documents the history, **fabric**, and **cultural heritage value** of a **place**, assesses its **cultural heritage significance**, describes the condition of the **place**, outlines **conservation** policies for managing the **place**, and makes recommendations for the **conservation** of the **place**.

Contents means moveable objects, collections, chattels, documents, works of art, and ephemera that are not fixed or fitted to a **place**, and which have been assessed as being integral to its **cultural heritage value**.

Cultural heritage significance means the **cultural heritage value** of a **place** relative to other similar or comparable **places**, recognising the particular cultural context of the **place**.

Cultural heritage value/s means possessing aesthetic, archaeological, architectural, commemorative, functional, historical, landscape, monumental, scientific, social, spiritual, symbolic, technological, traditional, or other **tangible** or **intangible values**, associated with human activity.

Cultural landscapes means an area possessing **cultural heritage value** arising from the relationships between people and the environment. **Cultural landscapes** may have been designed, such as gardens, or may have evolved from human settlement and land use over time, resulting in a diversity of distinctive landscapes in different areas. Associative **cultural landscapes**, such as sacred mountains, may lack **tangible** cultural elements but may have strong **intangible** cultural or spiritual associations.

Documentation means collecting, **recording**, keeping, and managing information about a **place** and its **cultural heritage value**, including information about its history, **fabric**, and meaning; information about decisions taken; and information about physical changes and **interventions** made to the **place**.

Fabric means all the physical material of a **place**, including subsurface material, **structures**, and interior and exterior surfaces including the patina of age; and including fixtures and fittings, and gardens and plantings.

Hapu means a section of a large tribe of the **tangata whenua**.

Intangible value means the abstract **cultural heritage value** of the meanings or associations of a **place**, including commemorative, historical, social, spiritual, symbolic, or traditional values.

Integrity means the wholeness or intactness of a **place**, including its meaning and sense of **place**, and all the **tangible** and **intangible** attributes and elements necessary to express its **cultural heritage value**.

Intervention means any activity that causes disturbance of or alteration to a **place** or its **fabric**.
Intervention includes archaeological excavation, invasive investigation of built **structures**, and any **intervention** for **conservation** purposes.

Iwi means a tribe of the **tangata whenua**.

Kaitiakitanga means the duty of customary trusteeship, stewardship, guardianship, and protection of land, resources, or **taonga**.

Maintenance means regular and on-going protective care of a **place** to prevent deterioration and to retain its **cultural heritage value**.

Matauranga means traditional or cultural knowledge of the **tangata whenua**.

Non-intervention means to choose not to undertake any activity that causes disturbance of or alteration to a **place** or its **fabric**.

Place means any land having **cultural heritage value** in New Zealand, including areas; **cultural landscapes**; buildings, **structures**, and monuments; groups of buildings, **structures**, or monuments; gardens and plantings; archaeological sites and features; traditional sites; sacred **places**; townscapes and streetscapes; and settlements. **Place** may also include land covered by water, and any body of water. **Place** includes the **setting** of any such **place**.

Preservation means to maintain a **place** with as little change as possible.

Reassembly means to put existing but disarticulated parts of a **structure** back together.

Reconstruction means to build again as closely as possible to a documented earlier form, using new materials.

Recording means the process of capturing information and creating an archival record of the **fabric** and **setting** of a **place**, including its configuration, condition, **use**, and change over time.

Reinstatement means to put material components of a **place**, including the products of **reassembly**, back in position.

Repair means to make good decayed or damaged **fabric** using identical, closely similar, or otherwise appropriate material.

Restoration means to return a **place** to a known earlier form, by **reassembly** and **reinstatement**, and/or by removal of elements that detract from its **cultural heritage value**.

Setting means the area around and/or adjacent to a **place** of **cultural heritage value** that is integral to its function, meaning, and relationships. **Setting** includes the **structures**, outbuildings, features, gardens, curtilage, airspace, and accessways forming the spatial context of the **place** or used

in association with the **place**. **Setting** also includes **cultural landscapes**, townscapes, and streetscapes; perspectives, views, and viewshafts to and from a **place**; and relationships with other **places** which contribute to the **cultural heritage value** of the **place**. **Setting** may extend beyond the area defined by legal title, and may include a buffer zone necessary for the long-term protection of the **cultural heritage value** of the **place**.

Stabilisation means the arrest or slowing of the processes of decay.

Structure means any building, standing remains, equipment, device, or other facility made by people and which is fixed to the land.

Tangata whenua means generally the original indigenous inhabitants of the land; and means specifically the people exercising **kaitiakitanga** over particular land, resources, or **taonga**.

Tangible value means the physically observable **cultural heritage value** of a **place**, including archaeological, architectural, landscape, monumental, scientific, or technological values.

Taonga means anything highly prized for its cultural, economic, historical, spiritual, or traditional value, including land and natural and cultural resources.

Tino rangatiratanga means the exercise of full chieftainship, authority, and responsibility.

Use means the functions of a **place**, and the activities and practices that may occur at the **place**. The functions, activities, and practices may in themselves be of **cultural heritage value**.

Whanau means an extended family which is part of a **hapu** or **iwi**.

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This revised text replaces the 1993 and 1995 versions and should be referenced as the *ICOMOS New Zealand Charter for the Conservation of Places of Cultural Heritage Value* (ICOMOS New Zealand Charter 2010).

This revision incorporates changes in conservation philosophy and best practice since 1993 and is the only version of the ICOMOS New Zealand Charter approved by ICOMOS New Zealand (Inc.) for use.

Copies of this charter may be obtained from

ICOMOS NZ (Inc.)
P O Box 90 851
Victoria Street West,
Auckland 1142,
New Zealand.

Appendix five: Archaeological matters



WHAT IS AN ARCHAEOLOGICAL SITE?
The *Historic Places Act 1993* defines an archaeological site as a place associated with pre-1900 human activity, where there may be evidence relating to the history of New Zealand.

TYPES OF ARCHAEOLOGICAL SITES
Māori pā sites are fortified places with banks and ditches. They are often found on cliffs, headlands or ridges.

Remains of **cultivation areas** and **gardens** can be seen in soils and from lines or walls of loose stones or stone mounds. Other types of sites associated with cultivation and settlement include artificially levelled **terraces**, and **pits** for storing kumara.

Middens are rubbish dumps that may contain shells, bones, artefacts, charcoal and sometimes oven stones.

Rock art sites may contain paintings, drawings, carvings or engravings.

Shipwrecks are also a type of archaeological site.

Other **historic sites** contain evidence of whaling, trading, and gold mining, or the remains of mission stations, military redoubts, buildings and structures.



FOR INFORMATION ABOUT ARCHAEOLOGICAL SITES:
For enquiries about archaeological sites and applications to damage, destroy or investigate sites contact the Regional Archaeologist in your nearest New Zealand Historic Places Trust office:

▶ Northland Area Office, Kerikeri (Northland)	PH: 09 407 4443
▶ Northern Regional Office, Auckland (Auckland, Hauraki, Thames/Coromandel)	PH: 09 307 8896
▶ Lower Northern Area Office, Tauranga (Bay of Plenty, Waikato, Gisborne)	PH: 07 578 1219
▶ Central Regional Office, Wellington (Lower North Island, Nelson/Tasman, Marlborough)	PH: 04 801 5088
▶ Southern Regional Office, Christchurch (West Coast, Canterbury)	PH: 03 365 2897
▶ Dunedin Area Office (Otago, Southland)	PH: 03 477 9871

www.historic.org.nz

For further information about the New Zealand Archaeological Association database of archaeological sites and a list of consultant archaeologists, visit their website: www.nzarchaeology.org



New Zealand
Historic Places Trust *ouhere Taonga*

**PROTECTING
ARCHAEOLOGICAL
SITES**



IMAGES

Inside spread, clockwise from left: Remains of Brunner Industrial Complex, West Coast (NZHPT); View looking down Hawkestone Street, Wellington 1845 (C. Samuel C. Brees (AT), A-109-023); Shell midden, Omaha Coast, Northland (NZHPT); Māori rock art, Frenchman's gully, South Canterbury (NZHPT)



Front cover: Ouataua Stonefields (000), Flintlock musket (TE PAPA, GH08078); Kōiate hand club, (TE PAPA, MED0473) | Inside cover: Pa at Māngere Mountain / Te Pane o Mātāaho, Auckland (Kevin Jones (000) | Back cover: Archaeological excavation of Chinese gold-mining settlement, Cromwell, Otago (NZHPT)

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- ▶ What you do when working with a site
- ▶ How you can look after an archaeological site
- ▶ Who to contact for information and advice.

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Appendix four:

CONSEIL INTERNATIONAL
DES MONUMENTS ET DES SITES



INTERNATIONAL COUNCIL
ON MONUMENTS AND SITES

HISTORIC GARDENS (THE FLORENCE CHARTER 1981)

Adopted by ICOMOS in December 1982.

PREAMBLE

The ICOMOS-IFLA International Committee for Historic Gardens, meeting in Florence on 21 May 1981, decided to draw up a charter on the preservation of historic gardens which would bear the name of that town. The present Florence Charter was drafted by the Committee and registered by ICOMOS on 15 December 1982 as an addendum to the Venice Charter covering the specific field concerned.

DEFINITIONS AND OBJECTIVES

Article 1.

"A historic garden is an architectural and horticultural composition of interest to the public from the historical or artistic point of view". As such, it is to be considered as a monument.

Article 2.

"The historic garden is an architectural composition whose constituents are primarily vegetal and therefore living, which means that they are perishable and renewable." Thus its appearance reflects the perpetual balance between the cycle of the seasons, the growth and decay of nature and the desire of the artist and craftsman to keep it permanently unchanged.

Article 3.

As a monument, the historic garden must be preserved in accordance with the spirit of the Venice Charter. However, since it is a living monument, its preservation must be governed by specific rules which are the subject of the Present charter.

Article 4.

The architectural composition of the historic garden includes:

- Its plan and its topography.
- Its vegetation, including its species, proportions, colour schemes, spacing and respective heights.
- Its structural and decorative features.
- Its water, running or still, reflecting the sky.

Article 5.

As the expression of the direct affinity between civilisation and nature, and as a place of enjoyment suited to meditation or repose, the garden thus acquires the cosmic significance of an idealised image of the world, a "paradise" in the etymological sense of the term, and yet a testimony to a culture, a style, an age, and often to the originality of a creative artist.

Article 6.

The term "historic garden" is equally applicable to small gardens and to large parks, whether formal or "landscape".

Article 7.

Whether or not it is associated with a building in which case it is an inseparable complement, the historic garden cannot be isolated from its own particular environment, whether urban or rural, artificial or natural.

Article 8.

A historic site is a specific landscape associated with a memorable act, as, for example, a major historic event; a well-known myth; an epic combat; or the subject of a famous picture.

Article 9.

The preservation of historic gardens depends on their identification and listing. They require several kinds of action, namely maintenance, conservation and restoration. In certain cases, reconstruction may be recommended. The authenticity of a historic garden depends as much on the design and scale of its various parts as on its decorative features and on the choice of plant or inorganic materials adopted for each of its parts.

MAINTENANCE, CONSERVATION, RESTORATION, RECONSTRUCTION

Article 10.

In any work of maintenance, conservation, restoration or reconstruction of a historic garden, or of any part of it, all its constituent features must be dealt with simultaneously. To isolate the various operations would damage the unity of the whole.

MAINTENANCE AND CONSERVATION

Article 11.

Continuous maintenance of historic gardens is of paramount importance. Since the principal material is vegetal, the preservation of the garden in an unchanged condition requires both prompt replacements when required and a long-term programme of periodic renewal (clear felling and replanting with mature specimens).

Article 12.

Those species of trees, shrubs, plants and flowers to be replaced periodically must be selected with regard for established and recognised practice in each botanical and horticultural region, and with the aim to determine the species initially grown and to preserve them.

Article 13.

The permanent or movable architectural, sculptural or decorative features which form an integral part of the historic garden must be removed or displaced only insofar as this is essential for their conservation or restoration. The replacement or restoration of any such jeopardised features must be effected in accordance with the principles of the Venice Charter, and the date of any complete replacement must be indicated.

Article 14.

The historic garden must be preserved in appropriate surroundings. Any alteration to the physical environment which will endanger the ecological equilibrium must be prohibited. These applications are applicable to all aspects of the infrastructure, whether internal or external (drainage works, irrigation systems, roads, car parks, fences, caretaking facilities, visitors' amenities, etc.).

RESTORATION AND RECONSTRUCTION

Article 15.

No restoration work and, above all, no reconstruction work on a historic garden shall be undertaken without thorough prior research to ensure that such work is scientifically executed and which will involve everything from excavation to the assembling of records relating to the garden in question and to similar gardens. Before any practical work starts, a project must be prepared on the basis of said research and must be submitted to a group of experts for joint examination and approval.

Article 16.

Restoration work must respect the successive stages of evolution of the garden concerned. In principle, no one period should be given precedence over any other, except in exceptional cases where the degree of damage or destruction affecting certain parts of a garden may be such that it is decided to reconstruct it on the basis of the traces that survive or of unimpeachable documentary evidence. Such reconstruction work might be undertaken more particularly on the parts of the garden nearest to the building it contains in order to bring out their significance in the design.

Article 17.

Where a garden has completely disappeared or there exists no more than conjectural evidence of its successive stages a reconstruction could not be considered a historic garden.

USE

Article 18.

While any historic garden is designed to be seen and walked about in, access to it must be restricted to the extent demanded by its size and vulnerability, so that its physical fabric and cultural message may be preserved.

Article 19.

By reason of its nature and purpose, a historic garden is a peaceful place conducive to human contacts, silence and awareness of nature. This conception of its everyday use must contrast with its role on those rare occasions when it accommodates a festivity. Thus, the conditions of such occasional use of a historic garden should be clearly defined, in order that any such festivity may itself serve to enhance the visual effect of the garden instead of

perverting or damaging it.

Article 20.

While historic gardens may be suitable for quiet games as a daily occurrence, separate areas appropriate for active and lively games and sports should also be laid out adjacent to the historic garden, so that the needs of the public may be satisfied in this respect without prejudice to the conservation of the gardens and landscapes.

Article 21.

The work of maintenance and conservation, the timing of which is determined by season and brief operations which serve to restore the garden's authenticity, must always take precedence over the requirements of public use. All arrangements for visits to historic gardens must be subjected to regulations that ensure the spirit of the place is preserved.

Article 22.

If a garden is walled, its walls may not be removed without prior examination of all the possible consequences liable to lead to changes in its atmosphere and to affect its preservation.

LEGAL AND ADMINISTRATIVE PROTECTION

Article 23.

It is the task of the responsible authorities to adopt, on the advice of qualified experts, the appropriate legal and administrative measures for the identification, listing and protection of historic gardens. The preservation of such gardens must be provided for within the framework of land-use plans and such provision must be duly mentioned in documents relating to regional and local planning. It is also the task of the responsible authorities to adopt, with the advice of qualified experts, the financial measures which will facilitate the maintenance, conservation and restoration, and, where necessary, the reconstruction of historic gardens.

Article 24.

The historic garden is one of the features of the patrimony whose survival, by reason of its nature, requires intensive, continuous care by trained experts. Suitable provision should therefore be made for the training of such persons, whether historians, architects, landscape architects, gardeners or botanists. Care should also be taken to ensure that there is regular propagation of the plant varieties necessary for maintenance or restoration.

Article 25.

Interest in historic gardens should be stimulated by every kind of activity capable of emphasising their true value as part of the patrimony and making for improved knowledge and appreciation of them: promotion of scientific research; international exchange and circulation of information; publications, including works designed for the general public; the encouragement of public access under suitable control and use of the media to develop awareness of the need for due respect for nature and the historic heritage. The most outstanding of the historic gardens shall be proposed for inclusion in the World Heritage List.

Nota Bene

The above recommendations are applicable to all the historic gardens in the world.

Additional clauses applicable to specific types of gardens may be subsequently appended to the present Charter with brief descriptions of the said types.



How were Pā defended?

Māori defended pā in three main ways. They could steepen natural slopes around the pā by scarping (removing earth). They could dig a deep ditch and use the earth to make an internal bank. Features constructed with soil are known as “earthworks”. They could build timber palisades (high fences). In the Bay of Islands and Taranaki stone was sometimes also used to strengthen banks and make walls, but this was uncommon elsewhere.



Fortifications were built to suit the needs of the defenders. If there was an easy approach along a ridge line, the way could be blocked with earthworks such as ditches and banks. Pā built for gun fighting had loop holes in the base of palisades to enable gun fire and angled earthworks for flanking fire. The entrance to a pā can be difficult to find. It is usually an easily defended narrow gap in the earthworks, sometimes between the end of defences and the edge of a steep escarpment.



New Zealand
Historic Places Trust *ouhere Taonga*

PĀ TO VISIT

Bay of Islands	Kororipo, Kerikeri
Whangarei	Parahaki
Auckland	Maungakiekie, One Tree Hill
	Maungawhau, Mt Eden
	Te Pane A Mātāaho, Mangere
Coromandel	Opito Point, Whitianga
Bay of Plenty	Kapu te Rangī, Whakatane
Hawkes Bay	Otātara, Taradale
Taranaki	Te Kōru, Oakura
	Okoki (Sir Peter Buck Memorial)
Marlborough	Karaka Point, Picton
Canterbury	Kaiapoi Pā, Woodend
Otago	Huriawa, Karitane
	Katiki, south of Moeraki
	Mapoutahi, Purakauuni

These places are in public ownership and can be freely visited. They are important Māori heritage places and should be treated with care and respect. Pā on private land require the owners' consent to visit.

FURTHER READING

Davidson, J. 1987 2nd Edition. *The Prehistory of New Zealand*. Longman Paul, Auckland.

Sutton, D, Furey, L and Marshall, Y. 2003. *The Archaeology of Pōuerua*. Auckland University Press, Auckland.

FOR INFORMATION

ABOUT ARCHAEOLOGICAL SITES

For information about archaeological sites, applying for an archaeological authority or the *Historic Places Act 1993* contact:

New Zealand Historic Places Trust
www.nzhiptarchaeology.org.nz
Email: archaeology@historic.org.nz
NZ Historic Places Trust, PO Box 2629, Wellington

New Zealand Archaeological Association's website
www.nzarchaeology.org

www.historic.org.nz



NEW ZEALAND
Lottery Grants Board
TE PUNA TANUA
Funded from the profits of lotteries

IMAGES

Inside spread, clockwise from top left: Motupā Pā with Tongarua, 1846; George F. Angus (ATL A-196-022); Pā at Otatū, South Taranaki, Kevin Jones (000); From the Pā Pipitea, Port Nicholson, 1860; William Mein Smith (ATL C-015-005); Present day Rangiriri Pā, Waikato (0298); Earthworks at Rangiriri Pā, 1863; Charles Heaphy



(ATL A-145-005) Front cover: Pā at One Tree Hill/Maungakiekie, Kevin Jones (000); Palisade carving/Tekekeo (Te Pāpa) Inside cover: Tane-nui-a-Rangī Pā, Hawkes Bay, 1869; Henry S. Bates (ATL KOK-ATL-0008); Fighting stages and palisade, Otakanini Pā, South Kaipara, 1971; P. Bellwood

WHAT IS A PĀ?

A pā is a fortified place built by Māori. Pā are associated with a group of related people and vary in size from those built for whanau (a large family) to hapu or iwi (tribe) of several hundred people. In the past, they were built as refuge from attack during times of war, but also had many other uses. They were secure places to live and store food, they were residences for important people and centres for learning, crafts and horticulture. Pā were not lived in all the time; according to the season, people may have been away fishing or collecting birds, or looking after gardens. People may have lived in open settlements most of the time, only going to the pā in times of trouble.

WHERE ARE PĀ FOUND?

The archaeological remains of pā can be very obvious in the landscape. They are often located on naturally defensible high points, such as the end of a steep-sided ridge, a coastal headland or an isolated hill. Pā were also built at the edge of swamps and sometimes on flat land. In many cases pā can be recognised from a distance by their profile on the skyline, such as a flat platform, the 'V' shaped notch of a defensive ditch or a series of steps (terraces) cut into the hillside to make level areas.

WHAT IS INSIDE A PĀ?

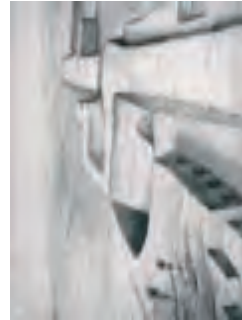
There is no set plan for the inside of pā, the layout depends on the nature of each site and its purpose. Archaeological remains of places that were commonly found inside may still be seen. The *tīhi* (platform) is a large flat area at the top, often associated with important people. Terraces are artificially levelled areas that provided flat areas for activities and buildings. Rectangular or circular depressions are often the remains of pits for storing kumara. Archaeological excavation has shown that these pits were originally up to a metre deep and were covered by a pitched roof.

WHEN WERE PĀ BUILT?

The earliest date for defended sites, obtained by archaeologists using radiocarbon dating techniques, is the 16th century. Many pā continued to be built and lived in until the early 19th century. Pā were seen and described by Captain James Cook in 1770 and by European missionaries and travellers in the early 1800s. After the arrival of the musket, traditional styles of pā construction were modified to suit fighting with guns and artillery. In some places, pā remain in use today.

PROTECTING ARCHAEOLOGICAL SITES

Pā are an irreplaceable part of our heritage. They are archaeological sites and are protected by the *Historic Places Act 1993*. If you wish to do any work that may affect an archaeological site you must obtain an authority from the New Zealand Historic Places Trust before you begin. It is an offence to modify, damage or destroy an archaeological site without the written authority of the Trust.





Archaeological sites are an irreplaceable part of our heritage. Before you apply for an authority, it is worthwhile considering if there may be an alternative that will not adversely affect the archaeological site.

For example, if you are planning a subdivision of land for residential development, could the building platforms and accessways be designed to avoid archaeological sites? Could the archaeological sites be part of land for reserve contribution?

Protecting archaeological sites from damage helps preserve our heritage for future generations. The Trust, New Zealand Archaeological Association and archaeological consultants can advise on ways to preserve archaeological sites.



FOR INFORMATION ABOUT ARCHAEOLOGICAL SITES:
For enquiries about archaeological sites and applications to damage, destroy or investigate sites contact the Regional Archaeologist in your nearest New Zealand Historic Places Trust office:

- Northland Area Office, Kerikeri (Northland) PH: 09 407 4443
- Northern Regional Office, Auckland (Auckland, Hauraki, Thames / Coromandel) PH: 09 307 8896
- Lower Northern Area Office, Tauranga (Bay of Plenty, Waikato, Gisborne) PH: 07 578 1219
- Central Regional Office (Lower North Island, Nelson / Tasman, Marlborough) PH: 04 801 5088
- Southern Regional Office, Christchurch (Canterbury, West Coast) PH: 03 365 2897
- Otago / Southland Area Office (Otago, Southland) PH: 03 477 9871
- The Senior Archaeologist NZ Historic Places Trust, PO Box 2629, Wellington Email: archaeology@historic.org.nz PH: 04 472 4341

For further information about the New Zealand Archaeological Association database of archaeological sites and a list of consultant archaeologists, visit their website, www.nzarchaeology.org

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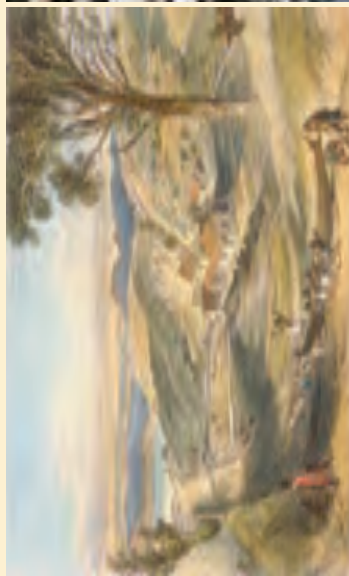
APPLYING FOR AN ARCHAEOLOGICAL AUTHORITY

New Zealand Historic Places Trust *ouhere Taonga*



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Prepared by:

Jenny May - Heritage Consultant

John Wilson - Historian

Dave Pearson - Heritage Architect

Wendy Hoddinott - Landscape Architect

Bridget Mosley - Archaeologist

Takerei Norton - Ngai Tahu Adviser, Cultural and Heritage Values

Helen Brown - Maori Heritage Adviser/Pouarahi, New Zealand Historic Places Trust Pouhere Taonga

For the Asset and Network Planning Unit

Christchurch City Council

6. 12. 2012

**AKAROA/WAIREWA COMMUNITY BOARD
17 OCTOBER 2012**

**Report of a meeting of the Akaroa/Wairewa Community Board
held on Wednesday 17 October 2012 at 9.35am in the Boardroom
Little River Service Centre, 4238 Christchurch-Akaroa Road, Little River**

PRESENT: Pam Richardson (Chairman), Lyndon Graham, Leigh Hickey, Stewart Miller and Bryan Morgan.

APOLOGIES: An apology for absence was received and accepted from Claudia Reid.

The Board reports that:

PART B – REPORTS FOR INFORMATION

1. DEPUTATIONS BY APPOINTMENT

1.1 ALLISON CRAW – ST LUKES CHURCH, LITTLE AKALOA

Mrs Craw gave a brief history on St Lukes Church and asked the Board for its support of a funding application to the Council's Heritage Fund, towards a Conservation report and ongoing conservation work.

The Board **decided** to write a letter of support for the St Lukes Church's application for funding for a Conservation Report, to recognise the cross cultural heritage importance of the building, and its importance to the overall heritage of Banks Peninsula.

1.2 SHARON RODGERS AND TEENA PENDER (MR WHIPPY)

Ms Rodgers and Ms Pender discussed the proposed permanent mobile food stall sites in Akaroa with the Board, prior to the Board's consideration of a report on possible sites.

(Refer Clause 12).

2. PRESENTATION OF PETITIONS

Nil.

3. NOTICES OF MOTION

Nil.

4. CORRESPONDENCE

Nil.

5. RESERVE MANAGEMENT COMMITTEES

5.1 DUVAUCHELLE RESERVE MANAGEMENT COMMITTEE

The Board noted that the Detailed Engineers Evaluation (DEE) was still to be carried out on the Duvauchelle Holiday Park and asked that Council staff ensure if a closure was necessary, that the Duvauchelle Reserve Management Committee was advised well in advance of the holiday season.

6. 12. 2012

Akaroa/Wairewa Community Board 17. 10. 2012

5 Cont'd

The Board **received** the minutes of the Duvauchelle Reserve Management Committee meeting held on Monday 10 September 2012.

6. AKAROA MUSEUM ADVISORY COMMITTEE – 24 SEPTEMBER 2012

The Board **received** the minutes of the Akaroa Museum Advisory Committee meeting held on Monday 24 September 2012.

7. BRIEFINGS

7.1 DAVID DALLY – UNIT MANAGER CUSTOMER SERVICES

The Unit Manager Customer Services briefed the Board on customer services matters.

The Board **decided** to ask staff to investigate alterations to the Little River Service Centre to accommodate a larger meeting room.

The Board commented that the Council's website needed improvements to make it more "user friendly".

7.2 GRANT MACLEOD – TEAM LEADER, STRENGTHENING COMMUNITIES

The Strengthening Communities Team Leader updated the Board on progress towards the appointment of Community Earthquake Area Advocates to assist Boards with the recovery process.

7.3 SUE GRIMWOOD – STRENGTHENING COMMUNITIES ADVISER

The Strengthening Communities Adviser updated the Board on the following matters:

- Banks Peninsula Plunket Community Pre School – plans for expansion
- Wastewater Meeting, Birdlings Flat
- Health Services, Little River – meeting 26 November
- Relocatable building available from school in Le Bons Bay
- Little River Toy Library, seeking alternative site

8. COMMUNITY BOARD ADVISERS' UPDATE

The Board received information from the Community Board Adviser on various matters.

- The Board **decided** to receive the inward correspondence and approve the outward correspondence to New Zealand Police regarding police staffing levels in Akaroa.
- The Board **decided** to postpone discussion on the appointment of the Council representative on the Okains Bay Maori and Colonial Museum Trust until the November Board meeting.

9. ELECTED MEMBERS' INFORMATION EXCHANGE

Specific mention was made of the following matters:

- The Board was informed that the Duvauchelle School Board of Trustees has indicated it will be seeking a letter of support from the Board for the school to remain as a stand alone school, rather than becoming a satellite school of Akaroa Area School as had been proposed by the Ministry of Education.

6. 12. 2012

Akaroa/Wairewa Community Board 17. 10. 2012

- The Board **decided** to ask the Department of Conservation why the willow trees at Catons Bay had been felled, when the area would be cleaned up and if any replanting was planned, as it was noted that the Rail Trail toilet could now be clearly seen from the State Highway, which was in contravention of resource consent conditions imposed when it was built.
- The Board **decided** to ask staff for an update on the lease of the Akaroa Butchery.

10. QUESTIONS UNDER STANDING ORDERS

Nil.

PART C – DELEGATED DECISIONS

11. CONFIRMATION OF MINUTES

Ordinary Meeting – 19 September 2012

The Board **resolved** that the minutes of its ordinary meeting (both open and public excluded sections) held on Wednesday 19 September 2012 be confirmed.

12. POSSIBLE SITES FOR THE PERMANENT MOBILE FOOD STALLS IN AKAROA

The Board considered a report on potential mobile food stall sites in the business area of Akaroa in order to identify two sites to be designated as permanent sites.

The Board **resolved** to approve the following two sites for permanent mobile food stalls with the exact locations to be determined by staff:

- (a) A site within 10 metres of Site 3, as identified in the report.
- (b) A site approximately 10 metres closer to The Weighbridge than Site 6, as identified in the report.

The Board **decided** to ask staff if it was possible to make the initial lease period for the two sites, a 12 month trial period, before longer term leases were granted.

13. BRIEFINGS - Continued

13.1 DISCRETIONARY RESPONSE FUND APPLICATION

The Board was informed that Lisa Pirika, an artist from Birdlings Flat, has been selected to attend the inaugural World Art Games to be held in Croatia in May 2013. Ms Pirika was required to attend pre-travel meetings, which were being held in Wellington, and she urgently needed funding to attend those meetings.

Members agreed that they had received sufficient information from the Strengthening Communities Adviser to consider a funding request for Ms Pirika.

The Board **resolved** to approve a grant of \$300 from its 2012/13 Discretionary Response Fund to Lisa Pirika towards the cost of travel to Wellington to attend the pre travel meetings associated with her attendance at the World Art Games in 2013.

6. 12. 2012

Akaroa/Wairewa Community Board 17. 10. 2012

The meeting concluded at 2.47pm.

CONFIRMED THIS 14TH DAY OF NOVEMBER 2012

**PAM RICHARDSON
CHAIRMAN**

6 12. 2012

**FENDALTON/WAIMAIRI COMMUNITY BOARD
12 NOVEMBER 2012**

**Report of a meeting of the Fendalton/Waimairi Community Board
held on Monday 12 November 2012 at 4pm
in the Boardroom, Fendalton Service Centre, corner Jeffreys and Clyde Roads.**

PRESENT: Val Carter (Chairperson), Cheryl Colley (Deputy Chairperson), Faimeh Burke, David Cartwright, Jamie Gough and David Halstead.

APOLOGIES: An apology was received and accepted from Sally Buck.

The Board reports that:

PART B - REPORTS FOR INFORMATION

1. DEPUTATIONS BY APPOINTMENT

1.1 WARREN STONE – NORTH WEST AREA REVIEW – AREA 3

Mr Warren Stone and Mr Greg Brogden were in attendance and spoke to the Board regarding theirs and other residents' concerns on the proposed re-zoning of Land in Area 3 of the North West Area Review for business use. These included proximity to high density residential areas, potential parking congestion in residential streets, impact of increased traffic volumes, impact on Avonside cemetery and the peaceful contemplative environment of the Earthquake Memorial, and general loss of rural outlook/living amenity.

Mr Brogden also highlighted residents' concerns regarding consultation to date and how they would be involved and participate effectively in the future.

Staff advised the Board of the consultation process to date, which had encompassed the whole of the North West Area Review and outlined the more targeted consultation proposed for the individual areas – specifically Area 3.

Board members and the deputation were provided with an Information Memorandum to this effect. Staff advised that a variety of consultation approaches would be offered ranging from individual discussion to Drop-In sessions.

The Board thanked Mr Stone, Mr Brogden and staff.

Following further discussion regarding the proposed consultation for Area 3, the Board **decided** to request that staff specifically follow up on the concerns raised by the deputation and that consideration be given to a community meeting as well as the proposed 'Drop in' session and that the Board be kept informed.

1.2 MAURICE STONE – REMBRANDT PLACE

Mr Maurice Stone was in attendance and spoke to the Board regarding his request for the removal of a tree outside his property at 30 Rembrandt Place to prevent shading of his swimming pool. (Mr Stone had previously addressed the Board and staff had been actively engaged on the matter.)

Mr Stone advised that he would be willing to pay for both the removal and replacement of the tree. Mr Stone further advised that although he was aware that a street tree renewal/beautification was planned for Rembrandt Place in two years time, he would wish for the tree to be removed more immediately.

The Board thanked Mr Stone for his deputation. Clause 9 refers.

1 Cont'd

1.3 GOING DIGITAL – PROMOTION OF DIGITAL TELEVISION

Greg Harford, National Manager of Going Digital, and Gary Burt, Community Adviser updated the Board regarding the Government campaign promoting the national switch over from analogue to digital television. They outlined the plans for this change which is scheduled for Christchurch in April 2013. The Board was advised of the range of activities planned for promoting these changes to local communities and sought feedback on how to reach as many people as possible to ensure awareness. The Board suggested groups and organisations that would benefit from that advice.

2. PRESENTATION OF PETITIONS

Nil.

3. NOTICES OF MOTION

Nil.

4. CORRESPONDENCE

4.1 BISHOPDALE LIBRARY/COMMUNITY CENTRE

The Board **received** tabled correspondence from Mr Russell Wilson of the Bishopdale Centre Association Inc regarding a recent article in the Press in connection with the replacement of damaged libraries in Christchurch.

Mr Wilson was seeking clarification on behalf of the association on the proposals for the rebuild or repair of the Bishopdale Library and Community Centre and reassurance that the current building did not pose any danger due to its low earthquake rating (DEE assessment).

The Board reiterated their commitment to advocate for the rebuild/repair of the Bishopdale library and community centre and the need to be fully engaged in any decision making regarding this matter.

The Board **decided**:

- (a) That Mr Wilson's email be referred to staff for a response.
- (b) To request that staff provide an update, including the report going to Council later this month, on the rebuild/repair status of the library, community centre and crèche.

5. BRIEFINGS

Nil.

6. COMMUNITY BOARD ADVISER'S UPDATE

- The Board **received** information regarding its resolutions from previous meetings and noted the following:
 - (a) The request from a number of residents for the removal of trees adjacent to Westburn Reserve has been followed up by staff. A number of meetings have been held and residents advised that work is planned to remove/replace the trees in 2013.

6 Cont'd

The residents are comfortable with this timeframe and have formally agreed that this will resolve the issues raised in their correspondence.

The Board expressed thanks to the arborists and requested that a final acknowledgement letter be sent to the residents concerned.

- "Top Team" update and confirmation that schools involved will be Burnside Primary School and Cobham Intermediate School. The date is still to be confirmed.

7. ELECTED MEMBERS' INFORMATION EXCHANGE

- **Board's Informal Workshop Regarding Earthquake Priorities**

The Chairperson provided a brief introduction to the notes of an informal workshop she had led with Board members, to reassess their list of ward earthquake priorities on 17 October 2012.

The Board asked for the notes to be shared with staff for feedback on which items could be progressed.

Members were also requested to provide further prioritisation via email to the Chairperson.

The option of a workshop with relevant staff to further progress the priorities in the near future was also considered.

- David Halstead sought feedback on the outcome of the deputation, made to the Council's Earthquake forum, by Mr Malcolm Ott regarding his difficulties in securing a rubbish collection at his 'red stickered' property.

Councillor Gough advised that the matter had been referred to the Corporate and Financial Committee which was meeting on Wednesday 14 November 2012 and that he would feedback to Board members. David Halstead advised that he was aware of other residents in similar situations and that early resolution of the issue was needed.

PART C - REPORT ON DELEGATED DECISIONS TAKEN BY THE BOARD

8. CONFIRMATION OF MEETING MINUTES –29 OCTOBER 2012

The Board **resolved** that the minutes of its ordinary meeting of Monday 29 October 2012, be confirmed.

9. REQUEST FOR STREET TREE REMOVAL, 30 REMBRANDT PLACE, BURNSIDE

The Board considered a report regarding whether to remove or retain the Liquidambar street tree which is one of three located outside 30 Rembrandt Place, Burnside. The tree is casting shade on the resident's swimming pool.

STAFF RECOMMENDATION

It is recommended that the Fendalton/Waimairi Community Board decline the request to remove the Liquidambar street tree and continue to maintain it to internationally recognised and accepted arboricultural practices, standards and procedures.

9 Cont'd

BOARD CONSIDERATION

The Board noted the staff recommendation during its discussion on this matter and in particular that Rembrandt Place trees were scheduled to be reviewed in two years time which would include a reassessment of all street trees. Staff advised that at that time it was likely that all the trees would be replaced and that the project would be done in conjunction with residents. Rembrandt Place is known for its trees and streetscape. The Board felt that two years was too long a timeframe for Mr Stone's issues to be resolved. The Board also questioned the cost effectiveness of replacing the tree for a period of two years, when it was likely that a fully revised tree landscape plan would take effect.

The Board **resolved**:

- (a) That the Liquidambar street tree outside 30 Rembrandt Place be removed at the resident's cost.
- (b) That any replacement of the tree becomes part of the consultation process already planned for the street renewal.

10. FENDALTON/WAIMAIRI COMMUNITY BOARD – 2012/13 RECESS COMMITTEE

The Board's approval was sought to put in place delegation arrangements for the making of any required decisions (including applications for funding) that would otherwise be dealt with by the Board, covering the period following its final scheduled meeting for the year on 11 December 2012 up until the resumption of its ordinary meetings in February 2013.

The Board **resolved**:

- (a) That a Fendalton/Waimairi Community Board Recess Committee comprising the Board Chairperson, Deputy Chairperson and one other Board member available (or their nominees), be authorised to exercise the delegated powers of the Fendalton/Waimairi Community Board for the period following its ordinary meeting on 11 December 2012 up until the Board resumes normal business in early February 2013.
- (b) That the application of any such delegation be reported back to the Board for record purposes.

11. FENDALTON/WAIMAIRI COMMUNITY BOARD – 2013 MEETING DATES

The Board considered a schedule of its ordinary meeting dates from February to September 2013 inclusive.

The Board **resolved** to adopt a schedule of ordinary meeting dates up to September 2013 to be held at 3.30pm in the Board Room, corner Jeffreys and Clyde Roads, as follows:

Tuesday 19 February	Tuesday 18 June
Tuesday 5 March	Tuesday 2 July
Tuesday 19 March	Tuesday 16 July
Tuesday 2 April	Tuesday 6 August
Tuesday 16 April	Tuesday 20 August
Tuesday 7 May	Tuesday 3 September
Tuesday 21 May	Tuesday 17 September
Tuesday 4 June	

The meeting concluded at 5.50pm.

CONFIRMED THIS 26TH DAY OF NOVEMBER 2012

**VAL CARTER
CHAIRPERSON**

6. 12. 2012

**HAGLEY/FERRYMEAD COMMUNITY BOARD
31 OCTOBER 2012**

**Report of a meeting of the Hagley/Ferrymead Community Board
held on Wednesday 31 October 2012 at 3pm in the Board Room,
Woolston Club, 43 Hargood Street, Woolston, Christchurch.**

PRESENT: Bob Todd (Chairperson), Islay McLeod (Deputy Chairperson), David Cox, Yani Johanson, Brenda Lowe-Johnson and Nathan Ryan.

APOLOGIES An apology for absence was received and accepted from Tim Carter.

An apology for lateness was received and accepted from Yani Johanson who arrived at 3.04pm and was absent for Clauses 1, 2, 3, 4, 5, 9 and part of Clause 10.

PART B - REPORTS FOR INFORMATION

1. DEPUTATIONS BY APPOINTMENT

Nil.

2. PRESENTATION OF PETITIONS

Nil.

3. NOTICES OF MOTION

Nil.

4. CORRESPONDENCE

Nil.

5. BRIEFINGS

Nil.

6. COMMUNITY BOARD ADVISER'S UPDATE

- The Board **received** information from the Community Board Adviser on Board-related activities including upcoming meetings, public drop in session and residents group meeting for the Central City Living Zones Review, Board feedback on the Council Facilities Rebuild Plan Prioritised Programme and current consultations.
- The Board **received** a memorandum providing an update on the Mt Pleasant Memorial Community Centre and Residents Association Lease.
- The Board **received** a copy of a letter to residents, stakeholders and neighbours on the Woodham Park Playground Upgrade and discussed an event to celebrate the reopening of the playground, which is intended to be held in December.

6 Cont'd

- Board members were advised that the Canterbury Earthquake Recovery Authority are seeking feedback on the TC3 Community meetings, and are planning to meet with the Board regarding feedback and ongoing communication with communities on this matter.
- Board members discussed the recently completed landscape upgrade of Glenroy Reserve, and **requested** staff investigate the possibility of neighbourhood event to acknowledge this.
- The Board decision regarding the payment of grant of \$2,500 from the 2012/13 Discretionary Response Fund to the Avon-Otakaro Network is included in Clause 12 (Part C) of these minutes.

7. **QUESTIONS UNDER STANDING ORDERS**

Nil.

8. **BOARD MEMBERS' INFORMATION EXCHANGE**

- Yani Johanson advised Board members he had attended the Annual General Meeting of the Sumner Residents Association, and that the Association name is now the Sumner Community Residents Association.
- Board members discussed Scott's Fourth Hut, a pre-fabricated hut which travelled to Antarctica but was never unloaded, and **request** staff provide advice on the possibility of the hut being retained and placed on Council land in the Hagley/Ferrymead ward.
- The Board Chairperson gave an update on the Community Board Chairpersons and Staff Forum meeting which was held on 26 October, and included presentations from representatives of the Canterbury Earthquake Recovery Authority and the Ministry of Education.
- Board members discussed matters relating to the Ministry of Education's Greater Christchurch Education Renewal Plan, including the meeting with the Minister of Education held at Phillipstown School, and the upcoming Board meeting with principals.
- The Board Chairperson advised the Board that he had, in conjunction with the Joshua Foundation, recently presented nine Avonside Girls' High School pupils with Duke of Edinburgh Hillary Awards.

PART C – REPORT ON DELEGATED DECISIONS TAKEN BY THE BOARD

9. **CONFIRMATION OF MEETING MINUTES – 17 OCTOBER 2012**

It was **resolved** on the motion of Islay McLeod, seconded by Nathan Ryan, that the minutes of the Board's ordinary meeting of 17 October 2012 be confirmed.

10. **BROWNLEE RESERVE – PROPOSED PLAYGROUND UPGRADE**

The Board considered a report seeking approval of the concept plan for the upgrade of the playground at Brownlee Reserve following consultation with the local community.

6. 12. 2012

Hagley/Ferrymead Community Board 31. 10. 2012

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10 Cont'd

It was **resolved** on the motion of David Cox, seconded by Bob Todd, that:

- (a) The Hagley/Ferrymead Community Board approve the concept plan (Attachment 1) for the upgrade of the playground at Brownlee Reserve.
- (b) Council staff be commended on their commitment to this project.

11. APPLICATION TO HAGLEY/FERRYMEAD COMMUNITY BOARD 2012/13 YOUTH DEVELOPMENT SCHEME – GREGORY THOMAS MOORE

The Board considered a report seeking approval of an application for funding to the Hagley/Ferrymead Community Board 2012/13 Youth Development Scheme from Gregory Moore.

It was **resolved** on the motion of David Cox, seconded by Islay McLeod, that the Hagley/Ferrymead Community Board support the application and allocate \$400 from the 2012/13 Youth Development Scheme Fund to Gregory Thomas Moore to represent New Zealand in the U19 World Triathlon Championship in Auckland, October 2012.

12. COMMUNITY BOARD ADVISER'S UPDATE CONT'D

Further to Clause 8 (Part B) of these minutes, the Board was advised that the grant of \$2,500 from the 2012/13 Discretionary Response Fund to the Avon-Otakaro Network towards New Brighton Gig Acts, Heritage Trail and Community Garden Tours, Brighton Beach sand art, Opening and Regatta public address system, BBQ and Picnic and Jump Jam hall hire for the Spring River Festival should be paid to Renew Brighton as the umbrella organisation for the Spring River Festival.

It was **resolved** on the motion of Bob Todd, seconded by David Cox, that the Hagley/Ferrymead Community Board resolve that further to the Board's resolution of 17 October 2012 to grant \$2,500 to the Avon-Otakaro Network for activities related to the Spring River Festival, that the Board directs the grant be paid to Renew Brighton, as the umbrella organisation for the Spring River Festival.

The Board Chairperson thanked Board members and staff for their attendance and contributions and declared the meeting closed at 3.46pm.

CONFIRMED THIS 14TH DAY OF NOVEMBER 2012

**BOB TODD
CHAIRPERSON**

6. 12. 2012

**LYTTELTON/MT HERBERT COMMUNITY BOARD
18 OCTOBER 2012**

**Report of a meeting of the Lyttelton/Mt Herbert Community Board
held on Thursday 18 October 2012 at 1.39pm in the
Harbour View Lounge, Living Springs, 218 Bamfords Road, Allandale**

- PRESENT:** Paula Smith (Chairperson), Ann Jolliffe, Adrian Te Patu and Andrew Turner.
- APOLOGY:** Apologies for absence were received and accepted from Jeremy Agar and Claudia Reid, and an apology for lateness was received and accepted from Adrian Te Patu.
- KARAKIA:** Paula Smith gave the opening karakia.

The Board reports that:

PART B - REPORTS FOR INFORMATION

1. DEPUTATIONS BY APPOINTMENT

1.1 LOTTIE HARRIS, PROJECT LYTTELTON

Lottie Harris, Project Lyttelton, presented a letter of thanks to the Board for funding of the training course on the Treaty of Waitangi granted to Project Lyttelton from the Strengthening Communities Fund. She also recommended that all Community Board members should take advantage of the benefits received from attending a course on the Treaty of Waitangi.

(Refer Clause 2.1)

1.2 LYTTELTON PLUNKET COMMITTEE

Representatives from the Lyttelton Plunket Committee were unable to attend the meeting but had forwarded a submission seeking support for the priority rebuild of the Plunket building on the current site at 8 Sumner Road.

The Board **decided** to receive the submission from the Lyttelton Plunket Committee and to forward it to the Facilities Rebuild team for a rapid response to take advantage of local goodwill and willingness to assist with the rebuild of the facility.

The Board also requested that this information be forwarded to Lyttelton Masterplan staff.

1.3 SERGEANT GARY MANCH, LYTTELTON POLICE

Sergeant Gary Manch updated the Board with the latest incident figures for Lyttelton and the Harbour area. He emphasised the need for residents to phone in to the Police at the time that problems are occurring and not leave it until the next day.

2. CORRESPONDENCE

2.1 LOTTIE HARRIS, PROJECT LYTTELTON

The Board **received** correspondence from Lottie Harris, Project Lyttelton and **decided** to request that staff investigate Treaty of Waitangi training for the Board and the possibility of extending that training to other Community Boards and staff.

(Refer Clause 1.1)

3. PETITIONS

Nil.

4. NOTICES OF MOTION

Nil.

5. MINUTES OF LYTTELTON HARBOUR/WHAKARAUPU ISSUES GROUP – 11 SEPTEMBER 2012

The Board **received** the minutes of the Lyttelton Harbour/Whakaraupo Issues Group meeting of 11 September 2012.

6. RESERVE MANAGEMENT COMMITTEES

6.1 LYTTELTON RESERVES MANAGEMENT COMMITTEE – 10 SEPTEMBER 2012

The Board **received** the minutes of the Lyttelton Reserves Management Committee meeting of 10 September 2012.

It was noted that these minutes had not yet been confirmed by the Committee.

7. BRIEFINGS

7.1 STRONGER CHRISTCHURCH INFRASTRUCTURE REBUILD TEAM WORK PROGRAMME

Staff members from SCIRT were unable to attend the meeting.

7.2 STRENGTHENING COMMUNITIES TEAM

Grant MacLeod, Team Leader, Strengthening Communities Team (South West), updated the Board on Lyttelton staffing matters and progress towards the appointment of the Earthquake Recovery Community Advocates to assist Boards with the recovery process.

8. COMMUNITY BOARD ADVISER'S UPDATE

The Board **received** information from the Community Board Adviser on various matters.

9. ELECTED MEMBERS' INFORMATION EXCHANGE

Specific mention was made of the following matters:

- The Board **decided** to make a deputation to the Council meeting on 25 October to advocate for the establishment of a Lyttelton Urban Design Committee.
- The Board **decided** to request a briefing from staff on the Lyttelton Masterplan, and progress with its implementation.
- Information was tabled from the Canterbury Pilgrims & Early Settlers Association Inc. regarding the dilapidated Pilgrims Rock Precinct site on Norwich Quay. The Board **decided** to ask staff for information on the status of the land where the Pilgrims Rock is located, and what, if any, maintenance programme is in place for that area.

6. 12. 2012

Lyttelton/Mt Herbert Community Board 18. 10. 2012

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9 Cont'd

- The Board **decided** to request a briefing from Environment Canterbury staff on the air quality in Lyttelton and in particular, the effects of diesel exhaust on Norwich Quay, following receipt of information that the World Health Organisation had now deemed diesel fumes to be a carcinogen.
- The Board **decided** to send a letter of support to the application by the Lyttelton Anglican Parish for funding to build a new church hall in Winchester Street, Lyttelton.
- The Board **decided** to request staff to liaise with Corsair Bay residents and the Regional Harbourmaster regarding the use of powered boats in the bay for special events. A request for support had been received from the Surf Lifesaving Association of New Zealand in relation to providing powered boat support for the Surf 'n' Turf duathlon proposed to be held in Corsair Bay.
- The Board **decided** to support the inclusion of a Lyttelton/Whakaraupo chapter in the Banks Peninsula Water Management Zone Implementation Plan to reflect the Board's objective "Lyttelton Harbour catchment water quality steadily improving".
- The Board **decided** to request that staff co-ordinate a meeting of interested parties regarding a proposal to establish a floating breakwater at Naval Point using a *Seaflex* construction which would provide all-weather protection to the existing slipway.

10. QUESTIONS UNDER STANDING ORDERS

Nil.

PART C - REPORT ON DELEGATED DECISIONS

11. CONFIRMATION OF MEETING MINUTES

The Board **resolved** that the minutes of its meeting held on 20 September 2012 be confirmed.

It is noted with regard to Item 8 therein, that the Banks Peninsula Ecological Steering Group will continue to meet six monthly in future.

The meeting closed at 4.05pm

CONFIRMED THIS 15TH DAY OF NOVEMBER 2012.

**PAULA SMITH
CHAIRPERSON**

6. 12. 2012

**RICCARTON/WIGRAM COMMUNITY BOARD
30 OCTOBER 2012**

**Report of a meeting of the Riccarton/Wigram Community Board
held on Tuesday, 30 October 2012 at 5:30pm in the Community Room,
Upper Riccarton Library, 71 Main South Road, Upper Riccarton.**

PRESENT: Mike Mora (Chairperson), Jimmy Chen, Judy Kirk and Peter Laloli.

APOLOGIES: Apologies for absence were received and accepted from Natalie Bryden and Helen Broughton.

The Board reports that:

PART A – MATTERS REQUIRING A COUNCIL DECISION

1. UPPER RICCARTON LIBRARY CAFÉ LEASE

This item was considered by the Council at its meeting on 8 November 2012.

PART B - REPORTS FOR INFORMATION

2. DEPUTATIONS BY APPOINTMENT

2.1 GOING DIGITAL – PROMOTION OF DIGITAL TELEVISION

Greg Harford, National Manager of Going Digital, Gary Burt and Kevin Downe, Community Advisers, updated the Board regarding the Government campaign promoting the national switch over from analogue to digital television. They outlined the plans for this change which is scheduled for Christchurch in April 2013. The Board was advised of the range of activities planned for promoting these changes to local communities and feedback sought on how to reach as many people as possible to ensure awareness. The Board suggested groups and organisations that would benefit from that advice.

The Chairperson thanked Greg Harford, Gary Burt and Kevin Downe for their presentation.

2.2 PRESBYTERIAN COMMUNITY TRUST – NEW MEN'S SHED AND REBRANDING

Dr Blair Stirling of the Presbyterian Community Trust provided the Board with an update on the Trust's new Men's Shed project and the rebranding of the Trust's initiatives and Community Services in Hornby, Hei Hei and surrounding areas - the new name being Hope Presbyterian Hornby.

The Chairperson thanked Dr Stirling for his presentation and all the work that the organisation undertakes in the area and across the city.

2.3 OLYMPIA GYMNASTIC SPORTS

Mark Figgitt - Board Member, Richard Green - Chairperson and Kathryn O'Neill - Business Manager of Olympia Gymnastic Sports attended the meeting and updated the Board on the status of Olympia's building extension project. Mark outlined the activities and numbers of young people attending the facility and how this had grown in recent years. He described proposals for a major extension to the facility and advised that firm sponsorship had been obtained to donate materials and labour to erect the structure and also to purchase equipment. The organisation was working with Council staff and was seeking guidance from the Community Board on forming a partnership approach to the proposed development involving a number of stakeholders and asset owners. The Board expressed their support for the project.

2 Cont'd

The Board **decided** that the Riccarton/Wigram Community Board seek a joint deputation to the City Council regarding the expansion of the Olympia Gymnasium.

3. PRESENTATION OF PETITIONS

Nil.

4. CORRESPONDENCE

4.1 SOPHIE SHINGLETON

The Board **received** a letter and photographs from Sophie Shingleton regarding her experiences as a Youth Development Fund recipient.

5. BRIEFINGS

Nil.

6. COMMUNITY BOARD ADVISER'S UPDATE

- The Board agreed to email comments on the Council's Facilities Rebuild Plan – Prioritisation Programme to the Community Board Adviser for collation in order to meet the internal staff submission deadline of 9 November 2012.
- The Board **decided** to send flowers to a staff member who was unwell.

7. ELECTED MEMBERS' INFORMATION EXCHANGE

Nil.

8. QUESTIONS UNDER STANDING ORDERS

Nil.

PART C - DELEGATED DECISIONS

9. CONFIRMATION OF MEETING MINUTES – 16 OCTOBER 2012

The Board **resolved** that the minutes of the Riccarton/Wigram Community Board's ordinary meeting of Tuesday 16 October 2012 be confirmed.

10. PROPOSED ROAD AND RIGHT OF WAY NAMING – WIGRAM SKIES AND YALDHURST VILLAGE

The Board considered a report seeking the Board's approval to three new road names and one new right of way name.

10 Cont'd

The Board discussed a number of matters relating to the Yaldhurst Village road and its status as a Right of Way. Particular queries related to the legal status of this road and how rights might be vested in others and whether rights were time limited as for a lease. Staff were not available to respond to these and other similar legal queries.

As a consequence, the Board **resolved** to adopt the staff recommendations for Wigram Skies and the Industrial Subdivision and that the Yaldhurst Village proposed road name lay on the table pending further staff advice to the next meeting on the legal status of the right of way.

Peter Laloli requested that his vote against ~~the motion~~ the resolution to let the Yaldhurst Village proposed road name lie on the table, be recorded (*amendment made at the 27 November 2012 Board meeting during the Confirmation of Minutes item, clause 2*).

11. APPLICATION TO THE RICCARTON/WIGRAM 2012/13 DISCRETIONARY RESPONSE FUND – HORNBY PRESBYTERIAN COMMUNITY TRUST

The Board considered an application for funding from the Hornby Presbyterian Community Trust towards equipment for the Men's Shed programme to the Riccarton/Wigram 2012/13 Discretionary Response Fund.

The Board **resolved** to allocate \$3,800 from the Riccarton/Wigram 2012/13 Discretionary Response Fund to the Hornby Presbyterian Community Trust towards the purchase of equipment for the Men's Shed programme.

12. APPLICATION TO THE RICCARTON/WIGRAM 2012/13 DISCRETIONARY RESPONSE FUND – THE LINK COMMUNITY TRUST MUSICAL TOTS PROGRAM

The Board considered an application for funding from the Link Community Trust to the Riccarton/Wigram 2012/13 Discretionary Response Fund for their Musical Tots Program.

The Board **resolved** to allocate \$800 from the Riccarton/Wigram 2012/13 Discretionary Response Fund to the Link Community Trust towards hall hire and equipment costs for their Musical Tots Program.

13. APPLICATION TO THE RICCARTON/WIGRAM 2012/13 YOUTH DEVELOPMENT SCHEME – CASSIE MUAMALE SIATAGA

The Board considered a report regarding an application for funding from the Riccarton/Wigram 2012/13 Youth Development Scheme for Cassie Muamale Siataga.

The Board **resolved** to support the application and allocate \$350 to Cassie Muamale Siataga as a contribution towards her trip with the New Zealand Women's White Sox Team to Adelaide, from the Riccarton/Wigram 2012/13 Youth Development Scheme.

14. APPLICATION TO THE RICCARTON/WIGRAM 2012/13 POSITIVE YOUTH DEVELOPMENT SCHEME – YOLANDA BLAIR

The Board considered a report regarding an application for funding from the Riccarton/Wigram 2012/13 Youth Development Scheme for Yolanda Blair.

The Board **resolved** to support the application and grant \$500 to Yolanda Blair towards expenses for the Christchurch United Kingdom Sister City Global Leadership Programme from the Riccarton/Wigram 2012/13 Youth Development Scheme.

15. APPLICATION TO THE RICCARTON/WIGRAM 2012/13 POSITIVE YOUTH DEVELOPMENT SCHEME – RICCARTON HIGH SCHOOL BOYS' VOLLEYBALL TEAM

The Board considered a report regarding an application for funding from the Riccarton/Wigram 2012/13 Youth Development Scheme for a member of the Riccarton High School Boys' Volleyball Team.

The Board **resolved** to support the application and allocate \$250 to Riccarton High School from the Riccarton/Wigram 2012/13 Youth Development Scheme as a contribution towards Tommy Belford's expenses for his trip to compete in the Secondary Schools National Volleyball Tournament with the Riccarton High School Boys Volleyball Team.

16. APPLICATION TO THE RICCARTON/WIGRAM 2012/13 POSITIVE YOUTH DEVELOPMENT SCHEME – RICCARTON HIGH SCHOOL JUNIOR VOLLEYBALL TEAM

The Board considered a report regarding an application for funding from the Riccarton/Wigram 2012/13 Youth Development Scheme for six members of the Riccarton High School Junior Volleyball Team.

The Board **resolved** to support the application and allocate \$180 from the Riccarton/Wigram 2012/13 Youth Development Scheme to **each** of the six applicants from Riccarton High School, totalling \$1,080, as a contribution towards their expenses for their trip to Blenheim to compete in the South Island Junior Volleyball Tournament.

The Board Chairperson thanked Board members and staff for their attendance and contributions and declared the meeting closed at 7.14pm.

CONFIRMED THIS 13TH DAY OF NOVEMBER 2012

**MIKE MORA
CHAIRPERSON**

6. 12. 2012

**RICCARTON/WIGRAM COMMUNITY BOARD
13 NOVEMBER 2012**

**Report of a meeting of the Riccarton/Wigram Community Board
held on Tuesday, 13 November 2012 at 5.32pm in the Community Room,
Upper Riccarton Library, 71 Main South Road, Upper Riccarton.**

PRESENT: Mike Mora (Chairperson), Helen Broughton, Natalie Bryden, Jimmy Chen, Sam Johnson, Judy Kirk and Peter Laloli.

APOLOGIES: Helen Broughton departed at 7.02pm and was absent for Clauses 6, 7 and 13.

The Board reports that:



PART A – MATTERS REQUIRING A COUNCIL DECISION

1. ROBBIES ON RICCARTON – 199 CLARENCE ST – LEASE EXPIRY

General Manager responsible:	Paul Anderson, General Manager Corporate Services, DDI 941 8528
Officer responsible:	Sue Chappell, Unit Manager Corporate Support, DDI 941 8671
Author:	Nick Jenkins, Leasing Consultant, Property Consultancy Team, DDI 941 5060

PURPOSE OF REPORT

1. The purpose of this report is to:
 - (a) Seek the Council's approval to grant a new lease for the building at 199 Clarence Street to Jacquesy Holdings Limited (trading as Robbies Riccarton) for three years, with an option to the Council to extend the agreement for a further term of two years, and;
 - (b) Grant delegated authority to the Corporate Support Unit Manager to negotiate the terms of the lease agreement and to accept a rental to be determined in accordance with a current market valuation.

EXECUTIVE SUMMARY

2. The current lease of the facility expired on 7 October 2012 and has been rolled over on a monthly basis. The Property Asset Management Team has undertaken to assess the longer term strategic use of the building and formulate a strategy in conjunction with the facilities rebuild programme. It is anticipated this review will be completed within the next 36 months for inclusion in a future LTCCP.
3. The Council's normal practice is to determine a new lease by way of a tender process. However, given the preference to limit the lease term to three years to facilitate the future strategic planning process, it is proposed to negotiate unilaterally with the incumbent tenant to extend their lease for this short period. Market experience suggests that a lease for 36 months would only be viable for the incumbent tenant.

FINANCIAL IMPLICATIONS

4. All of the costs associated with preparation and granting of the proposed lease will be borne by the Lessee

Do the Recommendations of this Report Align with 2009 - 2019 LTCCP budgets?

5. Yes. There is no specific line item in respect of this property or the associated lease. This activity is part of the Council's normal property ownership and management functions.

1 Cont'd

LEGAL CONSIDERATIONS

Have you considered the legal implications of the issue under consideration?

6. All of the costs associated with the preparation and granting of the proposed lease of the facility will be borne by the Lessee.
7. Provision of a redevelopment clause, enabling the Council at its sole discretion to extend the lease for a further term of two years will improve the Council's position to redevelop the site if required as part of the Community Facility Rebuild Process.

ALIGNMENT WITH LTCCP AND ACTIVITY MANAGEMENT PLANS

8. Yes. There is no specific line item in respect of this property or the associated lease. This activity is part of the Council's normal property ownership and management functions.

Do the recommendations of this report support a level of service or project in the 2009-19 LTCCP?

9. Not applicable.

ALIGNMENT WITH STRATEGIES

10. Not applicable.

Do the recommendations align with the Council's strategies?

11. Not applicable.

CONSULTATION FULFILMENT

12. Not applicable.

STAFF RECOMMENDATION

It is recommended that the Riccarton/Wigram Community Board recommend to the Council that:

- (a) The Council approve the granting of a new lease for the building at 199 Clarence Street to Jacquesy Holdings Limited (trading as Robbies Riccarton) for a three year term with provision for the Council to extend the lease for a further two years thereafter if further time is required to complete the strategic planning process.
- (b) Delegated authority be provided to the Corporate Support Unit Manager to negotiate and conclude the terms of the lease agreement and to accept a rental to be determined in accordance with a market valuation.

BOARD CONSIDERATION

The Board wish to have staff report back on the progress on granting the lease and advise the Board if the lease is extended.

BOARD RECOMMENDATION

The Board recommend to the Council that it:

- (a) Approve the granting of a new lease from the building at 199 Clarence Street to Jacquesy Holdings Limited (trading as Robbies Riccarton) for a three year term with provision for the Council to extend the lease for a further two years thereafter if further time is required to complete the strategic planning process.

1 Cont'd

- (b) Delegated authority be provided to the Corporate Support Unit Manager to negotiate and conclude the terms of the lease agreement and to accept a rental to be determined in accordance with a market valuation, and report back to the Community Board.

BACKGROUND

- 13. The current lease with Jacquesy Holdings Limited (trading as Robbies Riccarton) expired on 7 October 2012 and continues to roll over on a monthly basis. It is customary practice of the Council, where practically possible, to make premises publicly available for lease upon the final expiry of any lease. In this case there are extenuating circumstances to suggest we should depart from this practice.
- 14. Jacquesy Holdings Ltd were assigned the lease in August 2004. Since that time they have proved to be a model tenant, paying rent and other outgoings in a timely fashion, maintaining the premises to an acceptable standard and driving improvements to the outward visual aspect of the building and surrounds. They have expressed an interest in a long term tenancy and also wish to be considered if the building was to be disposed of by the Council.
- 15. The Property Asset Management Team (PAMT) have indicated that plans to undertake an assessment of the building have been postponed as a result of the earthquakes, with a view to formulating a strategy regarding its future use. It is anticipated that this will be completed within the next 36 months with the outcome being incorporated in a future LTCCP. Flexibility is therefore required to ensure that the property is unencumbered by any lease or other interest(s) in 36 months time to enable all future use options/strategies to be considered.
- 16. To this end, and given the preference to limit the lease term to facilitate the future strategic planning process, the intention is to enter into discussions with the incumbent tenant to extend their existing lease by three years with provision for the Council to extend the lease further thereafter if further time is required to complete the planning process.
- 17. Market experience suggests that a short lease term of 36 months would only be commercially viable for the incumbent tenant.

LEASE EXPIRY - OPTIONS

- 18. The following lease expiry options have been considered:

1. Negotiate unilaterally with the incumbent tenant

It is customary practice, where practically possible, to make premises publicly available for re-lease upon final expiry of the lease. There are extenuating circumstances in this case which suggest that we should depart from this practice and deal unilaterally with the incumbent tenant.

2. Leave the property vacant on expiry

This option would not be contemplated given, among other things, there would be ongoing maintenance and other expenses incurred which would not be offset by the receipt of rental income. There is no funding in the current LTCCP to cover this shortfall.

3. Tender on an existing 'as is' use basis:

This approach preserves the existing use and public services offered by the facility and also provides the opportunity for the incumbent tenant to participate in a tender process. However, there is legitimate concern that a 36 month lease term would not present a commercially viable proposition for a new business to refurbish and fit out the premises and recover costs.

- 19. Given the context identified above, Option 1 is the recommended option.

2. ELECTED MEMBERS INFORMATION EXCHANGE

The Chairperson raised the matter of pedestrian and cycle safety on roads and footpaths in the Noble Subdivision, Yaldhurst Road. The Board considered that the narrowed section of Jarnic Boulevard may not meet safety requirements and that the Council should not be accepting a development which has unsafe pedestrian and cycle provisions.

The Board **decided** to recommend to the Council that:

- (a) An independent safety audit be carried out on the “narrowed section” of Jarnic Boulevard addressing pedestrian and cycle safety issues in particular, along with remedies.
- (b) The newly formed section of Jarnic Boulevard not be accepted/vested in the Christchurch City Council until all safety issues are met and the road meets all New Zealand and Christchurch City Council safety standards and is fully compliant.

PART B - REPORTS FOR INFORMATION

3. DEPUTATIONS BY APPOINTMENT

3.1 ROSS MCFARLANE AND RON FENSON – HALSWELL RESIDENTS ASSOCIATION

Ross McFarlane and Ron Fenson from the Halswell Residents Association provided the meeting with an update on proposals for a new library and community centre complex at a site adjacent to the existing swimming pool in Halswell Road.

Mike Mora thanked them for their presentation.

4. PRESENTATION OF PETITIONS

Nil.

5. CORRESPONDENCE

Nil.

6. BRIEFINGS

6.1 CITY LIBRARY UPDATE

Carolyn Robertson, Unit Manager – Libraries and Information attended the meeting to provide the Board with an update on library matters. The Board were advised of the current engagement and consultation process under way for the new Halswell Library and Community Centre project.

7. COMMUNITY BOARD ADVISER’S UPDATE

Nil.

8. ELECTED MEMBERS' INFORMATION EXCHANGE – CONTINUED

Mention was made of the following matters;

- The Board **decided** to send a book and certificate to Trevor McIntyre, Principal of Christchurch Boys' High School in recognition of his contribution to the school and community.
- Attendance at the Armistice Day memorial service.
- Consideration of development issues in relation to water courses was raised at the Water Race Committee at the Selwyn District Council.

9. QUESTIONS UNDER STANDING ORDERS

Nil.

10. RICCARTON ROAD MASTER PLAN PROPOSAL

The Board **received** a report in response to requests for a master plan for the Riccarton Road commercial area as part of the Suburban Centres recovery programme.

STAFF RECOMMENDATION

It is recommended that the Community Board receive the information.

BOARD DECISION

The Board received the information and **decided** to advocate for a strategy in the Long Term Plan which would request staff to develop a Riccarton Road Main Street design strategy in consultation with the Community Board, the Riccarton Business Association, the Hospitality Association and residents of Riccarton. The design strategy to include consideration of the following:

- Riccarton is the founding borough of Christchurch.
- The intention of creating a new community face along Riccarton Road with a community feel.
- Be architecturally interesting.
- Input from the Urban Design Panel with Community Board representation and input into the design preferences.

PART C - DELEGATED DECISIONS

11. CONFIRMATION OF MEETING MINUTES – 30 OCTOBER 2012

The Board had not received the minutes of the meeting of Tuesday 30 October 2012 and **resolved** that the minutes would be approved at the next Board meeting on Tuesday 27 November 2012.

12. APPLICATION TO THE RICCARTON/WIGRAM COMMUNITY BOARD'S YOUTH DEVELOPMENT SCHEME – CHARLOTTE ROSE SULLIVAN

The Board considered a report regarding an application for funding from the Riccarton/Wigram 2012/13 Youth Development Scheme for Charlotte Rose Sullivan.

The Board **resolved** to support the application and allocate \$500 to Charlotte Rose Sullivan as a contribution towards her expenses for her trip to Sydney to represent New Zealand at the Australian Youth Olympic Festival from the Riccarton/Wigram 2012/13 Youth Development Scheme.

13. APPLICATION TO THE RICCARTON/WIGRAM COMMUNITY BOARD'S YOUTH DEVELOPMENT SCHEME – RICCARTON VENTURERS

The Board considered a report regarding an application for funding from the Riccarton/Wigram 2012/13 Youth Development Scheme for Riccarton Venturers.

The Board **resolved** to support the application and allocate \$500 to Riccarton Venturer Unit as a contribution of \$125 each for Liam McIver, Lawrence Botting, Callum Dow and Taylor McKenzie towards the expenses for their participation in the Venture South 2013 event from the Riccarton/Wigram 2012/13 Youth Development Scheme.

The Board Chairperson thanked Board members and staff for their attendance and contributions and declared the meeting closed at 7.13pm.

CONFIRMED THIS 27TH DAY OF NOVEMBER 2012

MIKE MORA
CHAIRPERSON

6. 12. 2012

**REPORT BY THE CHAIRPERSON OF THE
RICCARTON/WIGRAM COMMUNITY BOARD
27 NOVEMBER 2012**



PART A - MATTERS REQUIRING A COUNCIL DECISION

1. ILAM ROAD UNIVERSITY CROSSINGS

General Manager responsible:	General Manager City Environment, DDI 941-8608
Officer responsible:	Unit Manager Transport and Greenspace
Author:	Jennie Hamilton, Consultation Leader

PURPOSE OF REPORT

1. The purpose of this report is to seek the Council's approval of the proposed University Crossings Safety Improvement Scheme in Ilam Road, as shown in **Attachments 1 and 2**, to proceed to detailed design, tender and construction.

EXECUTIVE SUMMARY

2. The Christchurch City Council and the University of Canterbury have common concerns about the mix of road users and safety issues on Ilam Road between the Creyke Road/ Maidstone Road intersection and Rountree Street.
3. During a typical day this section of Ilam Road has approximately 8,000 pedestrian movements as pupils walk to Ilam Primary and Kirkwood Intermediate Schools, and students and staff travel to the University of Canterbury's campuses in Ilam Road and Dovedale Avenue, according to university surveys.
4. The collector road also has more than 10,000 vehicle movements a day and over 100 cyclists and 30 buses during peak hours. The area is frequently congested and parking is often at a premium.
5. The University of Canterbury commissioned consultants in September 2008 to identify and clarify options for managing road safety, with particular emphasis on vulnerable road users, as part of a broader University Travel Plan. The following year engineering students worked on suitable treatment options with Council staff involved in an advisory capacity. This project was initiated in July 2009 by the Council's Unit Manager Transport and Greenspace.
6. Student options were later considered at a Council-run workshop in February 2010 and analysed by the Council traffic engineers. Subsequent work on the project was interrupted by other priorities in the wake of the 2011 and 2012 earthquakes. The project was fully reinstated when it was approved as a Riccarton/Wigram Community Board priority project in the Annual Plan at the end of June 2012.
7. The primary objective of this project is to improve safety for vulnerable road users.
8. The preferred scheme that went out for consultation in July 2012, aimed to improve safety for pedestrians by installing medians along the road to reduce crossing distances at crossing points. Shared paths on both sides of the carriageway were proposed for pedestrians, and also for cyclists who did not wish to remain on the narrowed carriageway.
9. As a result of significant concerns expressed by submitters, particularly the University of Canterbury and Ilam School, the Council's project team reviewed the scheme in August and September 2012.
10. The revised scheme, proposes two additional pedestrian crossings and dedicated cycleways on both sides of Ilam Road within the project area. Apart from the area outside Ilam School, the cycleways are located alongside the kerb with a buffer zone, then parking, then the vehicle lane (refer **Attachment 3**).

1 Cont'd

11. This scheme was supported by the University Transport Working Group and Ilam School before it was circulated to residents and other key stakeholders on 28 September 2012. Comments received are addressed in paragraphs 38 to 43 in the Consultation Section of this report.
12. The preferred scheme involves the use of University land to provide more space for cycleways designed to go behind bus stops when buses are stationary. Discussions are underway with the University to decide how to formalise the occupation of this land.
13. As a result of feedback received in the first round of consultation in July and August 2012, the Council is proposing a 40 kilometre per hour speed limit along this section of Ilam Road. This will go through a separate approval process and be the subject of a separate report to the Council. The proposed design does not rely on its approval.
14. If the scheme is approved the Council will require a Discretionary Activity Resource Consent for infringement of City Plan rules relating to section 4.5.1 (a) as the road will have more than one traffic management device used and there is less than 60 metres between the devices.

FINANCIAL IMPLICATIONS

15. Funding for this project is provided for in the 2009 – 19 Long Term Council Community Plan (LTCCP). Funding totalling \$1.16 million over two years is referred to in the section 'Major Features' which outlined changes to the Annual Plan adopted by the Council on 30 June 2009. University Crossings is also included as a priority project for the Riccarton/Wigram Community Board in the 2012/13 Annual Plan under Proposed Capital Programme changes and under Proposed Annual Plan Capital Projects - Roading Network.
16. An application will be made for New Zealand Transport Agency co-funding for the components of the project that qualify.

Do the Recommendations of this Report Align with 2009-19 LTCCP budgets?

17. Yes, based on current estimates, there is sufficient budget allocated in the 2009-2019 LTCCP to implement the project, which is programmed in the 2012/2013 financial year.

LEGAL CONSIDERATIONS

18. Part 1, Clause 5 of the Christchurch City Council Traffic and Parking Bylaw 2008 provides Council with the authority to install traffic and parking restrictions by resolution.
19. The Community Boards have delegated authority from the Council to exercise the delegations as set out in the Register of Delegations dated April 2008. The list of delegations for the Community Boards includes the resolution of parking restrictions and Traffic Control devices.
20. Installation of any parking restriction signs and/or markings must comply with the Land Transport Rule: Traffic Control Devices 2004.

Have you considered the legal implications of the issue under consideration?

21. Yes.

ALIGNMENT WITH LTCCP AND ACTIVITY MANAGEMENT PLANS

22. This project aligns with the Transport and Greenspace Unit's Asset Management Plan, the LTCCP 2009 – 2019 and the 2012/13 Annual Plan.

Do the recommendations of this report support a level of service or project in the 2009-19 LTCCP?

23. Yes.

1 Cont'd

ALIGNMENT WITH STRATEGIES

24. This project is consistent with Council strategies including the Pedestrian Strategy, Road Safety Strategy, Parking Strategy and Cycling Strategy.

Do the recommendations align with the Council's strategies?

25. Yes.

CONSULTATION FULFILMENT

26. Riccarton/Wigram Community Board members were advised in a memo dated 22 February 2010 that Council staff would soon develop concept plans for Ilam Road between Rountree Street and the Creyke Road/Maidstone Road intersection to address safety issues.
27. Because of earthquake-related interruptions a preferred option was not developed until September 2011 and this was presented to the Riccarton/Wigram Community Board at a seminar on 29 November 2011.
28. The project was again put on hold until June 2012 when the scheme was included as a priority Riccarton/Wigram Community Board project in the 2012/13 Annual Plan approved by the Council.
29. A consultation leaflet on the University Crossings safety improvement proposal for Ilam Road was delivered to 450 residents in the vicinity of the project area on Friday 20 July 2012. Other copies were left at Ilam School and the University library while Have your Say links were sent to University staff and students, and Ilam School. Absentee owners were posted copies of the proposal and other stakeholders received emailed information about the proposed scheme.
30. A drop-in session at Ilam School on Tuesday 24 July 2012 was attended by ten people who wished to discuss the project with the Council staff. Several people expressed concern about the shared paths and lack of facilities for cyclists.
31. Most of the 85 submitters supported the proposal to improve safety for vulnerable users, particularly pedestrians. Many commented that the project was long overdue and it was good to see proposed improvements for pedestrians.
32. Five submitters, including the Royal New Zealand Foundation of the Blind, asked for signalised pedestrian lights to make crossing points safer. These were not considered because the cost could not be met within the project budget.
33. Eleven submitters, including Ilam School, raised concerns about the potential conflict between cyclists and pedestrians - including waiting pupils and groups of bus users on the shared path outside Ilam School and the University of Canterbury.
34. The lack of dedicated cycling facilities was questioned by 12 submitters, including the University of Canterbury's Transport Working Group. It stated that the proposal "is a missed opportunity to provide a significant change in environment and travel behaviour in this area for travellers to the university, nearby schools and other businesses and residents".
35. As a result of these responses the Council staff began developing a new scheme, working closely with the two main stakeholders – the University of Canterbury and Ilam School – and also obtaining preliminary feedback from Environment Canterbury and the Royal New Zealand Foundation of the Blind.

1 Cont'd

36. For the project to be built within the allocated budget existing kerb lines had to be retained. However the consensus was that two additional pedestrian crossings, other informal crossing points, and a proposed 40 kilometre per hour speed limit would significantly improve safety for pedestrians. By removing the central medians, cycleways could be installed on both sides of the carriageway. In most cases these could sit next to the kerb, with a buffer zone separating cyclists from parked cars. A more traditional cycleway was proposed outside Ilam School so pupils could step out of buses and cars onto the footpath. A buffer is to be provided between the parked car and the cycle lane.
37. After satisfying a safety audit, this plan was circulated to residents and other stakeholders on 28 September 2012 with a request that comments be submitted before noon on Monday 15 October 2012. Twenty four responses were received, 15 of them positive.
38. The University said it was impressed by the level of the Council consultation and added: "The proposal plans have realised the opportunity to provide a significant change in environment and travel behaviour in this area for travellers to the university, nearby schools, and other businesses and residents - Ilam Road already runs through the middle of the University area and there is a need to more strongly identify it as a "campus precinct". The proposal to reduce the speed limit to 40kph is welcomed and supported. The University supports the redesign proposal in the provision of separated cycleways, between kerb and the parking, on both sides of Ilam Road. This amendment and the provision of shared cycle/pathways on the Ilam Fields side of the road has enhanced the safety of the area for young and potentially nervous cyclists. The continued provision of some car parking on the west side of the road is noted and supported as is the installation of additional pedestrian marked crossings. Conclusions - the University supports the amended proposal as currently submitted and looks forward to working with the City Council engineers as the project progresses in the course of this Council financial year."
39. Ilam School had confirmed on 14 September 2012 that the Ilam School Board of Trustees and Principal were happy with the revised Ilam Road Project Plan and they were satisfied that the plan looked 'safe' for the Ilam School children.
40. Environment Canterbury Passenger Services said it was strongly supportive of the revised proposal, and were "heartened to see that on-street parking has been removed to provide extra safety for pedestrians and cyclists in this busy area".
41. Five submitters who commented on the reduction in on-street parking were advised that the number of car parks had been reduced in the latest proposal to create space for dedicated cycleways. This is a high use pedestrian/cycle route and the emphasis on these facilities is supported by the University and Ilam School.
42. A number of submitters referred to the need for "regular physical delineators" to strengthen the separation in buffer zones between cycles and parked vehicles. The Council is proposing to install a physical buffer to delineate between the cycleway and parking. This is likely to be in the form of moulded concrete sections approximately five metres long with 1.8 metre spacings.
43. Alternative crossing points were suggested for pedestrians by two respondents but the project team concluded that there was either insufficient room, or the proposed site would be dangerous.
44. As a result of feedback and further discussions by the Council staff the following changes have been made to the information plan that was circulated on 28 September 2012:
 - (a) Hatched lines across Science Road removed so there is consistency with other intersections.
 - (b) Cycle cut through at the Montana Avenue intersection (replacing some of the landscaping/berm with asphalted concrete).
 - (c) Markings shown opposite No. 120 and in front of the University of Canterbury Student Association to make the plan consistent.

1 Cont'd

- (d) More directional arrows added in the cycleways.
 - (e) Kerb cut downs at Science Road and University Drive cycleway crossings so that people can access the shared pathway.
 - (f) Kerb cut down to entrance opposite the Montana Avenue intersection to make it consistent with a private driveway.
 - (g) Cycleway diverted away from vehicle entrance to No. 120 to improve visibility for those exiting the property.
 - (h) Extension of shared path on western side of Ilam Road to Creyke Road/Maidstone Road intersection.
 - (i) Tulip trees to be added to the species to be planted in the project area. The others are plane trees and tulip magnolias.
 - (j) Post and chain fence around the landscaping at the pedestrian crossing outside Ilam School.
 - (k) Retention of berm south of No. 120 Ilam Road.
45. Submitters who made comments and provided contact addresses were sent a copy of the plan for Community Board approval, and a letter outlining the project team's responses to their suggestions and concerns. They were also advised of the Community Board meeting date and time, and how to contact the Board Adviser if they wished to seek speaking rights.

STAFF RECOMMENDATION

It is requested that the Council:

- (a) Approve the Ilam Road University Crossings Plan, TP324305 and TP324306 shown in Attachments 1 and 2, for final design, tender and construction.
- (b) **To Install a new shared pedestrian/cycle path:**
 - (i) That the pathway on the west side of Ilam Road commencing at a point 28 metres north of its intersection with Rountree Street and extending in a northerly direction to its intersection with Maidstone Road be resolved as a shared pedestrian/cycle pathway.
 - (ii) That the pathway on the east side of Ilam Road commencing at its intersection with Montana Avenue and extending in a southerly direction for a distance of 40 metres be resolved as a shared pedestrian/cycle pathway.
 - (iii) That the pathway on the east side of Ilam Road commencing at a point 397 metres south of its intersection with Montana Avenue and extending in a southerly direction for a distance of 80 metres be resolved as a shared pedestrian/cycle pathway.
- (c) **To install new cycle paths**
 - (i) That a special vehicle lane (separated cycle path) for the use of southbound bicycles only, be established against the kerb, on the east side of Ilam Road commencing at its intersection with Creyke Road and extending in a southerly direction for a distance of 113 metres.
 - (ii) That a special vehicle lane (separated cycle path) for the use of southbound bicycles only, be established against the kerb, on the east side of Ilam Road commencing at a point 127 metres south of its intersection with Creyke Road and extending in a southerly direction for a distance of 371 metres.

1 Cont'd

- (iii) That a special vehicle lane (separated Cycle path) for the use of southbound bicycles only, be established against the kerb, on the east side of Ilam Road commencing at a point 556 metres south of its intersection with Creyke Road and extending in a southerly direction for a distance of 62 metres.
- (iv) That a special vehicle lane for the use of southbound bicycles only, be established adjacent to either the kerb or kerbside parking, on the east side of Ilam Road commencing at a point 618 metres south of its intersection with Creyke Road and extending in a southerly direction to the intersection of Kirkwood Avenue.
- (v) That a special vehicle lane for the use of northbound bicycles only, be established against the kerb, on the west side of Ilam Road commencing at its intersection with Rountree Street and extending in a southerly direction for a distance of 30 meters.
- (vi) That a special vehicle lane (partly separated cycle path) for the use of northbound bicycles only, be established adjacent to either the kerb or kerbside parking, on the west side of Ilam Road commencing at its intersection with Rountree Street and extending in a northerly direction for a distance of 262 metres.
- (vii) That a special vehicle lane (separated cycle path) for the use of northbound bicycles only, be established against the kerb, on the west side of Ilam Road commencing at a point 312 metres north of its intersection with Rountree Street and extending in a northerly direction for a distance of 286 metres.
- (vii) That a special vehicle lane for the use of northbound bicycles only, be established adjacent to kerbside parking, on the west side of Ilam Road commencing at a point 626 metres north of its intersection with Rountree Street and extending in a northerly direction to the intersection with Maidstone Road.

BOARD CONSIDERATION

The Board had raised concerns regarding the mix of road users and safety issues on Ilam Road between the Creyke Road/ Maidstone Road intersection and Rountree Street a number of times since the early 2000s, and fully supports the staff recommendation.

BOARD RECOMMENDATION

The Board recommended that the staff recommendation be adopted.

BACKGROUND

- 46. Ilam Road is designated a collector road in the Christchurch City Plan. It intersects with Maidstone Road, which is also a collector road, and Creyke Road, a minor arterial road.
- 47. The University of Canterbury is the primary landowner on both sides of Ilam Road within the project area. Its land is zoned Cultural Zone 4 (tertiary education). University Drive, Science Road and Homestead Lane are private roads within the University site. In addition there is an internal network of walkways and footpaths and a network of pedestrian connections between Ilam Road and the University's campus in Dovedale Avenue, off Waimairi Road.
- 48. In 2009 University of Canterbury students considered design improvements to Ilam Road. Comments made during a survey, which was undertaken as part of this project included:
 - (i) a desire for crossing provisions on Ilam Road.
 - (ii) cycle lanes on Ilam Road.
 - (iii) improved access to the University.

1 Cont'd

49. Ilam School has also undertaken surveys to identify concerns of parents and children when travelling to school. Issues highlighted included:
- (i) Too much traffic and congestion on Ilam Road which is considered narrow for two lanes of parked cars, traffic and buses and unsafe for biking.
 - (ii) Insufficient crossings along walking routes where streets intersect with Ilam Road.
50. A total of 19 crashes were reported in the project area or within 50 metres from the intersections from 2006 to 2010. One of these was serious, six involved minor injuries and 12 were non injury. Two crashes involved pedestrians and four cyclists. No clear patterns were evident in accidents which occurred within the project area. Anecdotal reports indicate that many minor accidents may not be reported.

THE OPTIONS

51. Two options were developed and tested with stakeholders for the section of Ilam Road from Creyke Road/Maidstone Road intersection to Rountree Street. Option two was preferred and, with refinements, is now being forwarded to the Riccarton/Wigram Community Board for approval.

Option One

52. Option one included solid landscaped median islands to provide pedestrian crossing points and build-outs to reduce crossing distances, and an off-road shared pedestrian/cycleway on each side measuring about 3 metres wide.

Option Two

53. Option Two included the installation of two additional zebra crossings, installation of separated cycleways on both sides of Ilam Road within the kerb, and promotion of a 40 kilometre per hour speed limit for the project area.

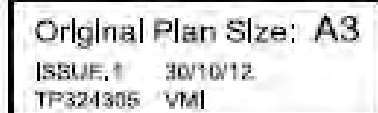
THE PREFERRED OPTION

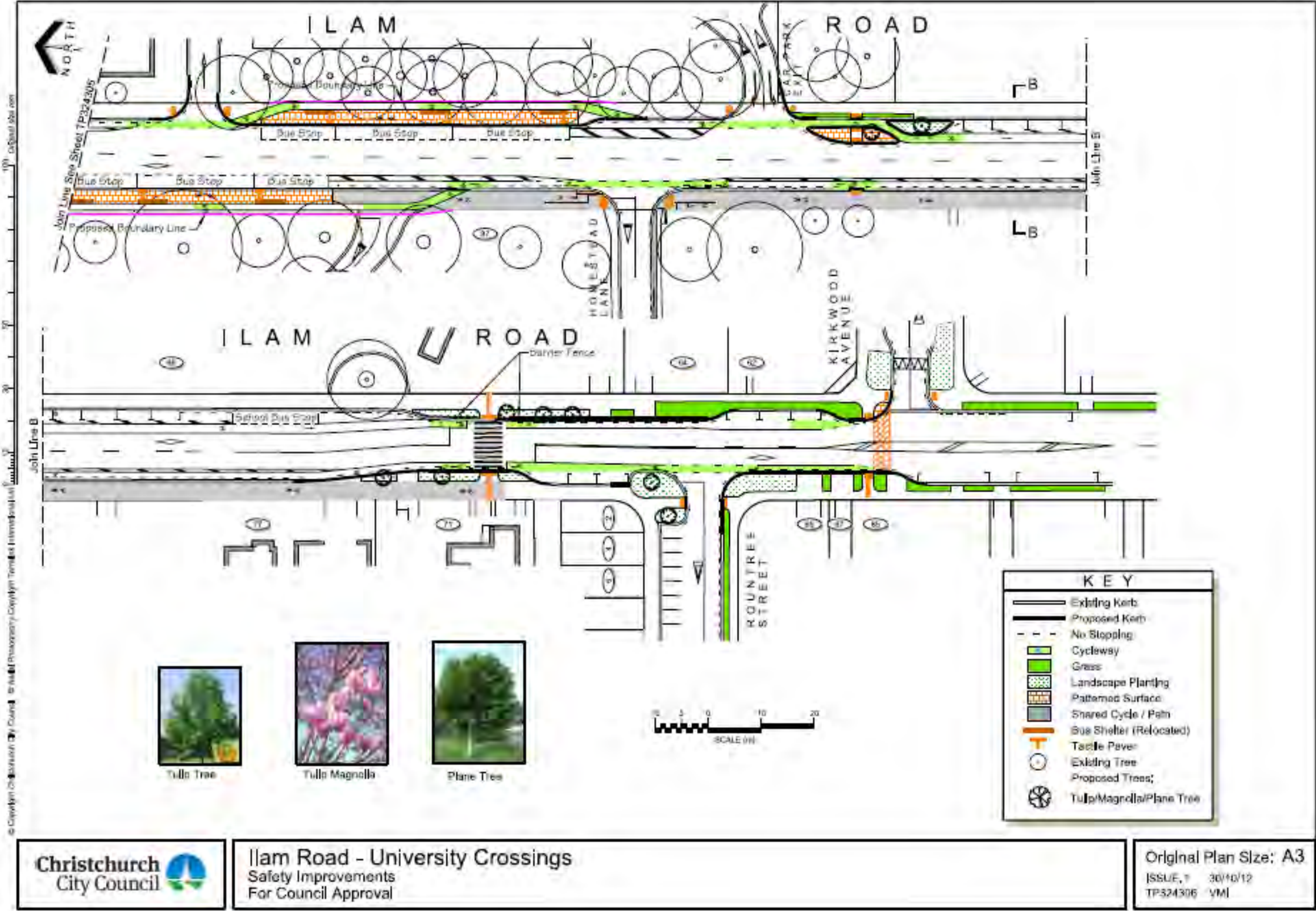
54. Option Two was the preferred option and encompasses the following physical works:
- (i) Gateway features at either end of the project area to indicate a change of environment for all road users.
 - (ii) Installation of two additional zebra crossings at key desire lines. Cyclists will need to give way to pedestrians on these crossings.
 - (iii) Additional pedestrian crossing points along the length of the project area.
 - (iv) Installation of separated cycleways (between the kerb and parking) on both sides of the street.
 - (v) Installation of a physical barrier to delineate between the cycleway and parking.
 - (vi) A shared path on the western side of Ilam Road.
 - (vii) Promotion of a 40 kilometre per hour speed limit for the project area, which is subject to separate approvals.
 - (viii) Build-outs to allow for landscaping and trees (a vertical element for slowing traffic).
 - (ix) Parking (approximately 25 spaces) on the west side of Ilam Road, north of University Drive.
 - (x) Restricted parking (approximately nine spaces) on the east side of the street outside Ilam School to assist with school drop-offs and short-term parking.

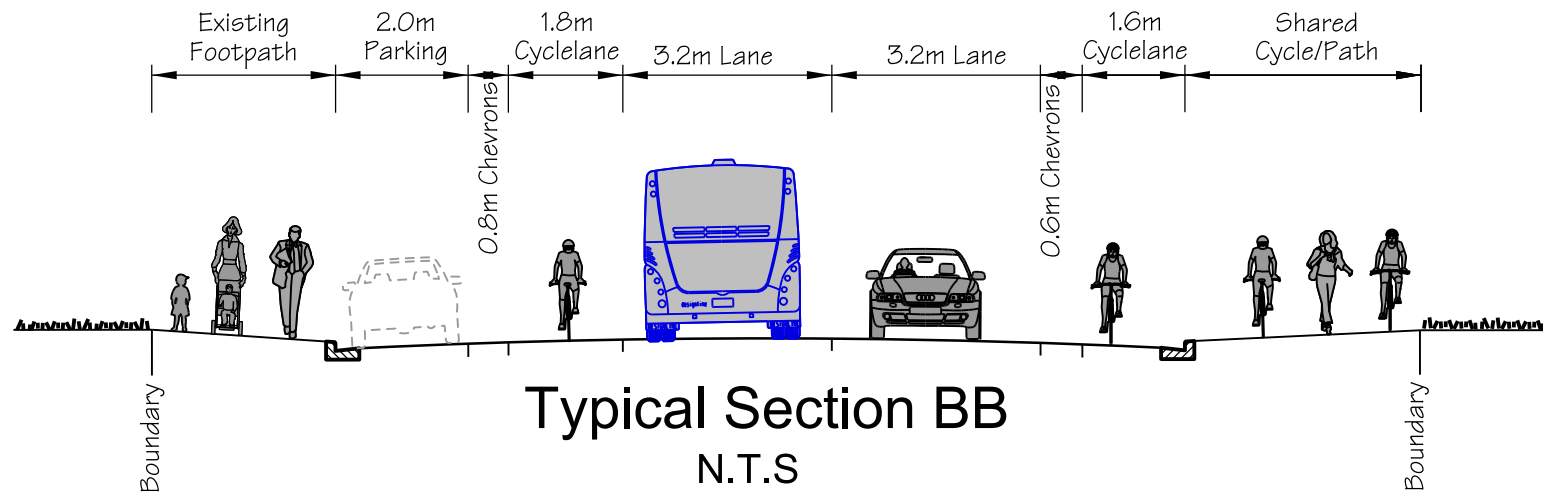
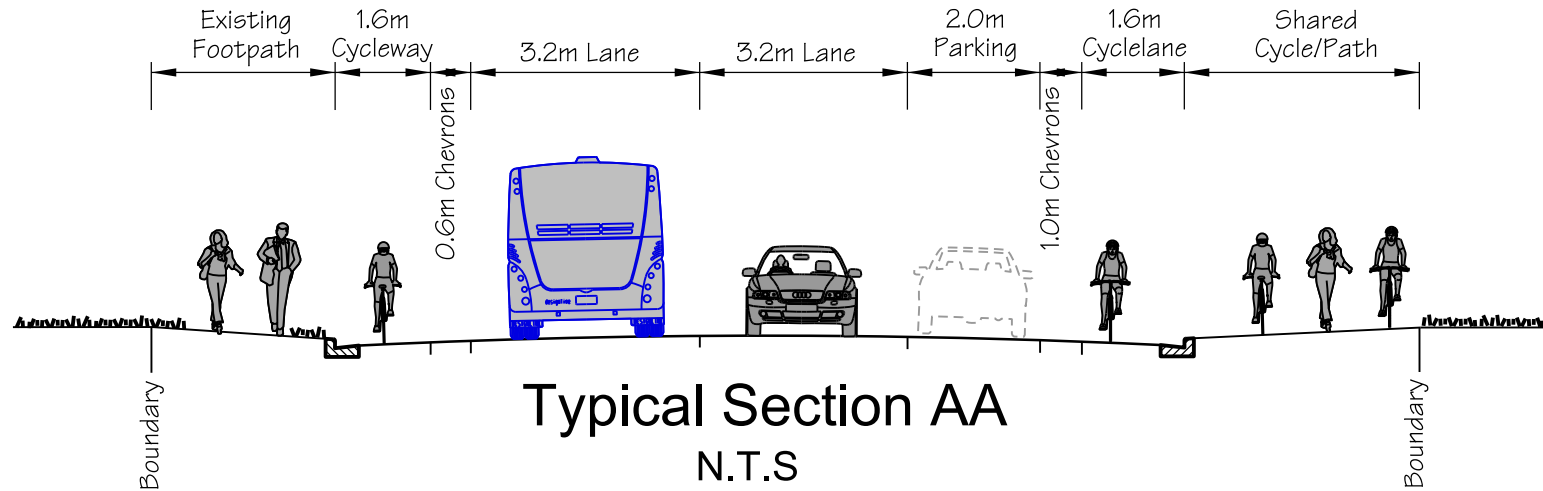
27. 11. 2012

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- (xi) Two additional bus stops (providing a total of three bus stops on each side of the road).
- (xii) Upgraded street lighting to ensure compliance with codes.







6. 12. 2012

**SHIRLEY/PAPANUI COMMUNITY BOARD
31 OCTOBER 2012**



**Report of the meeting of the Shirley/Papanui Community Board
held on Wednesday 31 October 2012 at 4pm
in the Board Room, Papanui Service Centre,
corner Langdons Road and Restell Street, Papanui.**

PRESENT: Kathy Condon (Deputy Chairperson), Anna Button, Ngaire Button, Pauline Cotter, Chris English and Aaron Keown.

APOLOGIES: An apology for absence was received and accepted from Chris Mene.

An apology for lateness was received and accepted from Aaron Keown who arrived at 5.24pm and was absent for clauses 1 to 11 and part of clause 12.

An apology for early departure was received from Chris English who departed at 6.34pm and was absent for part of clauses 13 and 14.

The Board adjourned from 4.22pm to 4.49pm to receive an informal briefing from Mayor Parker and from 5.50pm to 6.07pm.

The Board reports that:

PART B – REPORTS FOR INFORMATION

1. DEPUTATIONS BY APPOINTMENT

1.1 ROSE SPEOLSTRA AND JORDAN GREEN – POSITIVE YOUTH DEVELOPMENT SCHEME REPORT

Rose Speolstra and Jordan Green from Emmanuel Christian School attended to report back to the Board regarding their participation in the three day Outdoor Pursuits Course at Boyle River held from 16 to 18 August 2012.

The Chairperson thanked Rose and Jordan for their presentation.

1.2 SINEAD FOYLE

Sinead Foyle attended to report back to the Board regarding her experiences while attending the Outward Bound Course from 23 September to 2 October 2012.

The Chairperson thanked Sinead for her presentation.

1.3 REBECCA LAU

Rebecca Lau was unable to attend the meeting and her report to the Board was postponed to a future Board meeting.

2. PRESENTATION OF PETITIONS

Nil.

3. NOTICES OF MOTION

Nil.

4. BRIEFINGS

Nil.

5. CORRESPONDENCE

5.1 MARK ASHMORE-SMITH, PRINCIPAL, OURUHIA SCHOOL

The Board **received** an email from Mark Ashmore-Smith, Principal of Ouruhia School, inviting the Board to attend the Ouruhia School Community Consultation to be held on Tuesday 6 November 2012 and to complete an on-line submission to the School's Board of Trustees.

5.2 MATTHEW WALTERS, CANTERBURY EARTHQUAKE RECOVERY AUTHORITY (CERA)

The Board **received** an email from Matthew Walters, Relationship Manager, CERA, requesting feedback from Community Board members on the TC3 Community Consultations conducted by CERA. The Board agreed on their response to the request from CERA.

6. COMMUNITY BOARD ADVISER'S UPDATE

The Board **received** information from the Community Board Adviser on Board-related activities, including upcoming meetings and events. Specific mention was made of the following:

- **COUNCIL FACILITIES REBUILD PLAN – PRIORITISATION PROGRAMME**

The Board noted their preferences for prioritisation of Council facilities within the ward and **requested** that these be advised to staff accordingly.

- **DRAFT WASTE WATER STRATEGY**

The Board was asked to formally approved the tabled submission on the Draft Waste Water Strategy.

Clause 15 (Part C) of these minutes details the Board's decision on this matter.

- **EARTHQUAKE RELIEF FUNDS – INFORMATION**

The Board **received** information from Lincoln Papali'i, Strategic Initiatives Manager, Community Support Unit regarding the Christchurch Earthquake Mayoral Relief Fund (CEMRF) processes and the nature of the engagement between the CEMRF and the Canterbury Earthquake Appeal Trust (CEAT).

- **DISCRETIONARY RESPONSE FUND 2012/13**

The Board were advised that \$14,500 from the Shirley/Papanui Community Board's Discretionary Response Fund 2012/13 had been specifically tagged for projects in the St Albans area.

- **EDGEWARE VILLAGE MASTERPLAN**

The Board accepted an invitation from staff to provide the Foreword to the Draft Edgware Village Master Plan publication.

6 Cont'd

- **NEW ZEALAND COMMUNITY BOARD CONFERENCE 2013**

The Board were advised that the New Zealand Community Board Conference will be held in Wanaka in May 2013, with a report coming to all Boards seeking approval for interested members to attend. The presentation of Best Practice Awards would be made at the conference, with these needing to be submitted by 28 February 2013.

The Board **decided** to request staff to consider applicability for the awards categories available, of their initial thoughts that three entries be made for the Best Practice Awards; the Groynes Dog Park (updated from the document prepared in 2011), the Graham Condon Sports and Recreation Centre and the Community Conversations initiative.

7. ELECTED MEMBERS' INFORMATION EXCHANGE

- The Board noted their concern about on-street parking issues occurring outside and near 478 Cranford Street. Staff were aware of this concern and were monitoring safety compliance.
- The Board **decided** that staff be requested to consider the most appropriate funding source for promotional material for use at events and community functions.
- The Board **decided** that the Unit Manager, Recreation and Sport, be asked to brief the Board on the current status of the Aquatic Facilities Review.
- The Belfast Community Network were currently considering alternative designs and funding options for their planned new facility.

8. QUESTIONS UNDER STANDING ORDERS

Nil.

PART C – REPORT ON DELEGATED DECISIONS TAKEN BY THE BOARD

9. CONFIRMATION OF MEETING MINUTES – 17 OCTOBER 2012

The Board **resolved** that the minutes of its ordinary meeting of Wednesday 17 October 2012 be confirmed.

10. SPRINGFIELD ROAD – PROPOSED NO STOPPING

The Board considered a report seeking the Board's approval that the stopping of vehicles be prohibited at any time along the west side of Springfield Road outside 53 Springfield Road.

The Board **resolved** to:

- (a) Revoke any existing parking restrictions at any time on the west side of Springfield Road from its intersection with Clare Road extending in generally a northerly direction, following the kerbline, for a distance of 20 metres.
- (b) Approve that the stopping of vehicles be prohibited at any time on the west side of Springfield Road commencing at the intersection with Clare Road and extending in generally a northerly direction, following the kerbline, for a distance of 26 metres.

10 Cont'd

- (c) Approve that the stopping of vehicles be prohibited at any time on the north side of Clare Road commencing at the intersection with Springfield Road and extending in a westerly direction, following the kerbline, for a distance of 10 metres.

11. WARRINGTON STREET PROPOSED NO STOPPING

The Board considered a report seeking the Board's approval that the stopping of vehicles be prohibited at any time on the south side of Warrington Street outside of 68 and 70 Warrington Street.

STAFF RECOMMENDATION

- (a) That any existing parking restrictions on the south side of Warrington Street between its intersection with Geraldine Street and its intersection with Barbadoes Street be revoked.
- (b) That the stopping of vehicles be prohibited at any time on the south side of Warrington Street commencing at a point 41.5 metres west of its intersection with Geraldine Street and extending in a westerly direction for a distance of 10 metres.
- (c) That the parking of vehicles be restricted to a maximum period of 30 minutes on the south side of Warrington Street commencing at a point 51.5 metres west of its intersection with Geraldine Street and extending in a westerly direction for a distance of 16 metres.
- (d) That the stopping of vehicles be prohibited at any time on the south side of Warrington Street commencing at a point 67.5 metres west of its intersection with Geraldine Street and extending in a westerly direction to its intersection with Barbadoes Street.

BOARD DECISION

The Board **resolved** that the staff recommendation be adopted with the following amendment to (c) "That the parking of vehicles be restricted to a maximum period of 10 minutes on the south side of Warrington Street..."

12. SHIRLEY/PAPANUI COMMUNITY BOARD – 2012/13 RECESS COMMITTEE

The Board considered a report seeking the Board's approval to put in place delegation arrangements for the making of any required decisions (including applications for funding) that would otherwise be dealt with by the Board, covering the period following its final scheduled meeting for the year on 19 December 2012 up until the resumption of its ordinary meetings in February 2013.

STAFF RECOMMENDATION

- (a) That a Shirley/Papanui Community Board Recess Committee comprising a minimum of three members including either the Board Chairperson or Deputy Chairperson, be authorised to exercise the delegated powers of the Shirley/Papanui Community Board for the period following its ordinary meeting on 19 December 2012 up until the Board resumes normal business in early February 2013.
- (b) That the application of any such delegation be reported back to the Board for record purposes.

BOARD DISCUSSION

The Board considered there was a possibility that the Chairperson and Deputy Chairperson may both be away at the same time over the recess period.

12 Cont'd

BOARD DECISION

The Board **resolved** that the staff recommendation be adopted with the following amendment to (a) "...comprising a minimum of three members, preferably including either the Board Chairperson or Deputy Chairperson, ..."

13. SHIRLEY/PAPANUI COMMUNITY BOARD – 2013 MEETING DATES

The Board considered a report seeking adoption by the Board of its ordinary meeting dates from February to September 2013 inclusive.

The Board **resolved** to adopt the schedule of ordinary meeting dates up to September 2013 to be held at 4pm in the Board Room, corner Restell Street and Langdons Road in Papanui, as follows:

Tuesday 5 February 2013 (note: Wednesday 6 February is Waitangi Day)
Wednesday 20 February 2013
Wednesday 6 March 2013
Wednesday 20 March 2013
Wednesday 3 April 2013
Wednesday 17 April 2013
Wednesday 8 May 2013
Wednesday 22 May 2013
Wednesday 5 June 2013
Wednesday 19 June 2013
Wednesday 3 July 2013
Wednesday 17 July 2013
Wednesday 7 August 2013
Wednesday 21 August 2013
Wednesday 4 September 2013
Wednesday 18 September 2013

14. APPLICATION TO THE SHIRLEY/PAPANUI COMMUNITY BOARD 2012/13 DISCRETIONARY RESPONSE FUND – SHIRLEY COMMUNITY TRUST

The Board considered a report seeking approval of an application for funding from the Shirley/Papanui Community Board 2012/13 Discretionary Response Fund for the Shirley Community Trust for three volunteers to undertake the Barista Training Course for the Shirley Alive! MacFarlane in the Park Café.

The Board **resolved** to approve a grant of \$1,090 from its 2012/13 Discretionary Response Fund to the Shirley Community Trust to enable three volunteers to undertake barista training.

15. COMMUNITY BOARD ADVISERS UPDATE (CONTINUED)

The Board **resolved** to approve the Board's submission to the Christchurch City Council Draft Wastewater Strategy.

The meeting concluded at 7.07pm.

CONFIRMED THIS 14TH DAY OF NOVEMBER 2012

**CHRIS MENE
CHAIRPERSON**

6. 12. 2012

SPREYDON/HEATHCOTE COMMUNITY BOARD
19. 10. 2012

Report of a meeting of the Spreydon/Heathcote Community Board
held on 19 October 2012 at 8am in the Board Room,
Pioneer Stadium, 75 Lyttelton Street

PRESENT: Barry Corbett, Paul McMahon, Helene Mautner, Karolin Potter, Tim Scandrett
(Deputy Chairperson) and Sue Wells.

APOLOGIES: Apologies for absence were received and accepted from Phil Clearwater.

The Board reports that:

PART B - REPORTS FOR INFORMATION

1 DEPUTATIONS BY APPOINTMENT

1.1 RICHARD CHAMBERS – MANNING INTERMEDIATE SCHOOL

The scheduled deputation did not attend.

1.2 HAYDEN STOCKDALE

Hayden Stockdale addressed the Board about a charity fun run, in remembrance of the February 2011 earthquake. The event, called "A run to remember" will be held on the 23rd of February 2013. It is 12 kilometres long and the route will allow participants views across a wide area of Christchurch. Mr Stockdale noted that Mitre 10 Mega are sponsoring the event, and all proceeds will go to the Canterbury Earthquake Children's Trust.

The Board chairperson thanked Mr Stockdale for informing the Board about the event.

2. PETITIONS

Nil.

3. NOTICES OF MOTION

Nil.

4. CORRESPONDENCE

Nil.

5. BRIEFINGS

Nil.

6. EARTHQUAKE DESIGN AND CAPABILITY

Nil.

PART C - REPORT ON DELEGATED DECISIONS TAKEN BY THE BOARD**7. CONFIRMATION OF MINUTES – 3 OCTOBER 2012**

The Board **resolved** that the minutes of the Board's ordinary meeting of 3 October 2012 be confirmed.

8. SPREYDON HEATHCOTE 2012/13 DISCRETIONARY RESPONSE FUND APPLICATION – SPREYDON HEATHCOTE COMMUNITY DIRECTORY

The Board considered a report seeking its approval to grant \$4,715 from its 2012/13 Discretionary Response fund for the printing of the Spreydon/Heathcote Community Directory.

The Board **resolved** to grant \$4,715 from its 2012/13 Discretionary Response fund for the printing of the Spreydon/Heathcote Community Directory.

9. CONSIDERATION OF APPLICATIONS FOR NEIGHBOURHOOD WEEK FUNDING

The Board considered a report seeking approval of applications for Neighbourhood Week funding.

- (a) The Board **approved** the following Neighbourhood Week funding applications and allocated funds:

Mara Apse	Opp 37 Vernon Terrace	150
Linda Bougen	Somerfield Community Centre	150
Adair Bruorton	Purau Terrace cul-de-sac	100
Adrienne Carmichael	Waltham Community Cottage, 201 Hastings Street East	60
Ruth Doreen Caughley	End of street - keyhole	100
Meg Christie	Greening the Rubble, 191 Fitzgerald Avenue	100
Katrina Dora Cowie	Outside 4 Bradford Avenue	70
Sarah Kate Crawford	1 Waipara Street	106
Susan Mary Dasler	13 Nutfield Lane	66
Jessie Emma de Boer	116 Peterborough Street	0
Jaimita de Jongh	63 Eastern Terrace (shine) or 65 Eastern Terrace (rain)	56
Leanne Drayton	28A Riverlaw Terrace	100
Wendy Jane Dudson	Street berm, Fisher Ave	100
Karen Elizabeth Erkkila	On the street outside 10 Claxton Place	73
Lucy Elizabeth Ferris	SHARP Trust,, 244 Lyttelton Street	200
Mike Fisher	29 Sandwich Road	95
Virginia (Jenny) Goodman	2 Martell Place	40
Chris Joy Guerin	347 Barrington Street	24
Margaret Hughes	Spruce Lane	30
Nic Julia Lees	3 Whaka Terrace	80
Sandy Lee Mathieson	327 Worsleys Road	100
Justine Mouat	Huntsbury NS Groups, Local park and community centre	175
Tric Jean Nelson	Between 4 houses in Maurice Knowles Lane	47
Mike Peters	Addington Bush Society, Addington Bush Reserve	100
Robyn Peterson	Opawa Baptist Church	165
Deidre Finnula Richardson	53 Beckford Road	150
Dennis Sloan	Cardigan Bay Reserve	50
Craig Richard Sowman	17 Neave Place	100
Riki Huberto Teeuwen	The Corson Ave NS Group, 30 Corson Avenue	70

9 Cont'd

Geoff Wallis	Kidsfirst Kindergartens Selwyn St, 366 Selwyn Street	120
Darren Steve Whittington	Roker Street Support Group, 111 Roker Street.	90
Lisa Claire Winchester	Rosebery Street	40
Susan Bye	Cashmere View St Park	40
Maryke Fordyce	Risingholme Community Centre, Risingholme Park	40
Barry Neville Stephens	Fisher Avenue	150
Karen Whitla	Tekoa Place	100
Carolyn Morna Catt	Somerfield Park	60
Sandra Hazon-Browne	Holliss Avenue	50
Julie Kim Tobbell	Leitch Street	70
Dale Steven Coulter	Upper Crichton Terrace	50
Keith Howard Mills	Copenhagen Place	103
David Arthur Christie	Merlewood Avenue	50
Liam Gallagher-Power	Cnr Crichton Tce & Valley Road	100
Jacqui Benter-Lynch	12 Ford Road	80
Chris Burrows	16 Wychbury Street	50
Karen Loveday	Herbs Place Residents Association, 6 Herbs Place	50
Abina Loader Jones	Kidsfirst Hoon Hay, Hoon Hay Park	180
Bernard McMillan	Rowley Resource Centre	100

- (b) The Board noted that the application from the Huntsbury Community Centre was withdrawn.

The Board **resolved** that:

- (c) Delegated authority be given to the Community Board Chairperson to decide on funding approval of any late applications received to a value of \$1,000 from the Spreydon/Heathcote Board Discretionary Response Fund.

10. CASHMERE TARGET SHOOTING CLUB INCORPORATED – PROPOSED LEASE AT 54 COLOMBO STREET – SUPPLEMENTARY REPORT

The Board considered a report seeking its approval of a proposed lease at 54 Colombo Street.

The Board **resolved** to:

- (a) Approve the granting of a new lease to the Cashmere Target Shooting Club Incorporated over part of Lot 18, Deposited Plan 2527 under Certificate of Title 7B/589 in the Canterbury Land Registry for a period of up to 33 years, broken in to three 11 year periods with rights of renewal at the end of the first two periods of 11 years.
- (b) Approve that any rights of lease renewal exercised by the Cashmere Target Shooting Club Incorporated are subject to the Council being satisfied with the lease terms and conditions being complied with, and that there is sufficient need for the sports, games, or other recreational activity specified in the lease, and that in the public interest some other sport, game, or recreational activity should not have priority.
- (c) Authorise the Corporate Support Manager, in association with the Policy and Leasing Administrator (Network and Planning – Greenspace) to conclude and administer the terms of the lease, including the renewal provisions detailed in (b) above.
- (d) Agree the Council's obligations under Section 4 of the Conservation Act 1987 have been considered, and determine that this issue does not require specific consultation with Te Runanga.

6. 12. 2012

Spreydon/Heathcote Community Board 19. 10. 2012

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11. COMMUNITY BOARD ADVISER'S UPDATE

The Board received information on the following:

- meeting with KiwiRail – Tim Scandrett, Barry Corbett and Helene Mautner met with representatives from KiwiRail and Mangers Contracting Ltd who are working to process the demolition material inside the building
- ward earthquake matters including the issue of springs in the ward
- Manuka Cottage options for new premises

12. ELECTED MEMBER'S INFORMATION EXCHANGE

Mention was made of the following matters:

- concerns were raised about the number of springs which have appeared since the earthquake
- Cashmere Tennis Club Opening
- NZEI (New Zealand Educational Institute) met with the Council.

13. MEMBERS' QUESTIONS UNDER STANDING ORDERS

Nil.

The meeting concluded at 8.59am.

CONFIRMED THIS 5TH DAY OF NOVEMBER 2012

**PHIL CLEARWATER
CHAIRPERSON**

6. 12. 2012

**SPREYDON/HEATHCOTE COMMUNITY BOARD
5. 11. 2012**

**Report of a meeting of the Spreydon/Heathcote Community Board
held on 5 November 2012 at 5pm in the Board Room,
Pioneer Stadium, 75 Lyttelton Street**

PRESENT: Phil Clearwater (Chairperson), Barry Corbett, Paul McMahon, Helene Mautner, Karolin Potter, Tim Scandrett and Sue Wells

APOLOGIES: An apology for early departure was received and accepted from Sue Wells who departed at 7.25pm and was absent for clauses 12 and 14.

The Board reports that:

PART B - REPORTS FOR INFORMATION

1. DEPUTATIONS BY APPOINTMENT

1.1 RICHARD CHAMBERS

Richard Chambers, Principal of Manning Intermediate School, addressed the Board regarding a recent Ministry of Education proposal to close or merge some Christchurch schools, including Manning Intermediate School. In his opinion it is of particular concern that Intermediate schools in Christchurch appear to be over represented in the schools for closure. Mr Chambers pointed out that it is important for the community to be widely consulted regarding school closures in their community.

The Board Chairperson thanked Mr Chambers for informing the Board about the proposed school changes.

1.2 AARON WRIGHT

Aaron Wright addressed the Board with a proposal he has about creating a community focused market place on the closed road and grounds at the South Service Centre, 66 Colombo Street.

The Board **decided** to form a working party together with staff and community members to explore the idea of a market place being established in the park area of the South Service Centre.

1.3 MANUKA COTTAGE

Elaine Mayo, Jan Rogers and Liam Gough (Treasurer) from Manuka Cottage approached the Board with a request for further Board funding to purchase the property at 60 Ruskin Street as soon as possible. In their opinion this is the most suitable option for their relocation. Liam pointed out that paying over double the amount of rent for unsuitable premises is not a financially sensible option.

The Board **decided** to confirm its commitment to purchase a property for Manuka Cottage and to work with staff as a matter of urgency on all options for purchase of a suitable property.

2. PETITIONS

Nil.

3. NOTICES OF MOTION

Nil.

4. CORRESPONDENCE

4.1 SIGNATURES IN SUPPORT FOR TREE REMOVAL AT KIDSON TERRACE

The Board received correspondence from Mr Fraser from Kidson Terrace regarding trees on Kidson Terrace.

The Board **decided** to forward the correspondence from Mr Fraser to staff and request that they provide a report on the proposals from Mr Fraser for the trees located on Kidson Terrace.

4.2 LETTER FROM CERA (CHRISTCHURCH EARTHQUAKE RECOVER AUTHORITY)

The Board received correspondence from CERA responding to the Board's letter regarding sustainable demolition of buildings in Christchurch.

5. BRIEFINGS

5.1 BADEN EWART – DEPUTY MANAGER OF OPERATIONS (CERA)

Baden Ewart, Deputy Manager of Operations (CERA), briefed the Board regarding current CERA practice relating to the salvage and recycling of demolition building materials in response to Board correspondence with CERA regarding this matter.

Mr Ewart advised the Board of some of the obstacles with managing full sustainability; however he also spoke of opportunities which are being actively pursued and encouraged by CERA, including filling the seabed at Lyttelton Wharf with ecologically safe material to build up a land area of an extra 10 hectares. Currently approximately 90 percent of the waste from the demolished buildings is diverted from landfill, and it is estimated that 75 percent of this is separated on site. Where possible demolition material of historical significance is pelleted, labelled and stored for future use.

The Board Chairperson thanked Mr Ewart for briefing the Board on this matter.

6. EARTHQUAKE DESIGN AND CAPABILITY

Nil.

PART C - REPORT ON DELEGATED DECISIONS TAKEN BY THE BOARD

7. CONFIRMATION OF MINUTES – 19 OCTOBER 2012

The Board **resolved** that the minutes of the Board's ordinary meeting of 19 October 2012 be confirmed.

8. SPREYDON/HEATHCOTE COMMUNITY BOARD – 2012/13 RECESS COMMITTEE

The Board considered a report seeking their approval to put in place delegation arrangements for the making of any required decisions (including applications for funding) that would otherwise be dealt with by the Board, covering the period following its final scheduled meeting for the year on 14 December 2012 up until the resumption of its ordinary meetings in February 2013.

8 Cont'd

The Board **resolved**:

- (a) That a Spreydon/Heathcote Community Board Recess Committee comprising the Chairperson, Deputy Chairperson and one other Board member available (or their nominees), be authorised to exercise the delegated powers of the Spreydon/Heathcote Community Board for the period following its ordinary meeting on 14 December 2012 up until the Board resumes normal business in early February 2013.
- (b) That the application of any such delegation be reported back to the Board for record purposes.

9. SPREYDON/HEATHCOTE COMMUNITY BOARD – 2013 MEETING DATES

To seek adoption of the Board's ordinary meeting dates from February to September 2013 inclusive.

The Board **resolved** to adopt the following dates for its ordinary meetings in 2013:

Tuesday 5 February 2013 5.00pm
Friday 22 February 2013 8.00am
Tuesday 5 March 2013 5.00pm
Friday 22 March 2013 8.00am
Tuesday 2 April 2013 5.00pm
Friday 19 April 2013 8.00am
Tuesday 7 May 2013 5.00pm
Friday 24 May 2013 8.00am
Tuesday 4 June 2013 5.00pm
Friday 21 June 2013 8.00am
Tuesday 2 July 2013 5.00pm
Friday 19 July 2013 8.00am
Tuesday 6 August 2013 5.00pm
Friday 23 August 2013 8.00am
Tuesday 3 September 2013 5.00pm

10. COMMUNITY BOARD ADVISER'S UPDATE

The Board received information on the following:

- ward earthquake matters
- Manuka Cottage
- light pollution issues on Dyers Pass Road
- 198/200 Centaurus Road flooding on footpath.

11. BOARD MEMBER'S INFORMATION EXCHANGE

Mention was made of the following matters:

- market place proposal on the grounds at South Service Centre
- earthquake demolition and sustainability.

12. MEMBERS' QUESTIONS UNDER STANDING ORDERS

Nil.

6. 12. 2012

Spreydon/Heathcote Community Board 5. 11. 2012

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13. RESOLUTION TO EXCLUDE THE PUBLIC

The Board **resolved** that the draft resolution to exclude the public set out on page 11 of the agenda be adopted.

The meeting concluded at 7.45pm.

CONFIRMED THIS 23RD DAY OF NOVEMBER 2012

**PHIL CLEARWATER
CHAIRPERSON**

6. 12. 2012

**BURWOOD/PEGASUS COMMUNITY BOARD
29 OCTOBER 2012**

**Report of a meeting of the Burwood/Pegasus Community Board
held on Monday 29 October 2012 at 4pm in the Board Room
Corner Beresford and Union Streets, New Brighton.**

PRESENT: Linda Stewart (Chairperson), Tim Baker, Peter Beck, David East, Julie Gorman, Glenn Livingstone and Tim Sintes.

APOLOGIES: An apology for lateness was received and accepted from Glenn Livingstone who arrived at 4.03pm and was absent for clause 8.

An apology for lateness was received and accepted from Tim Sintes who arrived at 4.05 pm and was absent for clause 8 and part of clause 1.

The Board reports that:

PART B - REPORTS FOR INFORMATION

1. DEPUTATIONS BY APPOINTMENT

1.1 RENEW BRIGHTON RE SPRING RIVER FESTIVAL 2012

Mr Evan Smith, Co-Chair of the Avon-Otakaro Network addressed the Board on behalf and with the approval of Renew Brighton, requesting funding support of \$1,300 towards the recently held Spring River Festival 2012 and tabled information detailing specific components of that request

After questions from members, the Chairperson thanked Mr Smith for his deputation.

Whilst acknowledging staff advice that a staff report was normally provided in such instances, the Board concluded that it had sufficient information available at the current meeting to consider and make a decision on this request for funding assistance.

Clause 11 (Part C) of these minutes details the Board's decision on this matter.

2. PRESENTATION OF PETITIONS

Nil.

3. NOTICES OF MOTION

Nil.

4. CORRESPONDENCE

The Board **received** follow up correspondence from the Dallington Residents' Association detailing the matters raised by the Association in its deputation to the Board on 15 October 2012.

The Board noted that this further information would be passed on to appropriate staff to consider and respond back to the Association and to the Board as had previously been requested.

4 Cont'd

The Board also **received** information from Cleanoff Graffiti Limited and **agreed** that this communication be referred on to the Council's Graffiti Team.

5. BRIEFINGS

Nil.

6. COMMUNITY BOARD ADVISER'S UPDATE

The Board **received** information on the following:

- upcoming Board activities including the Board meeting on Monday 12 November 2012, the Combined Boards Seminar on Monday 19 November 2012 and the Board meeting followed by a Seminar on Monday 3 December 2012
- upcoming community activities including the various Neighbourhood Week events from Saturday 27 October to Sunday 4 November 2012, the South New Brighton Reserves Management Plan Review Community Workshop on Thursday 1 November 2012, the Aranui Hub/ACTIS Community Engagement Meeting re Education Renewal Proposal on Thursday 1 November 2012 and the Fireworks on The Pier Event on Monday 5 November 2012
- Board's Submissions Committee – Minutes of 17 October 2012

Clause 12 (Part C) of these minutes details the decision made regarding the adoption of the Board's submission on the Council's Draft Wastewater Strategy 2012.

- Burwood Resource Recovery Park Community Liaison Group

The Board **decided** to appoint Linda Stewart and David East as its representatives on the Community Liaison Group for the Burwood Resource Recovery Park.

- Board's Staying Together Fund 2012/13

The Board **received** details from staff on the current status of the fund and arising from this information **decided** to clarify the fund criteria with its emphasis on community wellbeing in relation to emergency and time sensitive situations.

7. QUESTIONS UNDER STANDING ORDERS

Nil.

PART C - REPORT ON DELEGATED DECISIONS TAKEN BY THE BOARD

8. CONFIRMATION OF MEETING MINUTES – 15 OCTOBER 2012

The Board **resolved** that the minutes of its ordinary meeting of 15 October 2012, be confirmed.

9. 213 ROCKING HORSE ROAD - PROPOSED DISPOSAL

The Board considered a report seeking its approval under delegated authority to commence proceedings to revoke the reserve status of the property situated at 213 Rocking Horse Road in Southshore.

9 Cont'd

The Board **resolved** to publicly notify the Council's intention in accordance with Section 24 (2) (b) of the Reserves Act 1977 to request the Minister of Lands to revoke reserve status of Lot 37 DP 19582, contained in Computer Freehold Register CBA1/288 situated at 213 Rocking Horse Road, Christchurch, as it is physically separated from the greater part of the reserve and is not used for reserve purposes.

10. BURWOOD/PEGASUS COMMUNITY BOARD 2012/13 DISCRETIONARY RESPONSE FUND – APPLICATION – SOUTHSORE RESIDENTS' ASSOCIATION

The Board considered an application for funding from its 2012/13 Discretionary Response Fund from the Southshore Residents' Association.

STAFF RECOMMENDATION

It is recommended that the Burwood/Pegasus Community Board approve a grant of \$1,980 from its 2012/13 Discretionary Response Fund to the Southshore Residents' Association towards its Southshore Community House for power, volunteer expenses, phone and operating materials.

The Board **resolved** to approve a grant of \$2,000 from its 2012/13 Discretionary Response Fund to the Southshore Residents' Association towards its Southshore Community House for power, volunteer expenses, phone and operating materials.

11. DEPUTATIONS BY APPOINTMENT CONT'D

Further to Clause 1.1 (Part B) of these minutes, the Board **resolved** to allocate a grant of \$1,300 from its 2012/13 Discretionary Response Fund to Renew Brighton towards the event marketing costs associated with the Spring River Festival 2012.

12. COMMUNITY BOARD ADVISER'S UPDATE CONT'D

Further to Clause 6 (Part B) of these minutes the Board **resolved** that the minutes of the Board's Submissions Committee meeting of 17 October 2012 be received and that the submission prepared on the Council's Draft Wastewater Strategy 2012, be confirmed.

The meeting concluded at 5.02pm.

CONFIRMED THIS 12TH DAY OF NOVEMBER 2012

**LINDA STEWART
CHAIRPERSON**

COUNCIL 22. 11. 2012

**COMMUNITY, RECREATION AND CULTURE COMMITTEE
30 OCTOBER 2012**

**A report of a meeting of the Community, Recreation and Culture Committee
was held in the Council Chamber, Civic Offices
on 30 October 2012 at 9.06am.**

PRESENT: Councillor Yani Johanson (Chairperson),
Councillors Peter Beck, Helen Broughton, Tim Carter, Barry Corbett, Jimmy Chen,
Jamie Gough, and Glenn Livingstone (Deputy Chairperson).

APOLOGIES: Councillor Gough was absent from the meeting between 12.45pm and 2.18pm,
and was absent for Clauses 3, 4, 5, 8 and part of 9.

Councillor Carter left the meeting at 2.41pm and was absent for part of clause 9.

The Committee reports that:



PART A - MATTERS REQUIRING A COUNCIL DECISION

(1.) FACILITIES FOR INTERNATIONAL CRICKET AT HAGLEY OVAL

General Manager responsible:	General Manager Community Services, DDI 941-8607
Officer responsible:	Unit Manager Recreation and Sport
Author:	Ian Thomson, Solicitor

PURPOSE OF REPORT

1. To provide information on:
 - (a) the proposed scope of works for upgrading cricket facilities at Hagley Oval; and
 - (b) a recommended decision-making process.

EXECUTIVE SUMMARY

2. At its meeting on 25 - 26 June 2012 the Council resolved:
 - (a) to continue discussions with Canterbury Cricket and Save Hagley Park over the options available for facilitating the playing of international cricket at Hagley Oval; and
 - (b) that the funding of \$1.65 million in the 2012/13 Annual Plan for embankments and practice wickets not be spent until the Council approves the scope of works (if any) to be carried out at Hagley Oval or elsewhere (noting that that the latest proposal from Canterbury Cricket does not meet the Council's satisfaction).
3. Since then the Council has met with Canterbury Cricket and Save Hagley Park on a number of occasions. Canterbury Cricket has made concessions and Council staff believe that the current scope of works for the enhancement of Hagley Oval is broadly in line with proposals presented to the Council in 2009 and 2010, apart from the inclusion of lighting towers.
4. The Christchurch Central Recovery Plan includes the enhancement of Hagley Oval as a venue capable of hosting domestic cricket matches and international tests. The Canterbury Earthquake Recovery Act 2011 requires the Council to give effect to this in the Hagley Park Management Plan 2007.

1 Cont'd

5. The Act also requires any decision on an application for Resource Consent to be consistent with the Recovery Plan. Canterbury Cricket will be applying for resource consent for the proposed pavilion and light towers. It will also seek consent for the embankments.
6. The Council is responsible for any leasing arrangements in respect of the land required for the proposed pavilion and lighting towers. Consideration of this will follow the grant of resource consent, if the application is successful.
7. The Council has agreed to fund the construction of the embankments.
8. These matters are set out in more detail in this report.

FINANCIAL IMPLICATIONS

9. In its 2009/19 LTCCP the Council set aside \$950,000 for upgrading the test cricket oval at Hagley Park. These funds are currently being used to improve the wicket and outfield to international standard. If the Canterbury Cricket proposal doesn't proceed the wicket will be suitable for domestic first class games and international fixtures (using temporary facilities).
10. The wickets at AMI Stadium and QE II Park were destroyed by the earthquakes. The Hagley Oval wicket will be the only wicket of this standard in the City.
11. The 2012/13 Annual Plan included \$1.650 million for test cricket at Hagley Oval. The Council has resolved that this money will not be spent until the scope of works to be carried out at Hagley Oval meets the council's satisfaction. If it does, then staff recommend that these funds be used to construct the embankments and practice wickets should Canterbury Cricket's proposal get resource consent.

LEGAL CONSIDERATIONS

12. The Council included a proposal for the development of an international test cricket ground at Hagley Oval in its draft 2009/19 LTCCP. This was consulted on using the special consultative procedure and 62 submissions were received and considered. The project was retained in the LTCCP adopted by the Council in June 2009.
13. Further funding was proposed in the draft 2012/13 Annual Plan. Again, this was the subject of consultation and included in the plan adopted by the Council but it resolved not to spend these funds until it had approved the scope of works to be carried out at Hagley Oval. However, the opportunity for granting approval has been overtaken by subsequent events.
14. Since the 2012/13 Annual Plan was adopted in June 2012 the Canterbury Earthquake Recovery Authority has developed the Christchurch Central Recovery Plan. This includes the enhancement of the existing cricket oval at Hagley Park as a venue capable of hosting domestic cricket matches and international tests. It will comprise:
 - (a) a domestic and international purpose built cricket venue;
 - (b) grass embankments with spectator capacity of 15,000 with ability to expand to 20,000 using temporary seating;
 - (c) training and coaching facilities with indoor and outdoor nets;
 - (d) sports lighting to international broadcast standards;
 - (e) pavilion with lounge and media facilities.

1 Cont'd

15. The Recovery Plan has been approved by the Minister for Canterbury Earthquake Recovery using his powers in the Canterbury Earthquake Recovery Act 2011.
16. The governing document for the Council's administration of Hagley Park is the Hagley Park Management Plan 2007. It provides the policies for managing the park, including the regular sporting activities that take place there. The plan is an approved management plan under section 41 of the Reserves Act 1977.
17. Under section 26 of the Canterbury Earthquake Recovery Act, the Hagley Park Management Plan cannot be inconsistent with the Christchurch Central Recovery Plan. The Recovery Plan is to be read together with and forms part of the Management Plan and prevails where there is any inconsistency between the two documents.
18. In other words, the Hagley Park Management Plan now includes the provisions referred to in paragraph 15 above for the enhancement of Hagley Oval to domestic cricket and international test standard.
19. This was the Council's purpose when it responded to a proposal from Canterbury Cricket and allocated funds in the 2009/10 LTCCP and the 2012/13 Annual Plan to the upgrading of Hagley Oval.
20. At that stage the proposal was for international test matches only with one day and 20:20 games still to be played at AMI Stadium, using lights if necessary. Damage sustained in the earthquake and aftershocks has since meant that neither AMI Stadium nor QE II Park are available as alternative venues. NZ Cricket has made it clear that the Bert Sutcliffe Oval at Lincoln is not suitable for development as a regular international cricket ground.
21. The enhanced facilities at Hagley Oval now included in the Hagley Park Management Plan provide for sports lighting as well as a new pavilion and embankments. These structures will require applications for resource consent being made by Canterbury Cricket.
22. The process under the Resource Management Act 1991 will involve the applications being notified and a period in which public submissions can be made. An independent Commissioner will be appointed to consider those submissions, including giving submitters the opportunity to be heard, and to make a decision on the application.
23. The effect of including the enhancement of Hagley Oval in the Christchurch Central Recovery Plan is that the decision maker in respect of the Resource Consent Application must not make a decision that is inconsistent with the Plan (s.23 Canterbury Earthquake Recovery Act).
24. At the end of the process the decision must be one that enables Hagley Oval to be enhanced as a venue capable of hosting international cricket. The assessments to be made by the decision-maker would be in relation to conditions of consent rather than whether or not the work should be undertaken.
25. The process for a direct referral of the resource consent application to the Environment Court would involve Canterbury Cricket seeking the Council's consent and, if this is given, starting the proceedings in the Environment Court. Submitters will be asked by the Court if they wish to be a party to the proceedings and Council staff would be required to file reports. The Court would encourage the parties to take part in mediation before a hearing is held.
26. Canterbury Cricket has indicated that it needs the resource consent process to be completed by September / October 2013. This would enable the organisation to carry out design and building work in time to be ready for the 2015 World Cup.

1 Cont'd

27. Even with the direct referral of the application to the Environment Court there is concern that the process may not be completed in time. The parties would need to apply to the Court for urgency but the granting of urgency is at the Court's discretion.
28. As a separate function, the Council is to decide whether or not to grant a lease to Canterbury Cricket for the land on which the pavilion would be built and the lighting towers installed. Section 54 of the Reserves Act requires the Council to give public notice of the proposed lease and to give consideration to any objections and submissions lodged in response. However, this does not apply where the proposed lease conforms with and is contemplated by the Hagley Park Management Plan or is considered by the Council following the granting of a notified resource consent.
29. Section 54 empowers the Council, as administering body for Hagley Park, to grant a lease to a voluntary organisation over land required for a pavilion and other structures associated with and necessary for the playing of outdoor sport and games. The Council is to give public notice of any proposed lease prior to it being granted, and to give full consideration to all objections and submissions received. There is a statutory process for this, set out in ss.119 and 120 of the Reserves Act.
30. The Canterbury Cricket Association is a voluntary organisation. Section 2 of the Reserves Act defines a "voluntary organisation" as "any body of persons (whether incorporated or not) not formed for private profit. Canterbury Cricket is an incorporated society, subject to the Incorporated Societies Act 1908. No such body can have as one of its purposes the pecuniary gain of its members.
31. The objects for which Canterbury Cricket was formed, then, do not include the private profit of its members. The association is a voluntary association for the purposes of the Reserves Act.
32. Section 54(2A) contains an exception to the requirement that public notice be given. This provides two options. Firstly the proposed lease must be in conformity with, and contemplated by, an approved management plan (i.e. the Hagley Park Management Plan). Secondly the lease follows the granting of resource consent where the application was notified. Canterbury Cricket's application will be notified.
33. The Hagley Park Management Plan contains a general policy on leasing land and buildings to sports clubs. However, it does not expressly provide for the proposed lease arrangement with Canterbury Cricket. The plan, when read together with the Christchurch Central Recovery Plan, provides for the construction of a pavilion and lights. Whilst it contemplates the lease of land in general it does not specifically contemplate the grant of a lease in respect of those structures. Therefore the first part of the exception does not apply. This means, too, that the consent of the Minister of Conservation will be required before a lease can be granted.
34. However because the application by Canterbury Cricket will be notified, if resource consent is granted then the second part of the exception in s.54 (2A) would apply. The Council would not have to give public notice of any proposed lease before it considered whether or not the lease should be granted.
35. Normally this would be dealt with by a Community Board. However, the enhancement of Hagley Oval is a metropolitan matter and the Council will make the decision in respect of the lease, upon receipt of a staff report to be considered in the usual way at an ordinary meeting.
36. Hagley Park is vested in the Council as a reserve for recreation purposes by the Christchurch City (Reserves) Empowering Act 1971. It has been suggested that this legislation prevents Hagley Oval from being used as an international cricket venue, notwithstanding that it is now incorporated in the Hagley Park Management Plan.

1 Cont'd

37. Section 5(4) states that no part of Hagley Park may be taken or set aside under the Public Works Act 1928 "for any public work whatsoever". It is the view officers that there has been no process undertaken nor required to take or set aside land under the Public Works Act for the purposes sought by Canterbury Cricket. Hagley Oval will remain vested in the Council for use as a recreation reserve, in accordance with the requirements of the Christchurch City (Reserves) Empowering Act and the policies set out in the Hagley Park Management Plan.
38. The proposal is not therefore in breach of s.5(4) of the Act.
39. This legal advice has been peer reviewed by Simpson Grierson.

CONSULTATION FULFILMENT

40. A proposal for upgrading the facilities at Hagley Oval was first put to the Council by Canterbury Cricket during the special consultative procedure undertaken before the 2009/19 LTCCP was adopted. The records show that "funding for the proposed introduction of test cricket at Hagley Park and other cricket-related issues drew 62 submissions".
41. Funding of \$950,000 was provided in the capital programme for the 2009/10 and 2010/11 years. This is currently being used to meet the cost of upgrading the wicket and outfield.
42. A sum of \$1.65 million for embankments and practice wickets at Hagley Oval was included in the capital programme in the 2012/13 Annual Plan. Again, the special consultative procedure was used before the plan was adopted, but the Council resolved that this funding was not to be spent until the Council had approved the scope of works(if any)to be carried out at Hagley Oval or elsewhere. It was noted that the latest proposal from Canterbury Cricket did not meet the Council's satisfaction.
43. The proposed works have now been sanctioned by the Hagley Park Management Plan. Public submissions may be made during the resource consent process. This will be the opportunity for people affected by or with an interest in the matter to have their say on issues around the built and natural environmental effects of the pavilion, lighting towers and the embankment.
44. In summary, the position is as follows:

Resource Management Act 1991
 - (a) public submissions will be received and heard in response to the applications for resource consent lodged by Canterbury Cricket;
 - (b) these may be dealt with either by an independent Commissioner or directly by the Environment Court;
 - (c) the scope of the submissions will be all aspects of the application, including whether it should be granted, amenity values, traffic, noise, crowd behaviour, landscape effects, and the built and natural environmental effects of the proposed pavilion, lighting towers and the embankments.
45. Reserves Act 1977
 - (a) the decision whether or not to grant a lease to Canterbury Cricket will be made by the Council upon receipt of a staff report, considered at an ordinary meeting. This will be subject to resource consent being granted.
 - (b) the consent of the Minister of Conservation is required.

1 Cont'd

STAFF RECOMMENDATION

That the Council:

- (a) Note that the Christchurch Central Recovery Plan has included the enhancement of Hagley Oval to provide central Christchurch with a venue capable of hosting domestic cricket matches and international tests.
- (b) Consider at an ordinary meeting of the Council a report on the grant of a lease to Canterbury Cricket.
- (c) Delegate to the General Manager Regulation and Democracy Services the authority to determine whether or not the applications for resource consent lodged by Canterbury Cricket for the proposed facilities at Hagley Oval be referred directly to the Environment Court for the hearing of submissions.

COMMITTEE CONSIDERATION

The Committee discussed the clarity that would be needed from CERA to inform the Council as to the intended impact of the Central City Recovery Plan, and its inclusion of a international Cricket ground at Hagley Park within the plan.

Councillor Carter moved that the Committee recommend to the Council that it:

- a) Seek written clarification from CERA and the Minister of Canterbury Earthquake Recovery with regard to the impact of the Central City Recovery Plan on the Hagley Park Management Plan and other relevant legislation, and the intentions of CERA in including an international cricket ground at Hagley Park in the plan.*
- b) Consider at an ordinary meeting of the Council a report on the grant of a lease to Canterbury Cricket; and that Council is provided with a full scope of the proposal when considering the lease proposal.*
- (c) Delegates to the General Manager Regulation and Democracy Services the authority to determine whether or not the applications for resource consent lodged by Canterbury Cricket for the proposed facilities at Hagley Oval be referred directly to the Environment Court for the hearing of submissions.*

The motion was seconded by Councillor Corbett.

During debate of Councillor Carter's motion, a procedural motion pursuant to standing order 3.12 was moved by Councillor Beck, seconded by Councillor Corbett, that Councillor Carter's motion now be put to the meeting.

When the procedural motion was put to the meeting, it was declared **tied** at 4 votes all.

The Committee then continued to debate Councillor Carter's motion until it was put to the meeting by the Chairperson. When put to the meeting, the motion was declared **carried**.

Councillor Broughton requested her vote against recommendation (b) be recorded.

Councillors Broughton, Chen and Livingstone requested their votes against recommendation (c) be recorded.

1 Cont'd

COMMITTEE RECOMMENDATION

That the Council:

- a) Seek written clarification from CERA and the Minister of Canterbury Earthquake Recovery with regard to the impact of the Central City Recovery Plan on the Hagley Park Management Plan and other relevant legislation, and the intentions of CERA in including an international cricket ground at Hagley Park in the plan.
- b) Consider at an ordinary meeting of the Council a report on the grant of a lease to Canterbury Cricket; and that Council is provided with a full scope of the proposal when considering the lease proposal.
- (c) Delegate to the General Manager Regulation and Democracy Services the authority to determine whether or not the applications for resource consent lodged by Canterbury Cricket for the proposed facilities at Hagley Oval be referred directly to the Environment Court for the hearing of submissions.

BACKGROUND

- 46. The proposal for upgrading Hagley Oval to accommodate international cricket has been around for some years. A draft Metropolitan Sports Facilities Plan was prepared and put out for public consultation in 2008.
- 47. At the time, the development of AMI Stadium as a predominantly rugby venue meant that test cricket could no longer be played there. The draft plan suggested as alternatives two options: QE II Park and the Bert Sutcliffe Oval at Lincoln. The former ground was preferred.
- 49. In the course of the consultation process the Council heard submissions with regard to the proposed venues, including the suggestion that improving the current facilities at Hagley Oval should be considered. Staff were requested to investigate the matter further.
- 50. The criteria for hosting test cricket and meeting the needs of domestic first-class, one-day and 20:20 fixtures meant that only four grounds were identified as being suitable for consideration. These were QE II Park, Canterbury Park (A and P Showgrounds) Hagley Oval and Sydenham Park. International one day and 20:20 games were to continue to be played at AMI Stadium.
- 51. A high level assessment was carried out, with QE II being the preferred option. However, NZ Cricket made it clear that the ground was not suitable as a test venue.
- 52. A Council hearings panel heard further submissions on the Metropolitan Sports Facilities Plan and considered the options for a future test cricket venue. A workshop was held for councillors at which they discussed all submissions made in response to the draft plan. At another workshop in late 2008, Councillors continued that discussion and identified a number of projects to be considered for inclusion in the upcoming 2009-19 LTCCP. One of these was the development of an international test cricket ground at Hagley Oval, the next preferred option once NZ Cricket had rejected QE II Park.
- 53. The proposal was included in the draft LTCCP that went out for public consultation in April 2009. As indicated earlier in this report, funding for the proposed introduction of test cricket at Hagley Oval and other cricket-related issues drew 62 submissions. These were considered by the Council which then resolved to retain the project in the 2009-19 LTCCP that was adopted in June 2009.
- 54. The LTCCP contained a provision for \$1 million to be spent in 2010-11. However, the earthquakes and aftershocks meant that the work was not considered until earlier this year. By then both AMI Stadium and QE II Park had been destroyed as a result of earthquake damage.

1 Cont'd

55. The Canterbury Cricket Association has provided the impetus for getting on with the project. Its objective is two-fold - a ground of international standard in the city and the opportunity to host some of the games to be played during the 2015 World Cup One-day Tournament. Australia and New Zealand are co-hosting this event.
56. Once the other two grounds were lost to earthquake damage there was a general realisation that the work budgeted for in the LTCCP should get under way as a matter of some urgency, beginning with improving the wicket and outfield. There was nothing in the Hagley Park Management Plan to prevent this.
57. Initially Canterbury Cricket had proposed upgrading the facilities at Hagley Oval to include grass embankments and a new pavilion to replace an existing similar, but smaller building. This was the proposal put to the Council before it decided to allocate funds to the project. At that stage any day/night games were to be played at AMI Stadium.
58. Canterbury Cricket presented a revised proposal to a Council workshop in June 2012. This included a larger pavilion that would incorporate offices for Canterbury Cricket, longer and higher embankments and four retractable lighting towers. The ground would be developed not just for test cricket, but for all forms of the game, including the ability to host matches during the 2015 World Cup.
59. This proposal did not meet with support from Councillors. Canterbury Cricket then presented its plans to the hearings panel considering submissions on the draft 2012-13 Annual Plan. These did not satisfy Councillors either. However, discussions between the Council, Canterbury Cricket and Save Hagley Park, have seen the proposal modified to include a smaller pavilion, no provision for administrative offices and lower, shorter embankments. The retractable lights remain.
60. The Christchurch Central Recovery Plan has now incorporated the upgrading of cricket facilities at Hagley Oval into the Hagley Park Management Plan. The effect of this is that the consultation process required before the plan could be amended and a lease to Canterbury Cricket considered is no longer necessary. The resource consent process under the Resource Management Act 1991 remains to be followed, although the decision on the application cannot be inconsistent with the Recovery Plan.

PART B - REPORTS FOR INFORMATION

(2.) DEPUTATIONS BY APPOINTMENT

- 6.1 Martin Meehan (Save Hagley Park) was in attendance and spoke to Clause 1 – Facilities for International Cricket at Hagley Oval. Mr Meehan asked the Committee not to support the granting of the lease to allow the expansion of the Hagley Oval Cricket Ground.
- 6.2 David Thornley and Therese Minnehan (ICON) were in attendance and spoke to Clause 1 – Facilities for International Cricket at Hagley Oval. Mr Thornley and Ms Minnehan asked the Committee not to support the granting of the lease to allow the expansion of the Hagley Oval Cricket Ground.
- 6.3 Neil Roberts and Anne Dingwall (Christchurch Civic Trust) were in attendance and spoke to Clause 1 – Facilities for International Cricket at Hagley Oval. Mr Roberts asked the Committee not to support the granting of the lease to allow the expansion of the Hagley Oval Cricket Ground.

2 Cont'd

- 6.4** David Towns and Peter Barton (Friends of the Christchurch Town Hall Organ Trust) were in attendance and spoke to Clause 2, Town Hall – Retain Auditorium and New Entry Options. MR Towns and Mr Barton asked the Committee to recommend that the Council repair the Town Hall in its entirety.
- 6.5** Margaret Austin and Graeme Wallis (Voices of Music) were in attendance and spoke to Clause 2, Town Hall – Retain Auditorium and New Entry Options. Ms Austin and Mr Wallis asked the Committee to recommend that the Council repair the Town Hall in its entirety.
- 6.6** Jessica Halliday and Sir Miles Warren (Keep our Town Hall Group (KOTH) were in attendance and spoke to Clause 2, Town Hall – Retain Auditorium and New Entry Options. Ms Halliday and Sir Warren asked the Committee to recommend that the Council repair the Town Hall in its entirety.

CONSIDERED THIS 6TH DAY OF DECEMBER 2012

MAYOR

COUNCIL 6. 12. 2012

COMMUNITY, RECREATION AND CULTURE COMMITTEE
27 NOVEMBER 2012

A report of a meeting of the Community, Recreation and Culture Committee
was held in the Committee Room 1, Civic Offices
on 27 November 2012 at 12.31pm.

PRESENT: Councillor Yani Johanson (Chairperson),
Councillors Peter Beck, Helen Broughton, Tim Carter, Barry Corbett, Jimmy
Chen, Jamie Gough, and Glenn Livingstone (Deputy Chairperson).

APOLOGIES: An apology for lateness was received from Councillor Carter who arrived at
12.34pm and was absent for part of clause 3.

Councillor Carter left the meeting at 3.55pm and was absent for part of clause 9.

The Committee reports that:



PART A - MATTERS REQUIRING A COUNCIL DECISION

(1.) TRANSITIONAL FACILITIES

General Manager responsible:	General Manager Community Services, DDI: 941-8607
Officer responsible:	Unit Manager Community Support
Author:	Paul Hulse, Acting City Housing and Community Facilities Manager

PURPOSE OF REPORT

1. This report is to update the Community Recreation and Culture Committee and the Council on the plans to provide transitional community facilities across the city to address community needs for meeting spaces in the next two to five years. An initial outline report was prepared for Housing and Community Facilities Committee, 5 March 2012.

EXECUTIVE SUMMARY

2. The Council owns a diverse portfolio of community facilities (includes Community Centres, Cottages, Halls, and Co-locations within the Community Support portfolio) across the city. This report considers the range of needs for the provision of transitional community facilities to compensate for the loss of community facilities as a result of earthquake damage.
3. During the past year various options for transitional facilities have been considered by way of a report prepared by RCP, consultation with community boards and discussions with community groups. Since the concept of transitional facilities was first mooted in late 2011, there have been a number of parallel work streams established to address the repair and/or rebuild of damaged and closed Council facilities. Most notably the Facilities Rebuild Project and the approval by the Council of the top 30 priorities list has provided a framework whereby consideration of the provision of a transitional facility will be an option to be considered to address community needs for a short duration until such time as a more permanent solution is approved.
4. In September 2012, the Council approved 30 projects to be investigated as high priority for rebuild/repair; this included the community facilities at Sumner, South Brighton, Fendalton, Riccarton, Bishopdale, Akaroa's Gaiety Hall, Linwood, Opawa's Risingholme and the Sydenham Preschool. Reports on the repair and rebuild options for the top 30 prioritised facilities are currently being prepared. It is expected that this work will be completed by June 2013.

1 Cont'd

5. The Council has no capital budget for transitional community facilities, however a range of funding options exist that require further exploration

FINANCIAL IMPLICATIONS

6. There is no budget for providing Transitional Community Facilities. Council staff have been exploring possible alternative funding sources. As an example, the provision of a transitional facility in Saint Albans was mostly funded by Lions International.

The Canterbury Earthquake Appeal Trust (CEAT) has indicated they are willing to support Council initiated projects relating to both transitional and permanent community facilities. CEAT indicated their willingness to work with the Council as the decision maker, rather than working with multiple individual requests. Funding has been tagged of up to \$980,000 relating to these projects. A further possibility is application to the newly created Capital Endowment Fund for special one-off opportunities.

The Capital Endowment Fund has been approved by the Councillors with the intention to assist Council staff in assessing support for community projects. It is anticipated that some community projects not covered by the Prime Ministers Fund or the Council's own Facilities Rebuild Plan, could look towards the Capital Endowment Fund.

Do the Recommendations of this Report Align with 2009-19 LTCCP budgets?

7. Yes.

LEGAL CONSIDERATIONS

8. None.

Have you considered the legal implications of the issue under consideration?

9. Yes.

ALIGNMENT WITH LTCCP AND ACTIVITY MANAGEMENT PLANS

10. Activity 2.0: Community Facilities.

Do the recommendations of this report support a level of service or project in the 2009-19 LTCCP?

11. Yes.

ALIGNMENT WITH STRATEGIES

12. Strengthening Communities Strategy 2007.

Do the recommendations align with the Council's strategies?

13. Yes.

CONSULTATION FULFILMENT

14. Community Boards were consulted throughout May/June/July 2012.

1 Cont'd

STAFF RECOMMENDATION

That the Council:

- (a) Note that the transitional facilities projects will now form part of the Facilities Rebuild Process, and that options for repair and/or rebuild of Council facilities may include a transitional facility as an interim solution to a community need until a more permanent solution is approved by the Council.
- (b) Note that organisations that operate non-Council owned facilities be encouraged to apply for funding through programs such as the Canterbury Earthquake Appeal Trust, the Capital Endowment Fund and the Canterbury Community Trust.

COMMITTEE RECOMMENDATION

That the staff recommendation be adopted.

BACKGROUND (THE ISSUES)

15. For the purpose of this report, Community Facilities include Community Centres, Cottages, Halls, and Co-locations within the Community Support portfolio. Community owned facilities are not covered under this criteria
16. Since 4 September 2010, Christchurch has experienced numerous earthquakes of varying significance. These events have resulted in a number of Council Community Facilities being rendered inoperable through:
 - Significant earthquake damage to buildings resulting in closure and/or demolitions, or
 - The completion of Detailed Engineering Assessments (DEE's), meaning that where a building is assessed at being less than 34% of the New Building Standards (NBS), the Council protocol states that the building must close immediately.
17. In June and July 2012, Council staff presented a report prepared by RCP Consultants Limited to Community Boards. This report was the first stage in determining the need for transitional facilities within the City. Community Boards reviewed the RCP report and responded in writing with their feedback. Additional information has been forthcoming from community organisations and this has built up a wider picture of current provision and areas of unmet need. Staff would welcome the opportunity to workshop the changing environment and the linkages with the facilities rebuild project and other funders plans.
18. A programme of undertaking DEE assessments on the Council Community Facilities portfolio commenced in August 2011 and is expected to be completed by August 2013.
19. DEE closures do not automatically mean that the building is a write-off or requires demolition. In many cases repairs may be feasible to return the building to an acceptable level of the new building standard (NBS).
20. Council staff instructed RCP Consultants to prepare a review of CCC's Community Facilities and evaluate the areas of greatest need for a transitional facility. RCP worked with the council's staff and also applied their own rationale prior to presenting their final report dated 9 May 2012. The original RCP report referred to both libraries and community facilities, including single and co-located options.

1 Cont'd

RCP recommended:

Five stand alone transitional community facilities throughout the city at:

- Shirley
- Avonside
- Inner City East
- Akaroa
- Lyttelton.

One transitional Library facility in:

- Bishopdale.

Two co-located transitional facilities in:

- Sumner
- Woolston, Heathcote, Redcliffs.

The RCP report was reviewed and then presented to the Community Boards throughout June and July 2012. Board member feedback was received during August 2012. All feedback has been considered and during the past three months additional information gathered. Community Board feedback is included elsewhere in this report.

Since May 2012, the Council has undertaken a number of initiatives relating to the rebuild process. These include the prioritisation of the DEE process, the Facilities Rebuild Process, The Top 10 and Top 30 options projects and updating of the draft 2013-22 Long Term Plan. Most of that which was recommended by RCP is now being considered in the Top 30 priorities including Linwood Arts centre, Akaroa, Lyttelton, Bishopdale, Sumner, Riccarton and South Brighton and conversations are continuing with external providers about private partnerships.

Both the transitional facilities and Facilities Rebuild Programme have significant cross over. It makes sense that the concept of transitional facilities now be viewed as an option for projects within the Facilities Rebuild Programme, with an analysis of community needs provided to support the consideration of the decision.

SUMMARY OF NEEDS IDENTIFIED AND OPTIONS UNDER CONSIDERATIONS SINCE THE PREPERATION OF THE RCP REPORT

21. A summary of needs identified and options considered from the information contained in **Appendix 1** is set out below.

- Shirley – Discussions proceeding with local school sites to provide meeting spaces for community groups
- Avonside – discussions proceeding with community groups across Avondale, Dallington and Avonside to determine space and meeting requirements.
- Inner City East – Linwood Arts centre under repair
- Akaroa - Gaiety hall is now part of the Top 30 priorities
- Lyttelton – Lyttelton service centre and recreation centre part of Top 30 priorities
- Bishopdale - Bishopdale is now part of the Top 30 priorities
- Sumner - Sumner is now part of the top 30 priorities
- Woolston, Redcliffs. – is now being considered as part of the top 30 priorities in relation to volunteer libraries

1 Cont'd

- Heathcote – discussions are proceeding with community groups about need in this community in addition, the Canterbury Play Centre Association has commissioned a feasibility study to explore the need of a play centre in this area.

Additional needs identified included:

- South Brighton is now part of the top 30
- Risingholme is now part of the top 30
- Fendalton is now part of the top 30
- Belfast is being considered for alternative options outside of the top 30
- Aranui is being considered for alternative options outside of the top 30
- On going conversations with groups to open up facilities to the community which in the past may have not been available to the wider community.

Many of the requirements for facilities will be met under the Facilities Rebuild Programme. This programme now includes the transitional community facilities project with many of the most urgent needs being added through the Community, Recreation and Culture Committee and then the Council. This process expects to provide a report to Council on the top 30 by June 2013 which will indicate options for those projects listed within its scope. Some of these options may provide for permanent solutions to projects, while others may provide for interim options on a path to a permanent solution.

The Council has no capital budgets for transitional community facilities, however a range of funding options exist that require further exploration. The Canterbury Community Trust, Philanthropic Groups and the Canterbury Earthquake Appeal Trust are options that could assist in funding community facilities.

The Council's Capital Endowment Fund is yet to have an approved process for projects to make applications to it. Once this process is approved through Council, the fund may provide an avenue for community projects to obtain funding.

(2.) **FACILITIES REBUILD PLAN MONTHLY STATUS UPDATE INCLUDING TOP 30 PROJECTS STATUS UPDATE AND FRP PRIORITISED PROGRAMME**

General Manager responsible:	General Manager Community Services, DDI 941 8607
Officer responsible:	Corporate Support Unit Manager
Author:	Darren Moses

PURPOSE OF REPORT

1. To provide a monthly update to the Council on the Facilities Rebuild Programme (FRP) and associated TOP 30 priority projects.
2. To seek approval for the Prioritised Approval Programme that incorporates recommendations from Community Boards.

EXECUTIVE SUMMARY

3. This report provides a monthly programme update on some key FRP activities for the month mid October to mid November 2012.
4. At the meeting of 27 September 2012, the Council agreed that 30 facilities from within the programme should be prioritised for funding, further investigation and, where possible, repairs.
5. An update (current as at 14 November 2012) on all of these TOP 30 projects is provided in **Attachment 1**. The Council have asked for ongoing monthly updates on these priorities.

2 Cont'd

6. The Council position is that all buildings in the programme will be repaired or reinstated wherever possible. The Council reporting needs to be considered in the context of finalising our insurance position and associated insurance negotiation implications.
7. It is worth noting that work is still actively progressing on the remainder of the programme via various activities. These include undertaking and finalising DEE assessments, building closure (where deemed necessary), insurance liaison to understand the Loss Adjusters position and in some cases detailed design to allow for simple rapid repairs to allow non damaged buildings to reopen.
8. At the Council meeting of 27 September 2012, in relation to the draft Prioritised Approval Programme, the Council **resolved** to refer the list to the Community Boards, to obtain their feedback prior to the Council's adoption of the finalised list.
9. The requests (**Attachment 3**) have been considered and are incorporated into the FINAL FRP PRIORITISED APPROVAL PROGRAMME (**Attachment 4**) for the Council's approval. Any subsequent changes to this prioritised programme will be reported back in future monthly updates to the Council.
10. The DEE assessment component of the non-housing programme continues to make good progress and is currently tracking some months ahead of the schedule that the Council approved. This is due to additional Council resources being utilised to manage, monitor and control the engineering workforce. The Social Housing DEE programme is also underway and is running concurrently with the Commercial and Heritage Programme.
11. The time taken to complete DEE assessments varies from weeks through to many months, depending on building complexity, availability of plans and other historical structural design documentation. The current status of DEE assessments is shown below in Table 1 (see over).

Table 1: DEE Assessment Status

<i>Measure</i>	<i>Last Month</i>	<i>This Month</i>
Number of buildings to undergo DEE assessments	932	932
a) Will not get a DEE	20	18
b) Yet to start	191	173
c) In progress	442	432
d) Received as draft	245	257
e) Completed	34	61
<i>Subtotal d and e (received DEE's)</i>	<i>279</i>	<i>318</i>
On hold, Demolished, will not progress DEE	53	60
<34% NBS (earthquake prone building)	73	82
>34% and <67% NBS (fit for occupancy)	43	49
>67% and <99% NBS (below code)	39	42
>99% (code or above)	71	85

Project Status Grouping

- a. *Will not get a DEE*: Building is already demolished or simple structure.
- b. *Yet to Start* : CCC preparation stage for commissioning and preparing documents and obtaining order of cost from Engineers.
- c. *In Progress* : With the Engineering Firm for assessment, on site undertaking investigation.
- d. *Received Dee as Draft*: CCC has received the likely highest level of the Dee from the Engineer for internal review and the report is finalised with Engineers and the Finalised report returned to the CCC for GM sign off.
- e. *Completed* : GM sign off and available for public via the Web.

2 Cont'd

12. **Attachment 2** provides further information on building specific DEE assessments and NBS results.
13. Once a DEE assessment has been completed and the percentage NBS and occupancy decision made, damage assessments begin and repair options are investigated by Engineers and Council staff. This establishes the work required to restore the building to its previous pre-earthquake state and gives an estimate of cost to do so. This information can then be assessed against our insurance entitlement to make informed decisions as to the best strategic approach, i.e: repair or rebuild. A significant programme of damage assessments across all Council facilities is about to get underway.

CLOSURES

14. Since the previous Council report, and in line with the Council delegation, the following building has had to close due to DEE reports being received which indicate percentage NBS less than 34 per cent.
 - Hei Hei Community Centre (18 per cent NBS)
15. The Council is still investigating repair options for closed buildings and a timeframe for re-opening is currently being determined.

HERITAGE PROGRAMME

16. The Heritage Reinstatement Programme has projects in all phases of work from stabilisation to handover. The majority of projects are in the DEE and design phases. There are a total of 14 structures within the Heritage Reinstatement Programme that are affected by the Council's Top 30 Priority List. They are either part of a property or affected by the needs of a property; for example Akaroa Museum includes Langois-Eteveneaux Cottage, Customs House and Court House but may affect the Coronation Library as well.
17. The Canterbury Provincial Chambers Buildings has commenced the final stage of stabilisation which is due to complete in the New Year. We continue to work closely with Council Planners through the Resource Consent process and The Minister of the Department for Conservation and NZ Historic Places Trust in accordance with our statutory requirements. Work to stabilise Our City is now complete and we are reviewing the potential costs for reinstatement.
18. Building consents have recently been granted for Jubilee Clock Tower and Edmonds Clock Tower and procurement is underway although a start on site is currently unknown. Avebury House and Linwood Community Arts Centre are all live construction projects and on programme. Linwood is expected to be operational in April 2013.
19. Code compliance is expected for Rolleston House YHA, which will allow this facility to open for the busy summer tourist season. The Poseidon (Beach) Café in Sumner was handed back to the tenant last month and is expected to open for business over the show weekend following completion of tenant fit out works. Curators House has been handed back to the tenant and is now trading.

HOUSING PROGRAMME

20. Definitions:
 - (a) Housing Unit (i.e. one or two bedroom unit)
 - (b) Housing Block (i.e. several units in a block)
 - (c) Housing Complex (i.e. several blocks in a complex).
21. At the meeting of 27 September 2012, the Council approved a prioritised programme for undertaking DEE assessments on social housing complexes based on categorisation.

2 Cont'd

22. The Priority 1 category includes complexes that are deemed to be the highest risk. The majority of units are occupied and may be several storeys high. They may be older buildings and may be on Technical Category 3 (TC3) zoned land. The Priority 1 category also includes the six housing intensification projects that form part of the Top 30 Programme.
23. The Priority 2 category comprises mostly those housing units that have been allocated yellow or red Level 2 stickers. Many of these units are currently unoccupied due to structural weakness, health and safety concerns or risk associated with a nearby building.
24. The Priority 3 category is made up of housing units considered to be of low risk and are likely to have low value repairs. The majority of these units are occupied.
25. The prioritised assessment programme includes 661 DEE assessments (excluding complexes on Red Zone Land) which will cover 2537 Council-owned social housing units. See Table 2.

Table 2: Social Housing DEE Status

Notes: [1] – Number of DEEs reduced due to refinement of existing Database

CCC Social Housing DEE Status	Last Month (Oct 2012)	Current Month (Nov 2012)
DEEs Not Started	471	429
DEEs Being Progressed	151	180
DEEs Complete	42	52
Total	664	661^[1]
DEEs Not Required (Red Zone Land)	32	32

26. Five social housing complexes (32 blocks) are on red zoned land and these will not be subjected to a DEE assessment. Separate assessments of these complexes are currently underway and discussions are being held with the loss adjusters.
27. 436 social housing units remain closed as a result of a DEE assessment, major damage or due to major health and safety concerns (no change to previous month). These can be seen in **Attachment 5**. In addition, an emerging risk has been identified which is the likelihood of future complex closures due to failing the DEE assessment on an original building design basis and not due to earthquake damage. Council staff have initiated a high level scoping process to identify all of the likely complexes that would be deemed earthquake prone due to design to quantify this risk.
28. The adopted repair strategy (refer **Attachment 5**) to focus on initially repairing and reinstating individual closed units to maximise housing stock has been recently revised to include DEE/damage assessment of lesser damaged complexes with closed units to facilitate the repair of the "best of the worst" closed units. Repairs have been initiated on the first five closed units with completion scheduled for December 2012. In parallel, urgent repairs to large complexes such as Airedale Courts to increase capacity are being given priority. Council staff are currently working with Engineers to develop strengthening options with a view to engaging contractors to begin repairs at this site in the New Year.
29. In addition, many of the 436 units closed have failed their DEE assessment substantively or are located on red zoned land. Therefore, City Housing is planning options to replace this lost capacity by considering intensification of existing sites (new units) or new housing complexes entirely. These will be subject to a separate report to the Council.

2 Cont'd

30. City Care has been commissioned to undertake site inspections of 50+ units across the housing portfolio to validate EQC scopes of work (and costs to repair) and this process is nearing completion. Generally, it has been observed that units with minimal damage and low value repairs are likely to be correct, however further investigations are required on units that have sustained moderate to major damage, including those that may be 'over cap'.
31. In conjunction with the existing DEE assessments, a process has been developed with EQC to jointly perform full site assessments. These include structural engineering and geotechnical engineering assessments to determine repair options and cost estimates leading to a timely agreed EQC settlement enabling housing units to be re-introduced to the portfolio. There are four social housing complexes trialling this process and the assessment of the first complex, Louisson Courts is expected to be completed by end of November 2012. The process discussed above will be brought to the Council following the trial results evaluation in a later Facilities Rebuild report.

FINANCIAL IMPLICATIONS

32. The housing portfolio comprises residential dwellings and is therefore covered by the Earthquake Commission (EQC). Housing units with major damage over the \$100,000 cap will qualify for a legitimate insurance claim.
33. Where a building's structure is deemed to be damaged, the cost of the building assessment work will be covered under EQC and/or insurance. Where the building's structure is found not to have sustained damage, the cost will be borne by the Council.
34. The building assessment work required to inform the Facilities Rebuild Plan is initially funded by the Council however, where a building's structure is damaged and a legitimate successful insurance claim is processed, the Council will recoup some of these costs from insurance.
35. Therefore insurers will only pay for costs associated with the strengthening to the legal requirement of 33 per cent or the pre-earthquake strength of the building (whichever is the higher). In addition insurers will not pay costs associated with strengthening to undamaged portions of buildings.

Do the Recommendations of this Report Align with LTCCP budgets?

36. No. The work was not contemplated within the 2009-19 LTCCP.

LEGAL CONSIDERATIONS

37. Not applicable.

Have you considered the legal implications of the issue under consideration?

38. As above.

ALIGNMENT WITH LTCCP AND ACTIVITY MANAGEMENT PLANS

39. Not applicable.

Do the recommendations of this report support a level of service or project in the LTCCP?

40. Not applicable.

ALIGNMENT WITH STRATEGIES

41. Not applicable.

2 Cont'd

Do the recommendations align with the Council's strategies?

42. As above.

CONSULTATION FULFILMENT

43. A Combined Community Board seminar was held on the evening of October 23 2012. The purpose was to obtain their feedback prior to Council adoption of the FRP Prioritised Approval Programme

44. The Boards were asked to:

- (a) Review the list of Council owned facilities per Ward to check for completeness.
- (b) Identify any incorrect information – e.g. Closed when should be Open.
- (c) Identify any buildings where the priority appears incorrect from a community and strategic perspective.
- (d) Identify any buildings where the timings did not seem correct based on the prioritisation.

45. Of the eight Boards engaged, most had only a few change requests across the entire portfolio. All of the change requests submitted by the Boards have been considered and subsequently accepted by staff.

46. The resulting change requests from the Boards are set out in **Attachment 3**.

STAFF RECOMMENDATION

It is recommended that the Council pass the following resolution:

- (a) That the information in this report is received.
- (b) That the Council adopt the Facilities Rebuild Plan Prioritise Approval programme as set out in Attachment 4, to include amendments as recorded in Attachment 3.

COMMITTEE RECOMMENDATION

That the staff recommendation be adopted.

PART B - REPORTS FOR INFORMATION

(3.) DEPUTATIONS BY APPOINTMENT

3.1 James Barber, a resident of Crossdale Courts, spoke to the committee regarding the Council's possible acquisition of Crossdale Courts, asking the Council to purchase the properties for social housing.

(4.) HERITAGE UPDATE

The Committee received an update from staff regarding the current status of heritage in the City.

The Committee **decided** unanimously to:

- a) Note its concern at the delay in the Ministry of Culture and Heritage Recovery programme being put in place due to the lack of funding, and invite the Minister of Culture and Heritage to urgently meet with Councillors to discuss.
- b) Write to the Minister of Culture and Heritage asking that work to develop this programme be urgently funded, and notes that the Council is committed to working constructively together to get this in place.
- c) Request that, regarding demolition orders under section 38 of the CER Act, Council Heritage staff, Councillors of this Committee and CERA work closely together once there is a potential demolition of a listed heritage building, and that CERA is advised of this desire.

(5.) ARTS UPDATE

The Committee **received** an update from staff regarding the current status of arts projects in the City.

(6.) CORRESPONDENCE FROM THE HAGLEY/FERRYMEAD COMMUNITY BOARD – INNER CITY EAST LOW-COST RENTAL PROJECT

The Committee received correspondence from the Hagley/Ferrymead Community Board regarding the Inner City East Low-Cost Rental Project. The Committee thanked the partner organisations involved with this project and acknowledged the work undertaken on the project.

The Committee **decided** to:

- a) Support the proposal in principle, noting that low cost rental housing is a critical issue.
- b) Refer the correspondence to staff, for a report be prepared for the Planning Committee to consider the request for Council support.

PART C – DELEGATED DECISIONS

(7.) HERITAGE GRANT APPROVAL – 72 CHANCELLOR STREET, RICHMOND, CHRISTCHURCH

The Committee considered a report seeking retrospective approval for a Heritage Incentive Grant (HIG) for 72 Chancellor Street, Christchurch.

As part of the discussion on this item, the Committee expressed concerns regarding the requirement for a Resource Consent to repair or fix heritage buildings outside the central city.

The Committee:

- a) **Decided** to ask the Planning Committee to consider the consenting process for earthquake repairs for heritage buildings.
- b) **Resolved** to approve a Heritage Incentive Grant of up to **\$3,252** for conservation and maintenance work for the Group 4 heritage building at 72 Chancellor Street, subject to certification of compliance with the above scope of works.

Note: Councillor Gough requested that his vote against (b) be recorded.

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(8.) RESOLUTION TO EXCLUDE THE PUBLIC

The Committee **resolved** that the resolution set out on page 95 of the agenda be adopted.

At 3.06pm the public were readmitted to the meeting, at which point the meeting concluded.

CONSIDERED THIS 6TH DAY OF DECEMBER 2012

MAYOR

APPENDIX 1

1. Needs Assessment:

A needs assessment was prepared following consultation and feedback from community boards, committee groups and discussions with Philanthropic funders.

2. Shirley/Papanui:

On the 20th June 2012, staff presented the RCP report to the Shirley/Papanui Community Board. The report recommended a Transitional Facility in Shirley.

Board Response 6th of July 2012:

The Board accepted the location of Macfarlane Park, although a school site was seen as a possible alternative.

Locality needs:

- In September 2012, council approved the Top 30 priorities for Investigations for the Mairehau volunteer library,
- Negotiations for a temporary facility on Sheldon Park in Belfast in early 2013 continue
- The Lions and Christchurch City Council partnership project for St Albans is now completed.
- Discussions ongoing with local school sites about availability of space for community groups

3. Burwood/Pegasus:

On the 25th May 2012, staff presented the RCP report to the Burwood/Pegasus Community Board. The report recommended a Transitional Facility in Avonside.

Board Response 6th of July 2012:

The Burwood/Pegasus Community Board concluded that it did not want to advocate for a transitional facility in the Burwood/Pegasus ward.

Locality needs:

- In September 2012, council approved the Top 30 priorities for the South Brighton Community Centre

4. Hagley/Ferrymead:

On the 20th June 2012, staff presented the RCP report to the Hagley/Ferrymead Community Board. The report recommended three Transitional Facilities, one in the wider Heathcote area, inner city East and another in Sumner.

Board Response 6th July 2012:

The Board recommended that the wider community needs to be urgently consulted on what they need by way of a transitional facility.

The Board is supportive of Avebury House being repaired and available for community use with urgency.

Locality needs:

- In September 2012, council approved the Top 30 priorities for:
- Heathcote volunteer library;
- Redcliffs volunteer library;
- Woolston volunteer library;
- Linwood library, Linwood Service Centre and hub;
- Sumner library and community hub.
- Linwood Arts Centre was approved earlier for repair and this is progressing
- Avebury House was approved earlier for a temporary repair and is due to reopen soon
- Discussions are continuing with groups in the Avondale, Dallington and Avonside areas to determine their needs for a meeting space/s.

5. Fendalton/Waimairi:

On the 30th May 2012, staff presented the RCP report to the Fendalton/Waimairi Community Board. The report recommended a Transitional Library Facility in Bishopdale.

Board Response 6th July 2012

Board members highlighted the serious concern in the community at the loss of two large Community Facilities (Bishopdale and Fendalton) .The loss of facilities is having a negative economic impact on the Bishopdale Mall. The Board reiterated the need for a Temporary Library in Bishopdale.

Locality needs:

- In September 2012, council approved the Top 30 priorities for
- Bishopdale Library/Community Centre and
- Fendalton Community Centre.

6. Akaroa/Wairewa:

On the 20th June 2012, staff presented the RCP report to the Akaroa/Wairewa Community Board. The report recommended a Transitional Facility in Akaroa.

Board Response 6th July 2012:

The Board reiterated that the Akaroa/Wairewa area is spread out and that there is a need for very localised small community facilities. The Board wishes to be involved in any discussions on the future of community facilities in its area.

The Board would also be supportive of community partnerships to part fund or support new/transitional community facilities where appropriate.

The upcoming cruise ship season and so many closed facilities or businesses may impede economic growth.

Locality needs:

- In September 2012, council approved the Top 30 priorities for
- the Gaiety Hall,
- Akaroa court house,
- Akaroa museum, and the
- Akaroa Service Centre.

7. Lyttelton/Mount Herbert:

On the 29th May 2012, staff presented the RCP report to the Lyttelton/Mount Herbert Community Board. The report recommended a Transitional Facility at Lyttelton.

Board Response 6th July 2012:

The Board does not support transitional facilities being brought into the community by the Council, but does support the use of existing buildings in Lyttelton being used for this purpose.

*The recreation centre and associated activities currently need somewhere to go
Plunket has approached the community board in relation to its Lyttelton site that is now closed.
Holy Trinity Church looking to rebuild on the current site with a proposed community space attached.*

Locality needs:

- In September 2012, council approved the Top 30 priorities for
- the Lyttelton visitor centre and toilet,
- Lyttelton Recreation Centre,
- Trinity Hall and
- Lyttelton service centre (temporary lease signed for four years at 15 London Street) as part of the top 30 priorities.

8. Riccarton/Wigram:

On the 5th June 2012, staff presented the RCP report to the Riccarton/Wigram Community Board. The report recommended no Transitional Facilities.

Board Response 6th July 2012:

The Riccarton/Wigram Community Board advised they have been fortunate with little damage to its community facilities.

Riccarton/Wigram ward is a receiving ward of business and community organisations that have been forced from their normal facilities owing to the earthquakes, placing additional strain on the infrastructure of the ward. The Board suggested temporary (portacom) buildings, accommodating 20 - 60 people, be moved to suitable sites within the ward until the ward's community infrastructure has "caught up" with the need.

Locality needs:

- In September 2012, council approved the Top 30 priorities for
- the Riccarton community centre,
- Riccarton volunteer library and
- Upper Riccarton war memorial hall

9. Spreydon/Heathcote:

On the 22nd June 2012, staff presented the RCP report to the Spreydon/Heathcote Community Board. The report recommended no Transitional Facilities

Board Response 6th July 2012:

The Board wants a follow up seminar which will provide an overview of all facilities in the Ward. The scope of this project needs to include staff working space and reference to Manuka Cottage and Addington Action's need for a building.

The following groups are seeking permanent facilities:


- *Opawa St Martins Toy Library*
- *St Martins Library*
- *St Martin's Presbyterian Church*
- *Manuka Cottage*


Locality needs:

- In September 2012, council approved the Top 30 priorities for
- the Opawa volunteer library,
- Opawa children's library,
- St Martins volunteer library,
- Sign of the Takahe,
- Sign of the Kiwi,
- Hoon Hay volunteer library,
- South library and service centre,
- Sydenham community crèche,
- Risingholme community centre craft room


Top 30 - Council Report

Community Facilities


Sydenham Pre School (crèche)	
Building Status: CLOSED	
DEE: L5 – 8% NBS Sum Insured: \$274,205	
Update: Current Quantity Surveyor repair estimate of \$155,500.88 does not cover full scope of damage. Insured sum \$274,205. Further EQ damage assessment underway by GHD to determine economics of repair option, due w/c 10/12/12. Option available to re-site re-locatable units from disused Tuam St or QEII. Works Instructed: (1) Building level survey (2) Strengthening options to achieve 33% NBS, 67% NBS for the facility (3) A high level estimate of the strengthening options.	
Next Steps: Complete EQ damage assessment process (prior to Xmas 2012). This will directly determine the economics of the repair option or whether demolition should be the preferential option for CCC. Agree position with the LAT. Dependant on the above, options available include repair or rebuild a new facility (long term option) or utilise available re-locatable units (short to medium term option). Places and Spaces Managers preference is to repair if possible. Return to service expected late 2013.	

Fendalton Community Centre	
Building Status: CLOSED	
DEE: L4 Requested - Due 15/11/12. (Indicative 24%)	
Update: Quantitative DEE DUE 15/11/12. Further EQ damage assessments underway to determine scope of works. Works Instructed (1) Strengthening options to achieve 33% NBS, 67% NBS for the facility (2) A high level estimate of the associated cost for each of the above (3) Fire and accessibility reports (triggered by the structural strengthening works)	
Next Steps: Complete EQ damage assessment process as instructed (January 2013). Agree position and scope of works with the LAT. Instruct repairs and strengthening works to commence in the second quarter of 2013 with a return to service anticipated late in 2013. Review possible upgrade of facilities concurrent with repair & strengthening works.	

LAT = Loss Adjusting Team
 QS = Quantity Surveyor
 NBS = New Building Standard

Riccarton Community Centre	
Building Status: CLOSED	
DEE: 2% Original Building 5% (1960) 100% (1968)	
Update: Current Q.S. Repair estimate \$908,400 does not include all required scope. Further EQ damage assessments underway by OPUS to determine economics of repair option. Works instructed (1) A building level and verticality survey (2) Strengthening options to achieve 33% NBS, 67% NBS for the facility (3) A high level estimate of the associated cost for the each of the above (4) Fire and accessibility reports (triggered by the structural strengthening)	
Next Steps: Complete EQ damage assessment process (February 2013). This will directly determine the economics of the repair option or whether demolition should be the option for CCC. Agree position with the LAT. Complete Repair/Rebuild strategic options assessment.	


South Brighton Community Centre	
Building Status: CLOSED	
DEE: N/A – Part Demolished Extensive EQ damage Land – TC3 Sum Insured: Replacement cost: \$1,327,008 (estimated)	
Update: CCC Demolition Approval Delegation under Draft. Further partial section 38 requested by CERA. Total loss agreed with LAT (2 demo quotes requested and now on file). Replacement cost \$1,327,008 (estimated) N.B. TC3 land.	
Next Steps: CCC Approval of demolition coupled with the final agreement on of the LAT. Complete a Rebuild/strategic options assessment. There are inherent complexities in rebuilding on the current site with the TC3 status.	

Risingholme Community Centre Craft Rooms (non heritage)	
Building Status: CLOSED	
DEE: L4 Received – 17.5% NBS	
Update: The building has suffered minor EQ damage to perimeter footings, ceiling lining, window joinery and floor lining. It has been deemed EQ Prone due to low NBS - 17.5%. The critical structural weakness is due to geotechnical issues – lateral spreading and liquefaction on the site.	
Next Steps: Investigation into repairing the foundations at the existing site or moving the building to a nearby alternative site. Agreement needs to be reached with the insurer with regard to cost.	

Akaroa Museum	
Building Status: CLOSED	
DEE: 12%-38%NBS	
Update: The main building has 6 separate structures of different ages and constructions are of different strengths. Temporary propping possible but permanent repair / strengthening may be complicated. 3 on site and 1 off site heritage properties are being considered by a feasibility study. Project team focused on 2013/14 summer opening. Museum Director has been briefed on options.	
Next Steps: Complete feasibility study on repair options.	

Hubs

<h1>Sumner Library, Museum and Community Hub</h1>	
<p>Building Status:</p> <p>Sumner Library: CLOSED 11% NBS Sumner Museum: DEMOLISHED Sumner Community Centre: DEMOLISHED</p>	
<p>DEE:</p> <p>Sumner Library: Lvl 5 11% NBS 25 May 2012 Sumner Museum: Lvl 5 Sumner Community Centre: Lvl 5</p>	
<p>Update:</p> <ul style="list-style-type: none">• 95% of all relevant available information deemed to be collated with the majority of all major council management units consulted• Site visit completed for all buildings• Strategic report template agreed with Project Sponsor• Key strategic objectives being finalised. 3-4 options (repair/rebuild/relocate) have been developed including the assessment tool and evaluation criteria all being finalised for stakeholder approval• Damage Assessment reports for each building are being finalised to enable confirmation of insurance Statement of Positions (SOP)	
<p>Next Steps:</p> <ul style="list-style-type: none">• Complete all Damage Assessment submissions by late November 2012• Finalise strategic options and options evaluation criteria by the end of November 2012• Present brief of progress to FRP Steering Board 13 December 2012• Complete options evaluations and begin draft strategic report for review by key stakeholders first quarter 2013• Finalise strategic report late mid 2013.	


<p>Bishopdale Library and Community Centre</p>	
<p>Building Status: CLOSED</p>	
<p>DEE: Lvl 5 4% NBS October 2012</p>	
<p>Update:</p> <ul style="list-style-type: none"> • 95% of all relevant available information deemed to be collated with the majority of all major council management units consulted • Site visit completed for all buildings and relevant completed new builds e.g. Aranui and Parklands Libraries • Strategic report template agreed with Project Sponsor • Key strategic objectives being finalised. 5-6 options (repair/rebuild/relocate) have been developed including the assessment tool and evaluation criteria all being finalised for stakeholder approval • Damage Assessment reports for each building are being finalised to enable confirmation of insurance Statement of Positions (SOP) 	
<p>Next Steps:</p> <ul style="list-style-type: none"> • Complete all Damage Assessment submissions by late November 2012 • Finalise strategic options and options evaluation criteria by the end of November 2012 • Present brief of progress to FRP Steering Board 13 December 2012 • Complete options evaluations and begin draft strategic report for review by key stakeholders first quarter 2013 • Finalise strategic report late mid 2013 	

<h1>Linwood Library, Service Centre, and Community Hub</h1>		
Building Status: Linwood Civic and Library Support: CLOSED 18%NBS Linwood Service Centre: OPEN >33% NBS Linwood Library Support: OPEN 39% NBS Linwood Library: CLOSED 25% NBS Linwood Toy Library: Open 100% NBS		
DEE: Linwood Civic and Library Support: Lvl 5 – Sept 12 Linwood Service Centre: Lvl 5 – July 12 Linwood Library Support: Lvl 5 - October 12 Linwood Library: Lvl 5 – August 11 Linwood Toy Library: Lvl 4 – June 12		
Update: <ul style="list-style-type: none">• 95% of all relevant available information deemed to be collated with the majority of all major council management units consulted• Site visit completed for all buildings and relevant completed new builds e.g. Aranui and Parklands Libraries• Strategic report template agreed with Project Sponsor• Key strategic objectives being finalised. 5-6 options (repair/rebuild/relocate) have been developed including the assessment tool and evaluation criteria all being finalised for stakeholder approval• Damage Assessment reports for each building are being finalised to enable confirmation of insurance Statement of Positions (SOP)		
Next Steps: <ul style="list-style-type: none">• Complete all Damage Assessment submissions by late November 2012• Finalise strategic options and options evaluation criteria by the end of November 2012• Present brief of progress to FRP Steering Board 13 December 2012• Complete options evaluations and begin draft strategic report for review by key stakeholders first quarter 2013• Finalise strategic report late mid 2013		


Top 30 - Council Report


LIBRARIES


South Library/Service Centre/Learning Centre (incl Distribution Centre)	
Building Status: CLOSED	
DEE: L5 - 10-20% NBS	
Update: Building consent application for temporary works submitted. On track to complete temporary construction works by Christmas to allow opening in the New Year. Investigations into the long term solution for this building are ongoing.	
Next Steps: Complete temporary repairs and re-open building. Once the building is open staff efforts will concentrate on identifying possible “long term” repair methods and reaching agreement with insurers.	


Riccarton Volunteer Library (Within Riccarton Community Centre)	
Building Status: CLOSED	
DEE: L5 – 5%	
Update: Included within the community facility. Current Q.S. Repair estimate \$908,400 does not include all required scope. Further EQ damage assessments underway by OPUS to determine economics of repair option. Works instructed (1) A building level and verticality survey (2) Strengthening options to achieve 33% NBS, 67% NBS for the facility (3) A high level estimate of the associated cost for the each of the above (4) Fire and accessibility reports (triggered by the structural strengthening).	
Next Steps: Complete EQ damage assessment process (approx 6-8 weeks). This will directly determine the economics of the repair option or whether demolition should be the preferential option for CCC. Agree position with the LAT. Possible rationalisation of this volunteer library into a new Hub dependant of the above outcomes.	


LAT = Loss Adjusting Team
 QS = Quantity Surveyor
 NBS = New Building Standard


Mairehau Volunteer Library	
Building Status: OPEN	
DEE: L4 - 80%	
Update: Minor EQ Damage. CCC currently updating the EQ damage scope of works with Citycare (DUE w/c 19/11/12) to re-present to the LAT for sign off.	
Next Steps: Complete revision of EQ damage scope of works with Citycare (2 weeks), ensuring it's all-encompassing. Pursue sign off with the LAT. Programme works for completion early 2013.	


Upper Riccarton War Memorial Volunteer Library		
Building Status: OPEN		
DEE: 73% NBS		
Update: N.B HERITAGE. Minor EQ Damage. Building Owned by URWM Trust and land by CCC. Establishing current status of the lease agreement as well as any EQ's claims made by the lessee.		
Next Steps: Awaiting confirmation from CCC Property Leasing team on lease status. On receipt of this confirmation, remove from the programme. Not a council building.		


St Martins Volunteer Library	
Building Status: CLOSED	
DEE: Part demolished, Extensive EQ Damage	
Update: N.B. HERITAGE. Partially Demolished by CERA costs \$38,161. Strengthening options completed. This facility may be uneconomic to repair and it could be prudent to pursue a full payout with the LAT.	
Next Steps: Awaiting strengthening options report and high level costing. On receipt review economics of the repair and update accordingly. Facility may be uneconomic to repair.	


Opawa Volunteer Library	
Building Status: CLOSED	
DEE: L4 Qualitative 0-30 NBS	
Update: N.B. HERITAGE. Strengthening options completed. This facility is economic to repair but the extensive scope requires agreement with the LAT.	
Next Steps: Awaiting strengthening options report and high level costing. On receipt review and advise accordingly. The current Heritage understanding is the facility will be economic to repair (although extensive works are required). With further confirmation and agreement with LAT. Heritage to programme the repair works through 2013 a return to service in 2014.	

<h1>Opawa Childrens Library</h1>		
Building Status: CLOSED		
DEE: Yet to be started		
Update: Further EQ damage assessment/survey required to determine scope of works on receipt of DEE.		
Next Steps: Review DEE on receipt, determine scope of EQ repair work in conjunction with Citycare and pursue approval with LAT. Programme EQ repair works for early 2013.		


Hoon Hay Volunteer Library	
Building Status: OPEN	
DEE: L5 Quantitative 42% NBS	
Update: Minor EQ Damage. CCC currently updating the EQ damage scope of works with Citycare (DUE 19/11/12) to re-present to the LAT for sign off.	
Next Steps: Complete revision of the scope of work for EQ damage with CityCare , ensuring it's all-encompassing, then pursue sign off with the LAT. Programme works for completion early 2013.	


Heathcote Volunteer Library	
Building Status: CLOSED	
DEE: N/A - Extensive EQ damage.	
Update: CERA have recently issued a demolition notice section 38 for this facility. Agree full insurance settlement with LAT for \$115,723. Possible rationalisation of facility into a new Heathcote combined hub.	
Next Steps: Respond to CERA demolition notice (section 38). Seek full settlement of insured sum with LAT. Libraries Management team is looking at the Voluntary Library options as part of the Libraries 2025 Plan and will be using all this information to prepare options to present to council (soon)	


Redcliffs Volunteer Library	
Building Status: CLOSED	
DEE: N/A - Demolished	
Update: Facility demolished. The Volunteer Library is operating out of the local tennis club. CCC Insured value \$440,432.. N.B Library has taken 5 year lease on the existing library site. Libraries Management team is looking at the Voluntary Library options as part of the Libraries 2025 Plan and will be using all this information to prepare options to present to council (soon).	
Next Steps: Complete Rebuild/strategic options assessment. Seek approval to rebuild facility on existing site utilising insured funds.	


Woolston Volunteer Library	
Building Status: CLOSED	
DEE: N/A - Demolished	
Update: Demolished. Insured sum of \$338,505 includes public toilets. N.B Site in poor condition following demo, project manager has discussed with CERA RE levelling still required.	
Next Steps: Site tidy to facilitate mobile library visits. Review restrictions on the title deeds (for community use only).	

Recreation & Sport

Waltham Pool	
Building Status: CLOSED	
DEE: L4 – all buildings EQ prone <34% NBS	
Update: Buildings are all eq prone, assessment of pool water services has commenced, as has geotechnical investigation and levels survey. Further engineering input will commence following the completion of these works as they will advise the next steps along with the damage assessment process.	
Next Steps: The asset with the highest value to the council is the pool tank, therefore the key action is to ascertain whether or not the tank has underlying services damage. Pipework survey is underway. Any pipework damage could be a high cost to repair (due to requirement to break up the pool tank to access the pipes) and could result in a full sum insurance payout. Damage assessments to be completed within the month.	


Norman Kirk Memorial Pool – Lyttelton	
Building status: CLOSED	
DEE: L4 Received NBS?	
Update: L4 DEE's have been completed, level survey ordered to advise engineering repair process	
Next Steps: Damage assessment to be completed within the month. In the interim - update LAT as soon as the level survey has been done, prediction from the engineer is that significant damage has occurred to the structure and possibly foundations of the buildings on site.	

Lyttelton Recreation Centre and Trinity Hall (interconnected facilities)	
Building status: CLOSED	
DEE: L4 Received	
Update: <p>Geotech position clarified, foundations are at 33% NBS, no increase in this strength is possible without strengthening, i.e. ground improvements like piling. A level survey will advise if there are global slippage issues, following which a full damage assessment and repair strategy will be completed to put a full picture of options forward for council consideration.</p>	
Next Steps: <p>Further interim engineering and costing to be completed prior to damage assessments. This will develop an understanding of costs to council for increasing the strength of the foundations in line with the proposed strength of the building. If level survey is returned showing land damage, the cost of producing engineering reports and costings for underpinning the site could be recovered from the insurer. However, this is unlikely as the current position from the geotechnical engineer is that the land is at or above 33% NBS and hasn't moved. The knowledge generated from the proposed further engineering and costing work is vital for the council's long-term understanding of the site.</p>	

Whale Paddling Pool New Brighton	
Building status: RE-OPENED	
DEE: N/A for Paddling Pools.	
Update: <p>Repair work was completed on Whale Pool at the end of October 2012. A community event has been organised at 11.30 on Saturday 17th November where the Mayor will formally re open the pool.</p> Next Steps: Complete insurance claim process.	

LAT = Loss Adjusting Team
QS = Quantity Surveyor
NBS = New Building Standard

Botanic Gardens Paddling Pool		
Building status: RE-OPENED		
DEE: N/A for Paddling Pools. Changing/Toilets - 34%		
Update: Repair work is being completed and reopening is scheduled for cup weekend (17 th November). The large pool was open last year, this season the whole facility will be operational. There will be future work required to re-level the main pool. Insurance claim therefore not final.		
Next steps: To investigate the re-levelling of the main pool after the summer season.		

Scarborough Paddling Pool	
Building status: CLOSED	
DEE: N/A for Paddling Pools.	
Update: <p>Paddling Pool and associated buildings badly damaged and unusable. OPUS have provided a repair strategy for the pool tank. No damage assessment or repair strategy has been proposed for the associated structures. The loss adjusters agree that the pool tank is uneconomical to repair. Further investigation required on replacement costs of the associated structures.</p>	
Next Steps:	

LAT = Loss Adjusting Team
QS = Quantity Surveyor
NBS = New Building Standard

High level cost estimates have been commissioned for repair of the pool and repair/replacement of the associated buildings. Awaiting response from Quantity Surveyor.

CORPORATE ACCOMMODATION

Lyttelton Service Centre

Building Status: CLOSED

DEE: L5 Received <10% NBS



Update:

Building closed, the loss adjuster completing a damage assessment which will be completed mid-November, SKM Engineer has predicted that the building will be uneconomical to repair. No further action being taken by council until the loss adjuster has confirmed position.

Next Steps:

Obtain confirmation in writing that the loss adjuster is completing the damage assessment and confirm completion date. As a fall back option, CCC could choose to carry out the remaining works on the engineering report, scoping and costing the works required to bring the building to 34% of code. This reporting would cost in the region of \$5k.

Greenspace

Sumner Jet Boat Building

Building Status: CLOSED

DEE: L4 Quantitative 24% NBS (indicative)



Update:

Current WTP/Citycare repair estimate \$84,000. Insured value \$74,930, the cost of replacement would exceed the insured sum. Further EQ damage assessment underway with SKM to determine full scope of work and economics of any repair option. Works instructed: (1) Intrusive surveys (2) Strengthening options to achieve 33% NBS, 67% NBS and 100% NBS (3) A high level estimate for the strengthening options cost. (4) An outline fire report

Next Steps:

LAT = Loss Adjusting Team
 QS = Quantity Surveyor
 NBS = New Building Standard

Awaiting results of Structural engineer (SKM's) intrusive surveys (underway) and strengthening options report (2-3 weeks away). This will directly determine the economics of the repair option or whether demolish and rebuild should be the preferential option for CCC. Works can then progress early in 2013. The preference from the club is to retain if feasible. N.B. Greenspace are reviewing an intermediate option of utilising the local police garage in Sumner for housing the jet boat.

Sumner Life Boat Building

Building Status: OPEN

DEE: L4 Quantitative 50% NBS (indicative)



Update:

City Care outlined Scope for reinstatement \$51,559. Project manager reviewing further options/cost to bring up to 67% NBS parallel with above works. Works requested: (1) Intrusive survey (2) Scope review with Citycare (and agreement with LAT)

Next Steps:

Awaiting results of Structural engineer (SKM's) intrusive survey's which have been commissioned to confirm the assumption's made in Lev 4 DEE. CCC then to review scope of works with Citycare and pursue agreement of this revised scope with LAT. DEE then to be updated accordingly.

Sumner Surf Club Toilets

Building Status: CLOSED

DEE: N/A – N.B. Severely compromised



Update:

CCC liaising with SSLSC regarding rebuilding the facilities in a partnership agreement. New design is currently at concept stage.


Next Steps:

Finalise claim with LAT on receipt of rebuild estimate (due w/c 12/11/12). Confirm demolition. Continue to work in conjunction with SSLSC under a partnering agreement to design the new facility and provide a full return to service for summer 2013.

LAT = Loss Adjusting Team
 QS = Quantity Surveyor
 NBS = New Building Standard


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<p>Lyttelton Visitors Centre and Toilet</p>	
<p>Building Status: CLOSED</p>	
<p>DEE: Awaiting L5 DEE</p>	
<p>Update:</p> <p>Repair scope now confirmed with Citycare. The loss adjuster has agreed scope of works and approved. Purchase Order now being generated, kick off meeting for programming the works has been arranged.</p>	
<p>Next Steps:</p> <p>Once the programme of works is confirmed, the community of Lyttelton can be advised that things are moving, advised of opening date.</p>	

<p>Botanic Gardens Glasshouses</p>	
<p>Building Status: CLOSED</p>	
<p>DEE: 4 glass house all <34%NBS</p>	
<p>Update:</p> <p>Engineering assessments complete and repair options under consideration.</p>	
<p>Next Steps:</p> <p>Complete repair options and review.</p>	

Top 30 - Council Report

HERITAGE

Akaroa Gaiety Hall	
Building Status: closed	
DEE: 24%NBS	
Update: <p>The building has suffered significant damage. The hall requires repair works that will require detailed design and consents. Further intrusive investigations have been undertaken.</p> <p>The building is being considered as part of a feasibility study.</p> <p>The project team focussing on opening for 2013/14 summer.</p>	
Next Steps: <p>Complete feasibility study.</p>	

Akaroa Service Centre	
Building Status: CLOSED	
DEE: 26%NBS	
Update: <p>The service centre requires works that will prevent opening for 2012-2013 summer. Project team focussing on opening for 2013-2014 summer.</p> <p>Repair options have been developed and are being considered as part of a feasibility study.</p>	
Next Steps:	

LAT = Loss Adjusting Team
QS = Quantity Surveyor
NBS = New Building Standard

Complete feasibility study.

Sign of the Kiwi

Building Status: CLOSED

DEE: 9.5%NBS



Update:

The building has suffered damage and will require significant works to reinstate. DEE assessment completed. Intrusive investigations to confirm suitability of repair solution have been completed.

Further investigations necessary.

Next Steps:

Geotech investigation. Revise estimates.

Canterbury Provincial Chambers

Building Status: CLOSED

DEE: too damaged for DEE assessment



Update:

Stabilisation works expected to be complete in first quarter 2013.

Building is severely damaged. Potential land issues. Rebuild of significant portions of the building necessary. Reinstatement cost could be well in excess of insured amount.

Next Steps:

Complete stabilisation.

LAT = Loss Adjusting Team
QS = Quantity Surveyor
NBS = New Building Standard

Future repair strategy requires detailed consideration and consultation with CCC, DOC and NZHPT.

Sign of the Takahe

Building Status: CLOSED

DEE: 30%NBS



Update:

Intrusive investigations underway to confirm suitability of repair options. Further stabilisation work and weather proofing underway.

Next Steps:

Complete repair options.

Our City O-Tautahi

Building Status: CLOSED

DEE: too dangerous for internal inspections



Update:

Building is stabilised but severely damaged. Rebuild of significant portions of the building necessary. Reinstatement cost could be well in excess of insured amount.

LAT = Loss Adjusting Team
 QS = Quantity Surveyor
 NBS = New Building Standard

Next Steps:

Future repair strategy requires detailed consideration and consultation with CCC, DOC and NZHPT.

DEE Results above 67%			
% NBS	Asset Group	Asset Type	Occupancy Status
133	Civic Offices on Hereford	Civic Offices on Hereford	Open
110	Woodham Park	Aviary - Woodham Park	Open
100	Addington Park	Pavilion / Toilets - Addington Park	Open
100	Akaroa Heritage Park	Toilet	Open
100	Avice Hill Arts & Crafts Centre	Avice Hill Arts & Crafts Centre Hall	Open
100	Belfast Cemetery	Belfast Cemetery - Toilets	Open
100	Beverley Park	Toilets - Beverley Park	Open
100	Botanic Gardens	Petrol store	Open
100	Bottle Lake Forest	Bottle Lake - Vehicle Shed	Open
100	Bottle Lake Forest	Bottle Lake - Meeting Room	Open
100	Bottle Lake Forest	Bottle Lake - Old Woolshed	Open
100	Bottle Lake Forest	Bottle Lake - Bulldozer Shed	Open
100	Bottle Lake Forest	Bottle Lake - Rangers House (74 Waitikir	Open
100	Bottle Lake Forest	Shed	Open
100	Bottle Lake Forest	Chemical shed located in Bottle Lake com	Open
100	Bottle Lake Forest	Flammable shed located in Bottle Lake co	Open
100	Bottle Lake Forest	Bottle Lake - Toilets	Open
100	Bradford Park	Toilets - Bradford Park	Open
100	Bromley Cemetery	Bromley Cemetery - Toilets	Open
100	Brooklands Domain	Toilets - Brooklands Domain	Open
100	Cass Bay Playground	Cass Bay Toilets	Open
100	Cholmondeley Reserve	Toilet	Open
100	Coronation Hill Reserve	Pantry Storage Shed - Sign of The Kiwi	Closed
100	Crosbie Park	Toilets - Crosbie Park	Open
100	Cuthberts Green Softball	Cuthberts Green - Light Pylons	Open
100	Cypress Garden Reserve	Toilet	Open
100	Duvauchelle Reserve and	Office	Open
100	Duvauchelle Reserve and	Shed	Open
100	Edmonds Factory Garden	Marquee - Edmonds Gardens	Open
100	Elmwood Park	Toilets - Elmwood Park	Open
100	Englefield Reserve	Toilet - Englefield Reserve	Open
100	Fendalton Library	Fendalton Library - Cycle Shed	Open
100	Ferrier Park	Toilet - Ferrier Park	Open
100	Groynes	Groynes - Toilets No 1 Ground West	Open
100	Groynes	Groynes - Kiosk	Open
100	Groynes	Groynes - Workshop & Garage	Open
100	Groynes	Groynes - Storage Shed	Open

100	Groynes	Groynes - Toilets Lake area	Open
100	Groynes	Groynes Kimihia Toilet block	Open
100	Hagley Park North	North Hagley - Toilets (Near Tennis Ctr)	Open
100	Harewood Park	Harewood Nursery - Pumphouse (X2)	Open
100	Holmcroft Reserve	Shed	Open
100	Hoon Hay Community Creche	Hoon Hay Community Creche	Open
100	Horseshoe Lake Reserve	Toilet - Horseshoe Lake Reserve	Closed
100	Kaituna Hall	Kaituna Hall	Open
100	Kidsfirst Aranui Creche (Ex	Kidsfirst Aranui Creche (Ex Rainbow)	Open
100	Kyle Park	Toilets - Kyle Park	Open
100	Leslie Park	Toilets - Leslie Park	Open
100	Linwood Nursery	Linwood Nursery - Shade House (large)	Open
100	Linwood Nursery	Linwood Nursery - Cold Frames (X 3)	Open
100	Linwood Park	Pavilion / Toilets - Linwood Park	Open
100	Linwood Resource Centre	Linwood Toy Library - 322 Linwood Ave	Open
100	Macfarlane Park	Toilet - Macfarlane Park (Jebson St)	Open
100	Mona Vale	Fendalton Rd Gatehouse garage	Open
100	Murchison Park	Toilet	Open
100	New Brighton Creche	Play Staff Room - New Brighton Creche	Open
100	New Brighton Creche	Storage Shed - New Brighton Creche	Open
100	New Bus Exchange Facility Site	Retail Building (Katmandu/Rexel)	Open
100	Nicholson Park	Toilets - Nicholson Park	Open
100	Old School Reserve	Toilets - Old School Reserve	Open
100	Ouruhia Reserve	Toilets - Ouruhia Domain	Open
100	Paddling Pool Grounds -	Sockburn Recreation Ctr - Bbq Shelter	Open
100	Papanui Domain	Toilets - Papanui Domain	Open
100	Pigeon Bay Boat Park	Toilet - Pigeon Bay Boat Park	Open
100	Police Kisok - Cathedral Sq	Police Kiosk - Cathedral Sq	Closed
100	Ruru Lawn Cemetery	Ruru Lawn Cemetery - Toilets (Brick)	Open
100	Ruru Lawn Cemetery	Ruru Lawn Cemetery - Portacom Office	Open
100	Sandy Beach Road Reserve	Toilets Sandy Bay Rd Governors Bay	Closed
100	Scott Park Ferrymead	Storage Shed north corner of bowls lawn	Open
100	Seafield Park	Aviary Complex	Open
100	Seafield Park	Stores Shed: Animal Park SW end (photo a	Open
100	Seafield Park	Hexagonal standalone aviary (small): Ani	Open
100	Seafield Park	Animal Park in yard behind main stores s	Open
100	Seafield Park	Barntype shed: Animal Park NW end adja	Open
100	Selwyn Reserve	Toilets - Selwyn St	Open
100	Sheldon Park	Toilets - Sheldon Park	Open

100	Sir John McKenzie Memorial	Sir John McKenzie Memorial Library (Toy)	Open
100	Spencer Park	Spencer Park - Garages	Open
100	Spencer Park	Spencer Park - Dwelling 105 Heyders Road	Open
100	Spencer Park	Spencer Park - Toilets	Open
100	Spencer Park	Spencer Park - Shop/Dwelling	Open
100	Spencer Park	Spencer Park - Implement Shed (4 bay)	Open
100	Spencer Park	Main reserve workshops compound middle b	Open
100	Spencer Park Camping Ground	Spencer Park - Storage Shed/Workshop	Open
100	Spencer Park Camping Ground	Spencer Park - Homestead	Open
100	St James Park	Toilets - St James Park	Open
100	St Leonards Park	Toilets - St Leonards Sq	Open
100	Sydenham Community Centre	Community Centre - Sydenham	Open
100	Templeton Pool	Templeton Pool - Toddlers Pool Plant Rm	Open
100	Thomson Park	Toilets - Thompson Park (Bowhill Rd)	Open
100	Travis Wetland	Information Kiosk - 280 Beach Rd	Open
100	Travis Wetland	Bird Hide - 280 Beach Rd	Open
100	Tulett Park	Toilet - Tulett Park	Open
100	Victoria Park	Victoria Park - Garage	Open
100	Victoria Park	Victoria Park - Toilets (disabled)	Open
100	Victoria Park	Victoria Park - Shed 10 x 9	Open
100	Victoria Park	Old Ranger office-Victoria Parkcompound	Open
100	Victoria Park	Victoria Park - Rangers Office	Open
100	Victoria Park	Victoria Park - Rangers House	Open
100	Walter Park	Pavilion/Toilet - Walter Park	Open
100	Waltham Park	Toilets - Waltham Park	Open
100	Washington Way Reserve	Toilet	Open
100	Windsports Park	Toilets - Windsurf Reserve	Open
100	Woodham Park	Toilets - Woodham Park	Open
100	Woolston Community Centre	Community Centre - Woolston	Open
100	Woolston Creche (Glenroy St)	Woolston Creche	Open
98	Broadhaven Reserve	Toilets - Broadhaven Park	Open
98	Linwood Nursery	Linwood Nursery - Portacom Office	Open
98	Taylors Mistake Beach	Changing Shed / Toilets - Taylors Mistak	Open
98	Victoria Park	Victoria Park - Shearing Shed	Open
96	Paddling Pool - Avebury Park	Plant Shed - Avebury Park	Open
94	Templeton Domain	Toilets - Templeton Domain	Open
93	Styx Mill Conservation Reserve	Toilets - Styx Mill Basin Reserve	Open
92	Groynes	Groynes - Toilets - Yacht Club	Open
92	Groynes	Groynes - Toilets No 3 Ground	Open

92	Groynes	Groynes - Toilets Block No 2 Ground	Open
92	Groynes	Toilets Ground 1 East	Open
90	Botanic Gardens	Botanic Gardens - Chemical Store	Open
90	Victoria Park	Victoria Park - Toilets (Stone)	Open
87	Beachcomber/Poseidon	Beachcomber/Poseidon - Sumner	Closed
86	Botanic Gardens	Botanic Gardens - Pumphouse Nursery Area	Open
86	Coronation Hill Reserve	Dwelling (Lockwood) - Sign Of The Kiwi	Open
86	Cracroft Reserve	Toilets - Cracroft Hill Reserve	Open
86	Halswell Quarry Park	Halswell Quarry - Toilets	Open
86	Styx Mill Conservation Reserve	Rangers House - Styx Mill Basin Reserve	Open
85	Bottle Lake Forest	Bottle Lake - Office & Mess Room	Open
85	Donnell Sports Park	Toilet	Open
85	Groynes	Groynes - Main Shop and Mobile Shop	Open
85	Halswell Quarry Park	Halswell Quarry Farm Park - Toilets	Open
85	Heathcote Domain	Toilets - Heathcote Domain (Playground)	Open
85	Mairehau Public Library	Library - Mairehau	Open
85	Mona Vale	Mona Vale - Implement Shed / Staff Rooms	Closed
85	Scott Park Ferrymead	Shed	Open
85	Styx Mill Conservation Reserve	Equipment Shed - Styx Mill Basin Reserve	Open
85	Templeton Pool	Templeton Pool - Covered BBQ Area	Open
84	Hagley Park North	North Hagley - Pump House	Open
84	Pioneer Early Learning Centre	Pioneer Early Learning Centre	Open
83	Botanic Gardens	Botanic Gardens - Cycle Shelter	Open
83	Botanic Gardens	Peacock Fountain pumphouse	Open
83	Thorrington Reserve	Pump Shed	Closed
82	Bridge Reserve	Shed	Closed
82	Spit Reserve	Toilet - Spit Reserve	Open
82	Travis Wetland	Plant Nursery at 280 Beach Rd b/w the Ed	Open
82	Travis Wetland	Cottage located at 280 Beach Road	Open
81	Duvauchelle Reserve and	Garage	Open
80	Ruru Lawn Cemetery	Ruru Lawn Cemetery - Toolshed (Board & Batten)	Open
79	Hornby Library excl C/Care	Hornby Library	Open
79	Styx River Reserve Living	Aviary - 51 Lower Styx Road	Open
77	Gravel Pit - surplus land	Soil Store - 711 Johns Rd	Open
77	Little River Service Centre / Store	Service Centre / Store Little River	Open
76	Hansen Park	Toilets	Open
76	Spreydon Domain	Pavilion/Toilet - Spreydon Domain	Closed
76	Wainoni Community Facilities	Wainoni Park Youth Activity Centre	Open
75	Coronation Hill Reserve	Garage - Sign of The Kiwi	Open

75	Roading House - 347 Ferry Road	Roading House - 347 Ferry Road	Open
73	Allandale Domain	Toilet	Closed
73	Denton Oval	Lighting Towers (4 No) - Denton Park	Open
73	Dog Pound	Portacom - 10 Metro Place	Open
73	English Park	English Park Stadium	Open
73	Pioneer Leisure Centre	Pioneer Stadium - Sports Hall Squash	Open
73	Spencer Park Camping Ground	Spencer Park - Office Block	Open
73	Sumner/Redcliffs Creche -	Sumner/Redcliffs Creche - Barnett Park	Open
72	Bottle Lake Forest	Bottle Lake - Information Centre	Open
72	Scarborough Hill Reserve	Scarborough Farm Park - Woolshed	Open
71	Avonhead Cemetery	Toilets (mens) - Avonhead Cemetery	Open
71	Avonhead Cemetery	Toilets (womens) - Avonhead Cemetery	Open
71	Paddling Pool - Edgar MacIntosh	Plant Shed - Edgar McIntosh Park	Open
71	Waltham Pool	Waltham Pool Tank	Closed
70	Belfast Pool	Belfast Pool - Main Building Complex	Open
70	Duvauchelle Reserve and	Toilet Block No 2	Open
70	Duvauchelle Reserve and	Toilet Block No 1	Open
70	Groynes	Groynes - Dwelling No 1	Open
70	Redwood Library	Library/Creche - Redwood (Main North Rd)	Open
70	Spencer Park Camping Ground	Spencer Park - Lodge	Open
69	Mona Vale	SUMMERHOUSE - rose gdn	Closed
69	Victoria Park	Victoria Park - Dangerous Good Store	Open
69	Victoria Park	Victoria Park - Shed for Fire Appliance	Open
68	New Brighton Beach Developed	Changing Shed / Toilets - Brighton Centr	Open
68	Spencer Park	Spencer Park - Pavillion	Open
68	Spencer Park	Spencer Park - Picnic Shelters	Open
68	Spencer Park	Fuel shed located in Spencer Park by the	Open
67	Cholmondeley Reserve	Toilet	Open
67	Hagley Park South	South Hagley - Toilets (Near Netball Cou	Open
67	Little River Community Facilities	Little River Works Yard Workshop	Open
67	New Brighton Creche	New Brighton Creche	Open
67	Packe Reserve	Shed	Open
67	Richmond Community Centre	Richmond Neighbourhood Cottage	Open
67	Te Whare O Nga Whitu -	Hornby Multicultural Centre - Hall	Open
67	Victoria Park	Fuels shed. Located at Victoria Park Com	Open

DEE Results between 34% and 67% NBS			
% NBS	Asset Group	Asset Type	Occupancy Status
66	Spencer Park Beach	Surf Club	Open
65	Little River Fire Station Comm	Little River Fire Station Comm Centre	Open
65	Christchurch Convention Centre	Offices - 82 Peterborough Street	Open
65	Christchurch Convention Centre	Offices - 84 Peterborough Street	Open
64	Rawhiti Domain	Toilets - Rawhiti Domain (East)	Open
64	Jellie Park	Pavilion / Toilets - Jellie Park	Open
64	Abberley Park	Toilets - Abberley Park	Open
63	Sumner Road Gardens	Lyttelton Visitor Information Centre	Closed
63	Seafarers Union	Housing Canterbury Street	Closed
63	Holliss Reserve	Toilet - Hollis Reserve actually located	Open
63	CWTP	Operations Buildings Treatment Works	Open
62	Te Whare O Nga Whitu -	Hornby Multicultural Centre - Admin	Open
62	Community Board Room -	Community Board Room - Burwood/Pegasus	Open
62	Burwood Playcentre	Burwood Playcentre	Open
61	Sydenham Park	Toilets - Sydenham Park	Open
61	Styx River Reserve No. 2	Shed	Open
61	Scott Park Ferryroad	Double Garage	Open
61	North Beach	Toilets attached to Surf Club	Open
61	Hillsborough Park	Pavilion - Hillsborough Domain	Open
61	Hillsborough Park	Toilets - Hillsborough Domain	Open
61	Groynes	Groynes - Girl Guide Building	Open
61	Edmonds Factory Garden	Toilets - Edmonds Gardens	Open
61	Edgar MacIntosh Park	Toilets - Edgar McIntosh Park	Open
61	Centennial Park	Pavilion / Toilets - Centennial Park	Open
61	Bromley Park	Pavilion / Toilets - Bromley Park	Open
60	St Albans Creche	St Albans Creche	Closed
60	Shirley Library	Shirley Library	Open
60	Akaroa Sports Complex	Akaroa Sports Complex	Open
59	Westlake Reserve	Toilet - Westlake Park	Open
59	Upper Riccarton Domain	Toilets - Riccarton Domain	Open
59	Scarborough Beach	Lifeboat Shed - Scarborough	Open
59	Rawhiti Domain	Toilets - Rawhiti Golf Course (No 6 Fair	Closed
59	Halswell Aquatic Centre	Halswell Pool - Waterslide	Open
59	Denton Park	Toilets - Denton Park	Open
58	Yaldhurst Domain	Pavilion (Tennis) - Yaldhurst Domain	Open
58	Parklands Community Centre	Parklands Community Centre	Open
58	Old School Reserve	Shed	Open

58	Linwood Nursery	Linwood Nursery - Shrubbery Frame	Open
57	Templeton Community Centre	Community Centre - Templeton	Open
57	North New Brighton Community	Community Centre - North New Brighton	Part Open
56	Pages Road Sewage Treatment	Pages Road Depot - Office & Cafeteria	Open
56	Linwood Park	Pavilion - Linwood Park	Open
56	Hagley Park North	Rugby Memorial	Closed
55	Redwood Park	Toilets - Redwood Park (Main Nth Rd)	Open
55	Rawhiti Golf Course	Impl.Shed L/Room - Rawhiti Domain	Open
55	Halswell Library	Halswell Library	Open
55	Groynes	Groynes - Office	Open
55	Groynes	Groynes - Boat Shed	Open
55	Dog Pound	Dog Shelter	Open
53	Scarborough Fare Tearooms	Scarborough Tearooms - Sumner	Open
53	Hagley Park South	South Hagley - Pavilion/Toilets (Blenhei	Open
53	Botanic Gardens	Botanic Gardens - Potting Facility & Gla	Open
53	Botanic Gardens	Botanic Gardens - Information Kiosk	Open
52	Elizabeth Park	Main pump shed. next to 3 reservoir tank	Open
52	Duvauchelle Reserve and	Community Building	Open
51	Spreydon Library	Spreydon Library	Open
51	Mona Vale	Mona Vale - Lodge	Open
51	Hoon Hay Park	Shed - Hoon Hay Domain	Open
50	Styx River Reserve Living	Barn - Iron Clad - 51 Lower Styx Road	Closed
50	Pages Road Sewage Treatment	Operations Buildings Treatment Works	Open
50	Paddling Pool - Spencer Park	Paddling Pool Tank - Spencer Park	Open
50	Groynes	Groynes - Dwelling No 2	Open
50	Bromley Community Centre	Community Centre - Bromley	Open
50	Botanic Gardens	Botanic Gardens - Fernery	Closed
49	Upper Riccarton Library	Upper Riccarton Library	Part Open
49	Spencer Park Camping Ground	Spencer Park - Holiday Cabins	Open
47	Styx River Esplanade Reserve	Haybarn - 75 Lower Styx Rd	Closed
47	Somerfield Playcentre	Somerfield Playcentre	Open
46	Sockburn Creche	Sockburn Creche	Open
46	Nunweek Park	Toilets - Nunweek Park	Open
46	Linwood Nursery	Linwood Nursery - Glasshouses (X 5)	Open
46	Le Bons Bay Community Hall	Le Bons Bay Community Hall	Open
45	Robbies on Riccarton	Robbies on Riccarton	Open
45	Ferrymead Park	Pavilion/Toilet - Ferrymead Park	Open
45	Broad Park	Toilet/Changing Rooms - Broad Park	Open
45	Avebury House	Avebury House	Closed

44	Tram Barn - Tramway Lane	Tram Barn	Closed
44	Spencer Park Camping Ground	Spencer Park - Tourist Flats	Open
44	Parklands Library - Queenspark	Parklands Library	Open
43	Wigram Gym	Wigram Gynasium - Wigram Aerodrome	Open
43	Styx River Reserve Living	Single Garage - 51 Lower Styx Road	Closed
43	Styx River Esplanade Reserve	Garage - 75 Lower Styx Rd	Open
43	Burwood Park	Pavilion / Toilets - Burwood Park North	Open
43	Beckenham Park	Toilets - Beckenham Park	Open
42	Travis Wetland	Barn & Dairy Unit - 280 Beach Rd	Open
42	Somerfield Park	Pavilion / Toilets - Somerfield Park	Open
42	Sockburn Service Centre/Depot	Sockburn Depot - Amenities	Open
42	Rimu Park	Toilet	Open
42	Queenspark Reserve	Pavilion/Toilet	Open
42	Paddling Pool - Woodham Park	Plant Shed - Woodham Park	Open
42	Milton Street Depot	Milton St Depot-Vehicle Garage	Open
42	Malvern Park	Toilets and Rugby Pavilion	Open
42	Hoon Hay Childrens Library	Library - Hoon Hay	Open
42	Harvard Lounge - Wigram	Harvard Lounge - Wigram Aerodrome	Open
42	Fendalton Library	Fendalton Library - Caged Fuel Tank	Open
41	Waltham Pool	Waltham Lido Pool - BBQ Shelter	Closed
41	Owen Mitchell Park	Toilets - Owen Mitchell Reserve	Closed
41	Memorial Park Cemetery	Shed Memorial Park Cemetery - 31 Ruru Rd	Open
41	Landsdowne Community Centre	Community Centre / Toilets - Landsdowne	Open
40	Styx River Reserve No. 2	Shed	Closed
40	Ruru Lawn Cemetery	Ruru Lawn Cemetery - Toilets	Open
40	Papanui Library	Papanui Library	Open
40	North Beach Community Creche	North Beach Community Creche	Closed
40	Milton Street Depot	Milton St Depot - Truck Shelter	Open
40	Milton Street Depot	Milton St Depot - Store No 3.	Open
40	Linwood Community Creche	Linwood Community Creche	Open
40	Heritage Park Little River	Shed/Garage	Open
40	Curators House Botanic Gardens	Botanic Curators House - 7 Rolleston Ave	Closed
40	CBS Arena	CBS Arena	Open
39	Waltham Pool	Waltham Lido Pool - Water slide	Closed
39	Waimairi Community Centre	Waimairi Community Centre	Open
39	Rawhiti Domain	Toilets - by tennis courts	Open
39	Norman Kirk Memorial Pool	Main Plant Room - Norman Kirk Memorial	Closed
39	Linwood Service Centre / Lib	Library Support Services - Smith Street	Open
39	Duvauchelle Works Yard	Duvauchelle Works Yard Shelter	Open

39	Cuthberts Green Softball	Cuthberts Green - Softball Complex	Open
38	Waterworks MPS - Workshop	Waterworks MPS - Workshop	Closed
38	Lyttelton Library	Lyttelton Library	Open
38	Barbadoes Cemetery	Dwelling - 357 Cambridge Tce (Cemetery)	Open
37	Styx River Reserve No. 2	Barn	Open
37	Styx River Reserve No. 2	Barn	Open
37	Pages Road Sewage Treatment	Pages Road Depot - Vehicle Garage office Supershed	Open
37	Dwelling 42 Exeter Street	Dwelling 42 Exeter Street	Closed
37	Botanic Gardens	Botanic Gardens - Rangers Office	Open
37	Birdsey Reserve	Lock up shed - concrete block - iron roof	Closed
36	Woolston Park	Toilets - Woolston Park	Open
36	Takamatua School	Takamatua School	Open
36	Spencer Park Camping Ground	Spencer Park - Amenity Block/Laundry	Open
36	Spencer Park Camping Ground	Spencer Park - Amenity Building	Open
36	Rawhiti Golf Course	Pumphouse - Rawhiti Golf Course (West)	Open
36	Pages Road Sewage Treatment	Pages Road Depot -Main Store City Care	Open
36	New Brighton Library/Pier	New Brighton Library/Pier Terminus	Open
36	Milton Street Depot	Milton St Depot-Tradesmen Workshop	Open
36	Milton Street Depot	Milton St Depot-Plant Maint Workshops	Open
36	Milton Street Depot	Milton St Depot - Tyre Bay	Open
36	Cressy Terrace Tennis Courts	Community Building	Open
36	Ascot Community Centre	Ascot Community Centre	Open
35	Wharenui Pool	Wharenui Pool Building (ex Pool)	Open
35	Rawhiti Domain	Community Building - Ex Bowls Club	Open
35	Norman Kirk Memorial Pool	Nursery & Bldg - Norman Kirk Mem Pool	Closed
35	Milton Street Depot	Milton St Depot-Works Op Admin Building	Open
35	Jellie Park Recreation and Sports	Jellie Park - Water Slide	Closed
35	Abberley Park Hall	Abberley Park Hall (55 Abberley Cres)	Open
34	Waltham Community Cottage	Waltham Community Cottage	Open
34	Rolleston Ave Youth Hostel	Rolleston Ave Youth Hostel-5Worcester St	Closed
34	Jellie Park Recreation and Sports	Jellie Park - Main Plant Room	Open
34	Jellie Park Recreation and Sports	Jellie Park - Administration Pool Gym	Open
34	Governors Bay Pool	Governors Bay - Pool Plant Room/womenns	Closed
34	Governors Bay Pool	Governors Bay - Men's changing shed	Closed
34	Botanic Gardens	Botanic Gardens - Playground Amenities	Open

DEE Results below 34% NBS / Earthquake Prone Buildings			
% NBS	Asset Group	Asset Type	Occupancy Status
33	Little Akaloa Community Hall	Little Akaloa Club Rooms	Closed
32	Central Library	Central Library	Closed
31	Duvauchelle Works Yard	Duvauchelle Works Yard Store	Closed
31	Botanic Gardens	Botanic Gardens - Townsend House	Closed
31	Botanic Gardens	Botanic Gardens - Garrick / Gilpin House	Closed
30	Opawa Public Library	Library - Opawa	Closed
29	Pigeon Bay Hall	Pigeon Bay Hall	Closed
29	Lyttelton Recreation Centre	Lyttelton Recreation Centre	Closed
28	Pioneer Womens Memorial	Shelter - Pioneer Women Reserve	Closed
27	Sumnervale Reserve	House	Closed
27	Coronation Library Akaroa	Library - Coronation Akaroa	Closed
27	Christchurch Hospital Car Park	Christchurch Hospital Car Park	Closed
26	Akaroa Service Centre	Akaroa Service Centre / Info Centre	Closed
25	Victoria Triangles	Clock Tower - Victoria St	Closed
25	Victoria Park	Victoria Park - Information Kiosk	Closed
25	Sockburn Service Centre/Depot	Sockburn Depot - Store Ntheast End	Closed
25	Oxford Street Reserve	Clocktower	Closed
25	Duvauchelle Community Hall	Duvauchelle Community Hall	Closed
24	Styx River Reserve Living	Double Garage & Carport - 51 Lower Styx	Closed
24	Scarborough Beach	Jet Boat Shed - Scarborough	Closed
24	Linwood Library	Linwood Library (Cranley St)	Closed
24	Gaiety Hall	Gaiety Hall	Closed
23	Linwood Nursery	Linwood Nursery - Shade House & Cold Fra	Closed
23	Harewood Park	Harewood Nursery - Garage	Closed
22	Ruru Lawn Cemetery	Ruru Lawn Cemetery - Pumphouse	Closed
22	Lyttelton Service Centre	Lyttelton Service Centre	Closed
22	Botanic Gardens	Botanic Gardens - Foweraker House	Closed
20	Tuam Ltd Service Delivery Bldgs	Covered Council Car Pool Parking-Tuam St	Closed
20	Sockburn Service Centre/Depot	Service Centre - Sockburn	Closed
20	Rugby League Park	Grandstand No 1 Rugby League Grounds	Demolished
20	Rose Historic Chapel	Rose Historic Chapel	Closed
20	Porritt Park	Porritt Park - Garage	Closed
20	Lichfield Parking Building	Parking Building - Lichfield (part of)	Closed
20	Centennial Hall	Community Centre - Spreydon	Closed
19	Little Akaloa Community Hall	Little Akaloa Community Hall	Closed
18	Norman Kirk Memorial Pool	Ladies Change Rm - Norman Kirk Mem Pool	Closed
18	Norman Kirk Memorial Pool	Mens Change Rm - Norman Kirk Mem Pool	Closed

18	Linwood Service Centre / Lib	Service Centre-Linwood & Library Support	Closed
18	Groynes	TOILET CLOSED; behind toilet block 186/0	Closed
18	Awa-iti Domain	Little River Coronation Library	Closed
17.5	Risingholme Community Centre	Risingholme Community Centre - Homestead	Closed
17	Hagley Park North	Hagley Park North - Band Rotunda	Closed
17	Botanic Gardens	Botanic Gardens - Cunningham House	Closed
16	Denton Oval	Grandstand & Amenities - Denton Oval	Closed
15	Sign of the Takahe	Sign Of The Takahe - 200 Hackthorne Rd	Closed
15	Pigeon Bay Campground	Toilet	Closed
15	Halswell Quarry Park	Singlemens Quarters - Halswell Quarry Park	Closed
15	Duvauchelle Works Yard	Duvauchelle Works Yard Fire Shed	Closed
14	Sockburn Testing Station	Sockburn Testing Station	Closed
13	Risingholme Community Centre	Risingholme Community Centre - Hall	Closed
13	Risingholme Community Centre	Risingholme Comm Centre-Craft Workshops	Closed
13	Halswell Aquatic Centre	Halswell Pool - Swimming Club	Closed
13	Clare Park	Pavilion/Toilet	Closed
13	Bishopdale Creche	Bishopdale Creche	Closed
12	New Bus Exchange Facility Site	Retail Building (Cloudbase)	Closed
12	Manchester St Parking Building	Parking Building - Manchester St	Closed
12	Hei Hei Community Facilities	Hei Hei Community Link	Closed
12	Akaroa Museum Facilities	Akaroa Museum	Closed
11	Wharenui Recreation Centre	Wharenui Recreation Centre	Closed
11	Sumner Library	Sumner Library	Closed
11	Linwood Nursery	Linwood Nursery - Lunchroom	Closed
11	Linwood Nursery	Linwood Nursery - Garage (Storage Shed)	Closed
11	Linwood Nursery	Linwood Nursery - Soil Shelter	Closed
11	Hagley Park North	North Hagley - RSA Bowling Club	Closed
11	Bradford Park	Pavilion - Bradford Park	Closed
11	Botanic Gardens	Botanic Gardens - Art Gallery Toilets	Closed
10	Westminster Park	Community Building	Closed
10	Ruru Lawn Cemetery	Ruru Lawn Cemetery - Toolshed / Leanto (Brick)	Closed
10	Riccarton Bush	Riccarton House	Closed
10	Penny Cycles - 113-125	Penny Cycles - 113-125 Manchester Street	Closed
10	Old Stone House (Cracraft)	Community Centre - Cracraft	Closed
10	Old Port Levy School	Old Port Levy School	Closed
10	Norman Kirk Memorial Pool	Lean-To Shelter - Norman Kirk Mem Pool	Closed
10	New Bus Exchange Facility Site	Commercial Building (Restaurants / Bar)	Closed
10	Lyttelton Recreation Ground	Recreation Ground Pavilion	Closed
10	Cathedral Square Toilets	Cathedral Square Toilets	Closed

10	Bus Exchange	The Bus Exchange / Carpark (Xchange)	Closed
9.5	Sign Of The Kiwi	Tearooms - Sign Of The Kiwi	Closed
9	Wainoni Community Facilities	Community Centre - Wainoni (Hampshire St)	Closed
9	Porritt Park	Porritt Park - Complex/Caretakers	Closed
8	Sydenham Creche	Sydenham Creche	Closed
8	St Martins / Opawa Toy Library	St Martins / Opawa Toy Library	Closed
8	Linwood Nursery	Linwood Nursery - Garage	Closed
7	Styx River Esplanade Reserve	Dairy Unit - 75 Lower Styx Rd	Closed
7	South Library	South Library	Closed
6	Yaldhurst Hall	Yaldhurst Hall	Closed
6	Waltham Pool	Waltham Pool - Main Building Complex	Closed
5	Waltham Pool	Waltham Lido Pool - Plant Room	Closed
5	Mona Vale	Mona Vale - Homestead	Closed
5	Cashmere Valley Reserve	Toilets - Cashmere Rd / Valley Rd Reserv	Closed
4	Westminster Park	Community Building	Closed
4	Linwood Nursery	Linwood Nursery - Potting Shed	Closed
4	Botanic Gardens	Botanic Gardens - Tea Kiosk	Closed
4	Bishopdale Community Centre	Bishopdale Community Centre / Library	Closed
3	Waltham Pool	Waltham Pool - Staff Room	Closed
3	Heathcote Domain	Former Tennis Club Shed	Closed
2	Riccarton Community Centre	Riccarton Community Centre / Library	Part Open

ATTACHMENT 3: Community Board Change Requests for Prioritise Approval Programme

Ref #	Facility Name	Current Priority Tranche	Current Community Impact Rating	Current Strategic Value Rating	Proposed Priority Tranche	Proposed Community Impact Rating	Proposed Strategic Value Rating	Rationale for recommendation	Staff recommendation
Hagley/Ferrymead									
2	Pavilion/Toilet - Barnett Park	1	High	High	1 (no change)	High	High	Requires urgent attention. Public toilet facilities required in this area.	Accept
3	Toilets - Barnett Park	1	Low	Low	1 (no change)	High	High	Requires urgent attention. Public toilet facilities required in this area.	Accept
40	Bromley Cemetery - Toilets	1	High	High	1 (no change)	High	High	Requires urgent attention. Public toilet facilities required in this area.	Accept
58	Heathcote Domain Toilet – attached to Cricket Club	1	High	High	1 (no change)	High	High	Requires urgent attention. Relationship to Heathcote Cricket Club and current developments.	Accept
60	Heathcote Domain/ C Centre	1	High	High	1 (no change)	High	High	Requires urgent attention. Relationship to Heathcote Cricket Club and current developments.	Accept
61	Linwood Community Arts Centre	1	High	High	1 (no change)	High	High	Approved for repair as part of Heritage Reinstatement Programme. Community need and desire for facility to be operational.	Accept
62	Linwood Library (Cranley Street)	1	High	High	1 (no change)	High	High	Requires urgent attention. Current temporary library facilities inadequate.	Accept
80	Toilets - Nicholson Park	1	High	High	1 (no change)	High	High	Requires urgent attention. Public toilet facilities required in this area.	Accept
89	Jet Boat Shed - Scarborough	1	High	High	Included in 30 Priority Facilities	High	High	Consider proposed community impact rating and proposed strategic value rating are both high.	Accept
90	Lifeboat Shed - Scarborough	1	High	High	Included in 30 Priority Facilities	High	High	Consider proposed community impact rating and proposed strategic value rating are both high. Noted Lifeboat facility is an emergency service.	Accept
94	Toilet/Changing Rooms - Scarborough Park	1	High	High	1 (no change)	High	High	Requires urgent attention. Public toilet facilities required in this area.	Accept
95	Toilets attached north side Bowling Club	1	High	High	1 (no change)	High	High	Requires urgent attention. Public toilet facilities required in this area.	Accept
97	Sumner Library	1	High	High	Included in 30 Priority Facilities	High	High	Included in the Council list of 30 priority facilities as the Sumner Library, Museum and Community Hub.	Accept
106	Toilets / Pigeon Club - Avebury Park	2	Low	High	Recommendation for higher priority.	High	High	Public toilet facilities required in this area.	Accept
124	Heathcote Library	2	Low	Medium	Included in 30 Priority Facilities	High	High	As one of the volunteer libraries this facility is included in the Council list of 30 priority facilities. Community Impact Rating is High.	Accept

ATTACHMENT 3: Community Board Change Requests for Prioritise Approval Programme

Ref #	Facility Name	Current Priority Tranche	Current Community Impact Rating	Current Strategic Value Rating	Proposed Priority Tranche	Proposed Community Impact Rating	Proposed Strategic Value Rating	Rationale for recommendation	Staff recommendation
135	Pavilion / Toilets - Woolston Park	2	High	High	Recommendation for higher priority.	High	High	Public toilet facilities required in this area.	Accept
152	Redcliffs Public Library	3	Low	Medium	Included in 30 Priority Facilities	High	High	As one of the volunteer libraries this facility is included in the Council list of 30 priority facilities. Community Impact Rating is High.	Accept
159	Woolston Library	3	Low	Low	Included in 30 Priority Facilities	High	High	As one of the volunteer libraries this facility is included in the Council list of 30 priority facilities. Community Impact Rating is High.	Accept
160	Toilets – Woolston	3	Low	Low	Recommendation for higher priority.	High	High	Public toilet facilities required in this area.	Accept
Shirley/Papanui									
25	Kapuatohe Reserve	1	High	High	1	High	Medium	The Board believes that the Belfast District Museum, in its current state, does not have a high strategic value.	Accept
51	St Albans Community Centre	1	High	High	1	High	High	The Board queries what work is proposed for the 122 Caledonian Road dwelling and what the long term plans are for that property, which was originally purchased for the expansion of the original St Albans Community Centre.	Accept
52	St Albans Park	1	High	High	1	High	High	The Board view this as an urgent facility to have open for Summer sports	Accept
59	Styx River Reserve Living Laboratory	1	Medium	Medium	1	Medium	Medium	The Board is keen to know what work is required and why this dwelling at 51 Lower Styx Road it is tagged as used by the Styx Living Laboratory Trust, when the Board understands it is not used by them.	Accept
Burwood/Pegasus									
	QEII Park Sports House	2	Medium	Medium	1	High	High	Significant heritage building in Burwood/Pegasus with high potential for community use either in present or relocated site within the ward.	Accept
	Marshland Domain – Toilets	3	High	Medium	2	High	High	A basic requirement to service the community use of this open space area. The adjacent Prestons subdivision will generate increased utilisation of this reserve	Accept
	Queenspark Reserve – Pavilion/Toilets	3	High	Medium	2	High	High	A basic requirement to service the community use of this open space area.	Accept

ATTACHMENT 3: Community Board Change Requests for Prioritise Approval Programme

Ref #	Facility Name	Current Priority Tranche	Current Community Impact Rating	Current Strategic Value Rating	Proposed Priority Tranche	Proposed Community Impact Rating	Proposed Strategic Value Rating	Rationale for recommendation	Staff recommendation
Fendalton/Waimari									
13	Fendalton Community centre	1	medium	high	1	HIGH –	high	No other CCC community facilities available in the ward. Other local ones affected by progressive DEE assessments	Accept
14	Fendalton Library							Board believe the work is complete?	Accept
23	Rimu Park							Board believe that this is in Riccarton Wigram ward	Accept
Spreydon/Heathcote									
	Cracroft Community Centre/ Old stone House	Omission			1	High	High	The Board will indicate to staff that it wants the Old Stone House placed on the list for rebuild and that it should be given a high strategic value as it has a very high historic and community impact. Add to tranche 1	Accept
Akaroa Waiwera									
	Akaroa Beach Ex Plunket Rooms - Cafe	1	High	High	1	High	Low	Strategic Value changed to Low	Accept
	Little River Works Yard Workshop	1	High	High	1	Low	Low	Community and Strategic Values changed to Low	Accept
	Little River Education House	1	High	High	1	High	Low	Strategic Value changed to Low	Accept
	Pettigrews Reserve Kukupa Hostel	1	High	High	1	High	Low	Strategic Value changed to Low	Accept
	Garden of Tane Toilet	2	High	High	2	Low	Low	Community and Strategic Values changed to Low	Accept
	Le Bons Bay Cemetery Tin Shed	2	Medium	Medium	2	Low	Low	Community and Strategic Values changed to Low	Accept
	Okuti Valley School Community building	2	Medium	Medium	1	High	High	Community and Strategic Values changed to High, move to Tranche 1	Accept
Lyttelton Mt Herbert									
	Allandale Community Centre	Omission			1	High	High	Lyttelton/ Mt Herbert Community Board, after talking with Governors Bay Com Ass., representatives of the Allandale Reserve Management Committee and others, has recommended Allandale Hall to be considered for repairs in the first tranche, and be repaired this financial year.	

ATTACHMENT 3: Community Board Change Requests for Prioritise Approval Programme

Ref #	Facility Name	Current Priority Tranche	Current Community Impact Rating	Current Strategic Value Rating	Proposed Priority Tranche	Proposed Community Impact Rating	Proposed Strategic Value Rating	Rationale for recommendation	Staff recommendation
Riccarton/Wigram									
	Hei Hei Community Centre	Omission			1	High	High	Add Hei Hei Community Centre to Priority One tranche	Accept

Tranche 1: 2012/2013 (current financial year)							
Asset Group	Building Name	Address	Occupancy Status	Ward	Strategic Value	Community Impact	Approval Year
Addington Park	Pavilion / Toilets - Addington Park	77 & 83 Jerrold St	Open	Spreydon - Heathcote	HIGH	HIGH	12/13
Akaroa Beach	Ex Plunket Rooms - Cafe	Rue Lavaud 92	Open	Akaroa/Wairewa	HIGH	LOW	12/13
Akaroa Heritage Park	Toilet	Long Bay Road 280	Open	Akaroa/Wairewa	HIGH	HIGH	12/13
Akaroa Museum Facilities	Akaroa Museum	Rue Lavaud 71	Closed	Akaroa/Wairewa	HIGH	HIGH	12/13
Akaroa Recreation Ground	Toilet	Rue Lavaud 28 C	Open	Akaroa/Wairewa	HIGH	HIGH	12/13
Akaroa Sports Complex	Akaroa Sports Complex	Rue Lavaud 28 C	Open	Akaroa/Wairewa	HIGH	HIGH	12/13
Allandale Community Centre	Allandale Community Centre	Governors Bay-Teddington Road 132	Closed	Lyttelton/Mt Herbert	HIGH	HIGH	12/13
Allandale Domain	Toilet	Governors Bay-Teddington Road 133	Closed	Lyttelton/Mt Herbert	HIGH	HIGH	12/13
Ataahua Domain	Community Building	Chch Akaroa Road 2543	Open	Akaroa/Wairewa	HIGH	HIGH	12/13
Ataahua Domain	Toilet	Chch Akaroa Road 2543	Open	Akaroa/Wairewa	HIGH	HIGH	12/13
Avebury Park	Toilets / Pigeon Club - Avebury Park	9 & 11 Evelyn Couzins Ave	Closed	Hagley - Ferrymead	HIGH	HIGH	12/13
Avon Park	Dwelling - 740 Avonside Dr	Kerrs Rd	Open	Hagley - Ferrymead	LOW	LOW	12/13
Avonhead Cemetery	Ex Memorial Room	140 Hawthornden Rd	Open	Fendalton - Waimairi	HIGH	HIGH	12/13
Avonhead Cemetery	Toilets (mens) - Avonhead Cemetery	140 Hawthornden Rd	Open	Fendalton - Waimairi	HIGH	HIGH	12/13
Avonhead Cemetery	Toilets (womens) - Avonhead Cemetery	140 Hawthornden Rd	Open	Fendalton - Waimairi	HIGH	HIGH	12/13
Avonhead Park	Pavillion - Avonhead Park	146 Hawthornden Rd	Open	Fendalton - Waimairi	HIGH	HIGH	12/13
Avonhead Park	Pumphouse - Avonhead Park	146 Hawthornden Rd	Open	Fendalton - Waimairi	HIGH	HIGH	12/13
Awa-iti Domain	Little River Coronation Library	Christchurch Akaroa Road	Closed	Akaroa/Wairewa	HIGH	LOW	12/13
Barnett Park Sports Grounds	Pavilion/Toilet - Barnett Park	60 Bay View Road	Closed	Hagley - Ferrymead	HIGH	HIGH	12/13
Barnett Park Sports Grounds	Toilets - Barnett Park	60 Bay View Road	Closed	Hagley - Ferrymead	LOW	LOW	12/13
Beckenham Park	Toilets - Beckenham Park	18 Norwood St	Open	Spreydon - Heathcote	HIGH	HIGH	12/13
Belfast Pool	Belfast Pool - Main Building Complex	Main North Rd 672 & 710	Open	Shirley - Papanui	MEDIUM	MEDIUM	12/13
Beverley Park	Toilets - Beverley Park	171-173 Stanmore Rd	Open	Hagley - Ferrymead	HIGH	HIGH	12/13
Birdlings Flat Reserve	Toilet	Poranui Beach Road 157	Open	Akaroa/Wairewa	HIGH	HIGH	12/13
Bishopdale Park	Toilets - Bishopdale Park	Raleigh St 14	Open	Fendalton - Waimairi	HIGH	HIGH	12/13
Botanic Gardens	Botanic Gardens - Art Gallery Toilets	Rolleston Ave	Open	Hagley - Ferrymead	HIGH	HIGH	12/13
Botanic Gardens	Botanic Gardens - Chemical Store	Rolleston Ave	Open	Hagley - Ferrymead	HIGH	LOW	12/13
Botanic Gardens	Botanic Gardens - Cold Frames	Rolleston Ave	Open	Hagley - Ferrymead	LOW	LOW	12/13
Botanic Gardens	Botanic Gardens - Cunningham House	Rolleston Ave	Closed	Hagley - Ferrymead	HIGH	HIGH	12/13
Botanic Gardens	Botanic Gardens - Cycle Shelter	Rolleston Ave	Open	Hagley - Ferrymead	LOW	LOW	12/13
Botanic Gardens	Botanic Gardens - Fernery	Rolleston Ave	Closed	Hagley - Ferrymead	HIGH	HIGH	12/13
Botanic Gardens	Botanic Gardens - Fernery	Rolleston Ave	Closed	Hagley - Ferrymead	HIGH	HIGH	12/13
Botanic Gardens	Botanic Gardens - Foweraker House	Rolleston Ave	Closed	Hagley - Ferrymead	HIGH	HIGH	12/13
Botanic Gardens	Botanic Gardens - Garrick / Gilpin House	Rolleston Ave	Closed	Hagley - Ferrymead	HIGH	HIGH	12/13
Botanic Gardens	Botanic Gardens - Information Kiosk	Rolleston Ave	Open	Hagley - Ferrymead	HIGH	HIGH	12/13
Botanic Gardens	Botanic Gardens - Office/Library/Mesh	Rolleston Ave		Hagley - Ferrymead	HIGH	HIGH	12/13
Botanic Gardens	Botanic Gardens - Office/Store/Implement	Rolleston Ave	Open	Hagley - Ferrymead	HIGH	HIGH	12/13
Botanic Gardens	Botanic Gardens - Playground Amenities	Rolleston Ave	Open	Hagley - Ferrymead	HIGH	HIGH	12/13
Botanic Gardens	Botanic Gardens - Potting Facility & Gla	Rolleston Ave	Open	Hagley - Ferrymead	HIGH	HIGH	12/13
Botanic Gardens	Botanic Gardens - Propagating House	Rolleston Ave	Open	Hagley - Ferrymead	LOW	LOW	12/13
Botanic Gardens	Botanic Gardens - Propagating House	Rolleston Ave	Open	Hagley - Ferrymead	LOW	LOW	12/13
Botanic Gardens	Botanic Gardens - Propogating House	Rolleston Ave	Open	Hagley - Ferrymead	LOW	LOW	12/13
Botanic Gardens	Botanic Gardens - Propogating House	Rolleston Ave	Open	Hagley - Ferrymead	LOW	LOW	12/13
Botanic Gardens	Botanic Gardens - Propogating House	Rolleston Ave	Open	Hagley - Ferrymead	LOW	LOW	12/13
Botanic Gardens	Botanic Gardens - Propogating House	Rolleston Ave	Open	Hagley - Ferrymead	LOW	LOW	12/13
Botanic Gardens	Botanic Gardens - Propogating House	Rolleston Ave	Open	Hagley - Ferrymead	LOW	LOW	12/13
Botanic Gardens	Botanic Gardens - Propogating House	Rolleston Ave	Open	Hagley - Ferrymead	LOW	LOW	12/13
Botanic Gardens	Botanic Gardens - Pumphouse Nursery Area	Rolleston Ave	Open	Hagley - Ferrymead	HIGH	LOW	12/13
Botanic Gardens	Botanic Gardens - Quarantine Glasshouse	Rolleston Ave	Closed	Hagley - Ferrymead	HIGH	LOW	12/13
Botanic Gardens	Botanic Gardens - Shade House	Rolleston Ave	Open	Hagley - Ferrymead	LOW	LOW	12/13
Botanic Gardens	Botanic Gardens - Soil Shed	Rolleston Ave	Open	Hagley - Ferrymead	LOW	LOW	12/13

Botanic Gardens	Botanic Gardens - Tea Kiosk	Rolleston Ave	Closed	Hagley - Ferrymead	HIGH	HIGH	12/13
Botanic Gardens	Botanic Gardens - Townsend House	Rolleston Ave	Closed	Hagley - Ferrymead	HIGH	HIGH	12/13
Botanic Gardens	Curators House Garage and Shed	Rolleston Ave	Open	Hagley - Ferrymead	HIGH	HIGH	12/13
Botanic Gardens	Irrigation pumphouse	Rolleston Ave	Open	Hagley - Ferrymead	HIGH	LOW	12/13
Botanic Gardens	lath shadehouse	Rolleston Ave	Open	Hagley - Ferrymead	HIGH	HIGH	12/13
Botanic Gardens	Peacock Fountain pumphouse	Rolleston Ave	Open	Hagley - Ferrymead	HIGH	LOW	12/13
Botanic Gardens	Petrol store	Rolleston Ave	Open	Hagley - Ferrymead	HIGH	LOW	12/13
Botanic Gardens	shade house 2	Rolleston Ave	Open	Hagley - Ferrymead	HIGH	LOW	12/13
Bottle Lake Forest	Bottle Lake - Office & Mess Room	Burwood Road	Open	Burwood - Pegasus	HIGH	LOW	12/13
Bottle Lake Forest	Information Centre located in main parki	Burwood Road	Open	Burwood - Pegasus	HIGH	HIGH	12/13
Bradford Park	Toilets - Bradford Park	192 & 196 Milton St (Strickland St	Open	Spreydon - Heathcote	HIGH	HIGH	12/13
Branston Park	Pavilion - Branston Park	15 Witham St	Open	Riccarton - Wigram	HIGH	HIGH	12/13
Britomart Reserve	Toilets Britomart Reserve	Beach Road 82	Open	Akaroa/Wairewa	HIGH	HIGH	12/13
Broadhaven Reserve	Toilets - Broadhaven Park	Rothesay Rd / Bower Ave	Open	Burwood - Pegasus	HIGH	HIGH	12/13
Bromley Cemetery	Bromley Cemetery - Dwelling (Keighleys R	429 Linwood Ave	Closed	Hagley - Ferrymead	LOW	LOW	12/13
Bromley Cemetery	Bromley Cemetery - Toilets	429 Linwood Ave	Open	Hagley - Ferrymead	HIGH	HIGH	12/13
Bromley Park	Pavilion / Toilets - Bromley Park	170 Buckleys Rd	Open	Hagley - Ferrymead	HIGH	HIGH	12/13
Burnside Park	Burnside Park - Toilets	Memorial Ave & Roydvale Ave	Open	Fendalton - Waimairi	HIGH	HIGH	12/13
Burnside Park	Burnside RFC and Toilets	Memorial Ave & Roydvale Ave	Open	Fendalton - Waimairi	HIGH	HIGH	12/13
Burnside Park	Water Tower	Memorial Ave & Roydvale Ave	Open	Fendalton - Waimairi	HIGH	HIGH	12/13
Burwood Park	Pavilion / Toilets - Burwood Park North	New Brighton Rd 75	Open	Burwood - Pegasus	HIGH	HIGH	12/13
Burwood Park	Pavilion / Toilets - Burwood Park South	New Brighton Rd 75	Open	Burwood - Pegasus	HIGH	HIGH	12/13
Canterbury Park	Toilet - Canterbury PK (Templetons Road)	189 Wigram Rd	Open	Riccarton - Wigram	HIGH	HIGH	12/13
Cashmere Valley Reserve	Toilets - Cashmere Rd / Valley Rd Reserv	73 Cashmere Rd	Closed	Spreydon - Heathcote	HIGH	HIGH	12/13
Cass Bay Playground	Cass Bay Toilets	Cnr Bayview & Harbour View	Open	Lyttelton/Mt Herbert	HIGH	HIGH	12/13
Centennial Park	Pavilion / Toilets - Centennial Park	Lyttelton St & 42 Sparks Rd	Open	Spreydon - Heathcote	HIGH	HIGH	12/13
Central Library	Central Library	91 Gloucester St	Closed	Hagley - Ferrymead	HIGH	HIGH	12/13
Charteris Bay Boat Ramp	Charteris Bay Toilets	Marine Drive	Open	Lyttelton/Mt Herbert	HIGH	HIGH	12/13
Cholmondeley Reserve	Former Headmasters House	Main Road 102	Open	Lyttelton/Mt Herbert	MEDIUM	HIGH	12/13
Cholmondeley Reserve	Old School House Gov Bay	Main Road 102	Open	Lyttelton/Mt Herbert	MEDIUM	HIGH	12/13
Cholmondeley Reserve	Toilet	Main Road 102	Open	Lyttelton/Mt Herbert	MEDIUM	HIGH	12/13
Clare Park	Pavilion/Toilet	Burwood Rd 149	Open	Burwood - Pegasus	HIGH	HIGH	12/13
Coastal Cliff Reserve	Coastal Cliff Reserve Toilets	Marine Drive 21	Open	Lyttelton/Mt Herbert	HIGH	HIGH	12/13
Coronation Hill Reserve	Dwelling (Lockwood) - Sign Of The Kiwi	Summit Rd	Open	Spreydon - Heathcote	HIGH	LOW	12/13
Coronation Hill Reserve	Gararge - Sign of The Kiwi	Summit Rd	Open	Spreydon - Heathcote	MEDIUM	LOW	12/13
Coronation Hill Reserve	Pantry Storage Shed - Sign of The Kiwi	Summit Rd	Closed	Spreydon - Heathcote	LOW	LOW	12/13
Corsair Bay Reserve	Corsair Bay Changing Sheds and Toilets	Park Terrace 5	Open	Lyttelton/Mt Herbert	HIGH	HIGH	12/13
Cowles Stadium	Cuthberts Green - Cowles Stadium	Pages Rd 220	Closed	Hagley - Ferrymead	HIGH	HIGH	12/13
Cracroft Wilson House	Old Stone House Cracroft Community centre	30 Shalamar Drive	Closed	Spreydon - Heathcote	HIGH	HIGH	12/13
Cracroft Caverns Reserve	Cashmere Caverns	HACKTHORNE ROAD 64	Closed	Spreydon - Heathcote	HIGH	HIGH	12/13
Cracroft Reserve	Toilets - Cracroft Hill Reserve	176 Hackthorne Rd	Open	Spreydon - Heathcote	HIGH	HIGH	12/13
Crosbie Park	Toilets - Crosbie Park	Withells & Apsley Road	Open	Fendalton - Waimairi	HIGH	HIGH	12/13
Cuthberts Green	Pavilion/Toilets	Pages Rd 220	Open	Hagley - Ferrymead	HIGH	HIGH	12/13
Cypress Garden Reserve	Toilet	41 Keighleys Rd	Open	Hagley - Ferrymead	HIGH	HIGH	12/13
Denton Oval	Grandstand & Amenities - Denton Oval	Main South Rd 442	Closed	Riccarton - Wigram	HIGH	HIGH	12/13
Denton Oval	Grandstand & Amenities - Denton Oval	Main South Rd 442	Closed	Riccarton - Wigram	HIGH	HIGH	12/13
Denton Oval	Lighting Towers (4 No) - Denton Park	Main South Rd 442	Open	Riccarton - Wigram	HIGH	HIGH	12/13
Denton Park	Cricket Pavilion/Changing Shed	Main South Rd 442	Open	Riccarton - Wigram	HIGH	HIGH	12/13
Denton Park	Toilets - Denton Park	Main South Rd 442	Open	Riccarton - Wigram	HIGH	HIGH	12/13

Diamond Habour Community Facilities	Diamond Harbour Hall/Library	Waipapa Avenue 1 J	Open	Lyttelton/Mt Herbert	HIGH	HIGH	12/13
Donnell Sports Park	Toilet	Travis Rd / Brooker Ave / Rebecca A	Open	Burwood - Pegasus	HIGH	HIGH	12/13
Duvauchelle Community Hall	Duvauchelle Community Hall	Chch Akaroa Road 6039	Closed	Akaroa/Wairewa	HIGH	HIGH	12/13
Duvauchelle Reserve and Campground	Toilet Block No 1	Seafield Road 17	Open	Akaroa/Wairewa	HIGH	HIGH	12/13
Duvauchelle Reserve and Campground	Toilet Block No 2	Seafield Road 17	Open	Akaroa/Wairewa	HIGH	HIGH	12/13
Duvauchelle Showgrounds	Toilet	Chch Akaroa Road 6047	Open	Akaroa/Wairewa	HIGH	HIGH	12/13
Edgar MacIntosh Park	Toilets - Edgar McIntosh Park	Condell Ave 177	Open	Fendalton - Waimairi	HIGH	HIGH	12/13
Edmonds Factory Garden	Toilets - Edmonds Gardens	365 Ferry Rd	Open	Hagley - Ferrymead	HIGH	HIGH	12/13
Elmwood Park	Toilets - Elmwood Park	Heaton St 25	Open	Fendalton - Waimairi	HIGH	HIGH	12/13
Englefield Reserve	Toilet - Englefield Reserve	65 Englefield Rd	Open	Shirley - Papanui	MEDIUM	HIGH	12/13
Fendalton Community Centre	Fendalton Community Centre	Clyde Rd 170	Closed	Fendalton - Waimairi	HIGH	MEDIUM	12/13
Fendalton Library	Fendalton Library	6-10 Jeffreys Rd	Open	Fendalton - Waimairi	HIGH	HIGH	12/13
Ferrymead Reserve	New Toilets	281 Bridle Path Rd	Open	Hagley - Ferrymead	MEDIUM	HIGH	12/13
Ferrymead Reserve	Old Toilets	281 Bridle Path Rd	Open	Hagley - Ferrymead	LOW	LOW	12/13
Gaiety Hall	Gaiety Hall	Rue Jolie 105	Closed	Akaroa/Wairewa	HIGH	HIGH	12/13
Groynes	Groynes - Boat Shed	182 Johns Rd	Open	Shirley - Papanui	MEDIUM	HIGH	12/13
Groynes	Groynes - Changing Rooms/Toilets No 1 Gr	182 Johns Rd	Open	Shirley - Papanui	HIGH	HIGH	12/13
Groynes	Groynes - Dwelling No 1	182 Johns Rd	Open	Shirley - Papanui	HIGH	LOW	12/13
Groynes	Groynes - Dwelling No 2	182 Johns Rd	Open	Shirley - Papanui	HIGH	LOW	12/13
Groynes	Groynes - Kiosk	182 Johns Rd	Open	Shirley - Papanui	LOW	LOW	12/13
Groynes	Groynes - Main Shop and Mobile Shop	182 Johns Rd	Open	Shirley - Papanui	MEDIUM	HIGH	12/13
Groynes	Groynes - Office	182 Johns Rd	Open	Shirley - Papanui	HIGH	HIGH	12/13
Groynes	Groynes - Pumphouse	182 Johns Rd	Open	Shirley - Papanui	HIGH	HIGH	12/13
Groynes	Groynes - Toilets Block No 2 Ground	182 Johns Rd	Open	Shirley - Papanui	HIGH	HIGH	12/13
Groynes	Groynes - Toilets Lake area	182 Johns Rd	Open	Shirley - Papanui	HIGH	HIGH	12/13
Groynes	Groynes - Toilets No 1 Ground East	182 Johns Rd	Open	Shirley - Papanui	HIGH	HIGH	12/13
Groynes	Groynes - Toilets No 1 Ground West	182 Johns Rd	Open	Shirley - Papanui	HIGH	HIGH	12/13
Groynes	Groynes - Toilets No 3 Ground	182 Johns Rd	Open	Shirley - Papanui	HIGH	HIGH	12/13
Groynes	Groynes - Workshop & Garage	182 Johns Rd	Open	Shirley - Papanui	HIGH	HIGH	12/13
Groynes	Groynes Kimihia Toilet block	182 Johns Rd	Open	Shirley - Papanui	HIGH	HIGH	12/13
Groynes	opp swingbridge carpark on your way to P	182 Johns Rd	Open	Shirley - Papanui	HIGH	HIGH	12/13
Hagley Park North	Dwelling North Hagley Park (Riccarton Av	7 Hagley Ave	Open	Hagley - Ferrymead	LOW	LOW	12/13
Hagley Park North	Hagley Park North - Band Rotunda	7 Hagley Ave	Closed	Hagley - Ferrymead	HIGH	HIGH	12/13
Hagley Park North	North Hagley - Pump House	7 Hagley Ave	Open	Hagley - Ferrymead	HIGH	LOW	12/13
Hagley Park North	North Hagley - Toilets (Near Tennis Ctr)	7 Hagley Ave	Open	Hagley - Ferrymead	HIGH	HIGH	12/13
Hagley Park North	Toilet - Lake Albert	7 Hagley Ave	Open	Hagley - Ferrymead	HIGH	HIGH	12/13
Hagley Park South	South Hagley - Pavilion/Shelter (Polo)	Hagley Ave	Open	Hagley - Ferrymead	HIGH	HIGH	12/13
Hagley Park South	South Hagley - Pavilion/Toilets (Blenhei	Hagley Ave	Open	Hagley - Ferrymead	HIGH	HIGH	12/13
Hagley Park South	South Hagley - Toilets (Near Hospital)	Hagley Ave	Open	Hagley - Ferrymead	HIGH	HIGH	12/13
Hagley Park South	South Hagley - Toilets (Near Netball Cou	Hagley Ave	Open	Hagley - Ferrymead	HIGH	HIGH	12/13
Halswell Domain	Toilets - Halswell Domain	Halswell Rd 301	Open	Riccarton - Wigram	HIGH	HIGH	12/13
Halswell Quarry Park	Amenities - Halswell Quarry	Kennedys Bush Rd	Closed	Riccarton - Wigram	HIGH	HIGH	12/13
Halswell Quarry Park	Halswell Quarry - Toilets	Kennedys Bush Rd	Open	Riccarton - Wigram	HIGH	HIGH	12/13
Halswell Quarry Park	Halswell Quarry Farm Park - Toilets	Kennedys Bush Rd	Open	Riccarton - Wigram	HIGH	HIGH	12/13
Halswell Quarry Park	Located next to Paterson house. Heritage	Kennedys Bush Rd	Open	Riccarton - Wigram	HIGH	HIGH	12/13
Halswell Quarry Park	Old Crusher Bldg Upper Halswell Quarry	Kennedys Bush Rd	Open	Riccarton - Wigram	HIGH	HIGH	12/13
Halswell Quarry Park	Old Stone House - Halswell Quarry	Kennedys Bush Rd	Open	Riccarton - Wigram	HIGH	HIGH	12/13
Halswell Quarry Park	Singlemens Quarters - Halswell Quarry Park	Kennedys Bush Rd	Closed	Riccarton - Wigram	HIGH	HIGH	12/13
Hansen Park	Toilets	1 Ombersley Tce	Open	Spreydon - Heathcote	HIGH	HIGH	12/13
Harewood Park	Harewood Nursery - Amenities Bldg.	239 Gardiners Rd, Harewood	Open	Shirley - Papanui	HIGH	HIGH	12/13
Harewood Park	Harewood Nursery - Garage	145a Claridges Rd 239 Gardiners Rd	Open	Shirley - Papanui	HIGH	HIGH	12/13
Harewood Park	Harewood Nursery - Pumphouse (X2)	145a Claridges Rd 239 Gardiners Rd	Open	Shirley - Papanui	HIGH	HIGH	12/13
Harewood Park	Harewood Nursery - Vehicle Shed	145a Claridges Rd 239 Gardiners Rd	Open	Shirley - Papanui	HIGH	HIGH	12/13
Heathcote Domain	Toilet - attached to Cricket Club	40 Port Hills Rd	Closed	Hagley - Ferrymead	HIGH	HIGH	12/13
Heathcote Domain	Toilets - Heathcote Domain (Playground)	40 Port Hills Rd	Open	Hagley - Ferrymead	HIGH	HIGH	12/13

Heathcote Domain / C Centre	Community Centre - Heathcote	40 Port Hills Rd	Closed	Hagley - Ferrymead	HIGH	HIGH	12/13
Hei Hei Community Centre	Hei Hei Community Centre	12 Wycola Avenue	Closed	Riccarton - Wigram	HIGH	HIGH	12/13
Hillsborough Park	Pavilion - Hillsborough Domain	22 Bishopworth St (286 Opawa Rd)	Open	Spreydon - Heathcote	HIGH	HIGH	12/13
Hillsborough Park	Toilets - Hillsborough Domain	22 Bishopworth St (286 Opawa Rd)	Open	Spreydon - Heathcote	HIGH	HIGH	12/13
Holmcroft Reserve	Shed	8 & 15 Holmcroft Ct	Open	Spreydon - Heathcote	LOW	LOW	12/13
Hoon Hay Park	Pavilion / Toilets - Hoon Hay Park	61 Mathers Rd	Open	Spreydon - Heathcote	HIGH	HIGH	12/13
Hornby Domain	Toilets - Hornby Domain	Main South Rd 521	Open	Riccarton - Wigram	HIGH	HIGH	12/13
Jellie Park	Pavilion / Toilets - Jellie Park	140 Greer Road	Open	Fendalton - Waimairi	HIGH	HIGH	12/13
Jellie Park Recreation and Sports Centre	Jellie Park - Administration Pool Gym	140 Greer Road	Open	Fendalton - Waimairi	HIGH	HIGH	12/13
Jellie Park Recreation and Sports Centre	Jellie Park - Main Plant Room	140 Greer Road	Open	Fendalton - Waimairi	HIGH	HIGH	12/13
Jellie Park Recreation and Sports Centre	Jellie Park - Outdoor Pools Only (4 No)	140 Greer Road	Open	Fendalton - Waimairi	HIGH	HIGH	12/13
Jellie Park Recreation and Sports Centre	Jellie Park - Water Slide	140 Greer Road	Closed	Fendalton - Waimairi	HIGH	HIGH	12/13
Kapuatohe Reserve	Cottage with garage attached	663 Main North Rd	Open	Shirley - Papanui	HIGH	HIGH	12/13
Kapuatohe Reserve	Garage with lean-to behind Museum	663 Main North Rd	Open	Shirley - Papanui	HIGH	HIGH	12/13
Kapuatohe Reserve	Museum	663 Main North Rd	Open	Shirley - Papanui	HIGH	HIGH	12/13
Kapuatohe Reserve	Shed behind Historic Cottage (663 Main N	663 Main North Rd	Open	Shirley - Papanui	HIGH	HIGH	12/13
Kapuatohe Reserve	Shed directly behind Museum	663 Main North Rd	Open	Shirley - Papanui	HIGH	HIGH	12/13
Kennedys Bush	Sign of the Bellbird - Composting Toilet	Summit Rd	Open	Riccarton - Wigram	HIGH	HIGH	12/13
Kyle Park	Toilets - Kyle Park	197-239 Waterloo Rd	Open	Riccarton - Wigram	HIGH	HIGH	12/13
Le Bons Bay Domain	Pavilion/Toilet	Rue De La Mer 16 B	Open	Akaroa/Wairewa	HIGH	HIGH	12/13
Le Bons Bay Domain	Toilets Le Bons Bay	Rue De La Mer 16 B	Open	Akaroa/Wairewa	HIGH	HIGH	12/13
Leslie Park	Toilets - Leslie Park	Main South Rd 550	Open	Riccarton - Wigram	HIGH	HIGH	12/13
Linwood Community Arts Centre	Linwood Community Arts Centre	388 Worcester St	Closed	Hagley - Ferrymead	HIGH	HIGH	12/13
Linwood Library	Linwood Library (Cranley St)	10 Cranley St	Closed	Hagley - Ferrymead	HIGH	HIGH	12/13
Linwood Nursery	Linwood Nursery - Cold Frames (X 3)	320 Linwood Ave	Open	Hagley - Ferrymead	HIGH	HIGH	12/13
Linwood Nursery	Linwood Nursery - Garage	320 Linwood Ave		Hagley - Ferrymead	HIGH	HIGH	12/13
Linwood Nursery	Linwood Nursery - Garage (Storage Shed)	320 Linwood Ave	Open	Hagley - Ferrymead	HIGH	HIGH	12/13
Linwood Nursery	Linwood Nursery - Glasshouse (Large)	320 Linwood Ave	Open	Hagley - Ferrymead	HIGH	HIGH	12/13
Linwood Nursery	Linwood Nursery - Glasshouses (X 5)	320 Linwood Ave	Open	Hagley - Ferrymead	HIGH	HIGH	12/13
Linwood Nursery	Linwood Nursery - Lunchroom	320 Linwood Ave	Open	Hagley - Ferrymead	HIGH	HIGH	12/13
Linwood Nursery	Linwood Nursery - Portacom Office	320 Linwood Ave	Open	Hagley - Ferrymead	HIGH	HIGH	12/13
Linwood Nursery	Linwood Nursery - Potting Shed	320 Linwood Ave		Hagley - Ferrymead	HIGH	HIGH	12/13
Linwood Nursery	Linwood Nursery - Shade House	320 Linwood Ave	Open	Hagley - Ferrymead	HIGH	HIGH	12/13
Linwood Nursery	Linwood Nursery - Shade House & Cold Fra	320 Linwood Ave	Open	Hagley - Ferrymead	HIGH	HIGH	12/13
Linwood Nursery	Linwood Nursery - Shade House (large)	320 Linwood Ave	Open	Hagley - Ferrymead	HIGH	HIGH	12/13
Linwood Nursery	Linwood Nursery - Shrubbery Frame	320 Linwood Ave	Open	Hagley - Ferrymead	HIGH	HIGH	12/13
Linwood Nursery	Linwood Nursery - Shrubbery Frame	320 Linwood Ave	Open	Hagley - Ferrymead	HIGH	HIGH	12/13
Linwood Nursery	Linwood Nursery - Soil Shelter	320 Linwood Ave	Open	Hagley - Ferrymead	HIGH	HIGH	12/13
Linwood Park	Pavilion - Linwood Park	252 Linwood Avenue	Open	Hagley - Ferrymead	HIGH	HIGH	12/13
Linwood Park	Pavilion / Toilets - Linwood Park	252 Linwood Avenue	Open	Hagley - Ferrymead	HIGH	HIGH	12/13
Little Akaloa Domain	Toilets	Little Akaloa Road 584	Open	Akaroa/Wairewa	HIGH	HIGH	12/13
Little Akaloa Hall			Closed	Akaroa/Wairewa	HIGH	HIGH	12/13
Little Akaloa	Tennis Pavillion		Closed	Akaroa/Wairewa	HIGH	HIGH	12/13
Little River Railway Station	Toilets Little River Craft Shop	Barclays Road	Open	Akaroa/Wairewa	HIGH	HIGH	12/13
Little River Bowling Green	Toilet	Okuti Valley Road 173	Open	Akaroa/Wairewa	HIGH	HIGH	12/13
Little River Community Facilities	Little River Works Yard Workshop	Barclays Road	Open	Akaroa/Wairewa	LOW	LOW	12/13
Little River Education House	Dwelling - Education House	Chch Akaroa Road 4421	Open	Akaroa/Wairewa	HIGH	LOW	12/13
Little River Fire Station Comm Centre	Little River Fire Station Comm Centre	Chch Akaroa Road 4313	Open	Akaroa/Wairewa	HIGH	HIGH	12/13
Lower Styx Reserve	Pump shed	1001 Lower Styx Rd	Open	Shirley - Papanui	HIGH	HIGH	12/13
Lyttelton Library	Lyttelton Library	Canterbury Street 18	Open	Lyttelton/Mt Herbert	HIGH	HIGH	12/13
Lyttelton Recreation Centre	Lyttelton Recreation Centre	Winchester Street 29	Closed	Lyttelton/Mt Herbert	MEDIUM	HIGH	12/13
Lyttelton Recreation Ground	Recreation Ground Pavilion	Godley Quay	Open	Lyttelton/Mt Herbert	HIGH	HIGH	12/13
Marshland Domain	Toilets - Marshland Reserve	Prestons Rd 420	Open	Burwood - Pegasus	MEDIUM	HIGH	12/13
Macfarlane Park	Pavilion - Macfarlane Park	135a Emmett St 17 - 19 Acheson Ave	Open	Shirley - Papanui	HIGH	HIGH	12/13
Memorial Park Cemetery	Memorial Park Cemetery - Toilets/Shelter	31 Ruru Rd	Open	Hagley - Ferrymead	HIGH	HIGH	12/13

Middleton Park	Toilet/Changing Shed - Middleton Park	45 Middleton Rd	Open	Riccarton - Wigram	HIGH	HIGH	12/13
Mona Vale	Fendalton Rd Gatehouse garage	65 Fendalton Road	Open	Riccarton - Wigram	HIGH	HIGH	12/13
Mona Vale	Mona Vale - Implement Shed / Staff Rooms	65 Fendalton Road	Closed	Riccarton - Wigram	HIGH	LOW	12/13
Mona Vale	Mona Vale - Toilets	65 Fendalton Road	Open	Riccarton - Wigram	MEDIUM	HIGH	12/13
Mona Vale	SUMMERHOUSE - rose gdn	65 Fendalton Road	Closed	Riccarton - Wigram	HIGH	HIGH	12/13
New Brighton Beach Developed	Changing Shed / Toilets - Brighton Centr	213 Marine Pde	Open	Burwood - Pegasus	HIGH	HIGH	12/13
New Brighton Beach Developed	Clock Tower - Marine Parade	213 Marine Pde	Open	Burwood - Pegasus	HIGH	HIGH	12/13
New Brighton Beach Developed	Pier Toilets - New Brighton	213 Marine Pde	Closed	Burwood - Pegasus	HIGH	HIGH	12/13
New Brighton Library/Pier Terminus	New Brighton Library/Pier Terminus	213 Marine Pde	Open	Burwood - Pegasus	HIGH	HIGH	12/13
Nicholson Park	Toilets - Nicholson Park	10 Taylors Mistake Rd	Open	Hagley - Ferrymead	HIGH	HIGH	12/13
Norman Kirk Memorial Pool Lyttelton	Ladies Change Rm - Norman Kirk Mem Pool	Oxford Street 54	Closed	Lyttelton/Mt Herbert	MEDIUM	HIGH	12/13
Norman Kirk Memorial Pool Lyttelton	Lean-To Shelter - Norman Kirk Mem Pool	Oxford Street 54	Closed	Lyttelton/Mt Herbert	MEDIUM	HIGH	12/13
Norman Kirk Memorial Pool Lyttelton	Main Plant Room - Norman Kirk Memorial	Oxford Street 54	Closed	Lyttelton/Mt Herbert	MEDIUM	HIGH	12/13
Norman Kirk Memorial Pool Lyttelton	Mens Change Rm - Norman Kirk Mem Pool	Oxford Street 54	Closed	Lyttelton/Mt Herbert	MEDIUM	HIGH	12/13
Norman Kirk Memorial Pool Lyttelton	Nursery & Bldg - Norman Kirk Mem Pool	Oxford Street 54	Closed	Lyttelton/Mt Herbert	MEDIUM	HIGH	12/13
Norman Kirk Memorial Pool Lyttelton	Swimming Pool Tank - Norman Kirk	Oxford Street 54	Closed	Lyttelton/Mt Herbert	MEDIUM	HIGH	12/13
North Beach	Changing Shed - North Beach	93 Marine Pde	Demolished	Burwood - Pegasus	HIGH	HIGH	12/13
North Beach	Toilets attached to Surf Club	93 Marine Pde	Open	Burwood - Pegasus	HIGH	HIGH	12/13
North New Brighton Community Centre	Community Centre - North New Brighton	93 Marine Pde	Part Open	Burwood - Pegasus	HIGH	HIGH	12/13
Nunweek Park	Pavilion/Changing Rooms	Wooldridge Rd 240	Open	Fendalton - Waimairi	HIGH	HIGH	12/13
Nunweek Park	Toilets - Nunweek Park	Wooldridge Rd 240	Open	Fendalton - Waimairi	HIGH	HIGH	12/13
Okains Bay Hall	Okains Bay Hall		Closed	Akaroa/Wairewa	HIGH	HIGH	12/13
Okains Bay Camping Ground	Okains Bay Camping Ground		Open	Akaroa/Wairewa	HIGH	HIGH	12/13
Okains Bay Caretkaers House			Open	Akaroa/Wairewa	HIGH	HIGH	12/13
Okuti Valley School	Community Building	Okuti Valley Road 173	Open	Akaroa/Wairewa	HIGH	HIGH	12/13
Okuti Valley Reserve	Toilet	Okuti Valley Road 177	Open	Akaroa/Wairewa	MEDIUM	HIGH	12/13
Old School Reserve	Toilets - Old School Reserve	172 Major Hornbrook Rd	Open	Hagley - Ferrymead	HIGH	HIGH	12/13
Ouruhia Reserve	Toilets - Ouruhia Domain	Marshland Rd 755	Open	Shirley - Papanui	HIGH	HIGH	12/13
Papanui Domain	Toilets - Papanui Domain	61 Sawyers Arms Rd	Open	Shirley - Papanui	HIGH	HIGH	12/13
Papanui Library	Papanui Library	5 Restell St / Langdons Rd	Open	Shirley - Papanui	HIGH	HIGH	12/13
Papanui Memorial Reserve	Toilets - Horner St	500 Papanui Rd (Horner St)	Open	Shirley - Papanui	HIGH	HIGH	12/13
Parklands Community Centre	Parklands Community Centre	Queenspark Dr 75	Open	Burwood - Pegasus	HIGH	HIGH	12/13
Parklands Library - Queenspark	Parklands Library	46 Queenspark Drive	Open	Burwood - Pegasus	HIGH	HIGH	12/13
Parklands Reserve	Toilet/Changing Rooms	Queenspark Drive / Donnington St	Open	Burwood - Pegasus	HIGH	HIGH	12/13
Pettigrews Reserve	Kukupu Hostel	Pettigrews Road	Open	Akaroa/Wairewa	HIGH	LOW	12/13
Pigeon Bay Community Facility	Pigeon Bay Hall		Closed	Akaroa/Wairewa	HIGH	HIGH	12/13
Pigeon Bay Boat Park	Community Building	Wharf Road	Open	Akaroa/Wairewa	HIGH	HIGH	12/13
Pigeon Bay Boat Park	Community Building	Wharf Road	Open	Akaroa/Wairewa	HIGH	HIGH	12/13
Pigeon Bay Boat Park	Toilet - Pigeon Bay Boat Park	Wharf Road	Closed	Akaroa/Wairewa	HIGH	HIGH	12/13
Pigeon Bay Campground	Toilet	Wharf Road 81	Closed	Akaroa/Wairewa	HIGH	HIGH	12/13
Pioneer Leisure Centre	Pioneer Pool Tanks	Lyttelton St & 42 Sparks Rd	Open	Spreydon - Heathcote	HIGH	HIGH	12/13
Pioneer Leisure Centre	Pioneer Stadium - Sports Hall Squash	Lyttelton St & 42 Sparks Rd	Open	Spreydon - Heathcote	HIGH	HIGH	12/13
Pioneer Womens Memorial	Shelter - Pioneer Women Reserve	Summit Rd	Open	Hagley - Ferrymead	HIGH	HIGH	12/13
Place de la Poste	Toilet	Rue Balguerie 2	Open	Akaroa/Wairewa	HIGH	HIGH	12/13
Playcentre / Scout Den	Playcentre / Scout Den	Staveley Reserve, Staverly Street, Avonhead	Open	Riccarton - Wigram	HIGH	HIGH	12/13
Poplars Reserve	Community Building	Madras St / Chester St / Oxford Tce	Closed	Hagley - Ferrymead	HIGH	HIGH	12/13
Poplars Reserve	Edmonds Clock Tower - Madras St	Madras St / Chester St / Oxford Tce	Closed	Hagley - Ferrymead	HIGH	HIGH	12/13
QE2 Leisure Centre	QE2 Sports House	Travis Rd 193	Closed	Burwood - Pegasus	HIGH	HIGH	12/13
Rapaki Wharf	Toilet Rapaki Wharf	Kina Road 7	Open	Lyttelton/Mt Herbert	HIGH	HIGH	12/13
Rawhiti Domain	Toilets - by tennis courts	Bowhill Rd 35 - 37	Open	Burwood - Pegasus	HIGH	HIGH	12/13
Rawhiti Domain	Toilets - Rawhiti Domain (East)	Bowhill Rd 35 - 37	Open	Burwood - Pegasus	HIGH	HIGH	12/13
Ray Blank Park	Pavilion/Toilet	Maidstone Rd 46	Open	Fendalton - Waimairi	HIGH	HIGH	12/13
Redwood Park	Toilets - Redwood Park (Main Nth Rd)	Main North Rd 339	Open	Shirley - Papanui	HIGH	HIGH	12/13
Redwood Park	Toilets - Redwood Park (Sturrocks Rd)	Main North Rd 339	Open	Shirley - Papanui	MEDIUM	HIGH	12/13
Riccarton Community Centre	Riccarton Community Centre / Library	Clarence St 199 - 205	Part Open	Riccarton - Wigram	HIGH	HIGH	12/13
Rimu Park	Toilet	Buchanans Rd	Open	Riccarton - Wigram	MEDIUM	HIGH	12/13

Risingholme Community Centre	Risingholme Comm Centre-Craft Workshops	22 Cholmondeley Ave	Closed	Spreydon - Heathcote	HIGH	HIGH	12/13
Risingholme Community Centre	Risingholme Community Centre - Homestead	22 Cholmondeley Ave	Closed	Spreydon - Heathcote	HIGH	HIGH	12/13
Risingholme Park	Toilets	22 Cholmondeley Ave	Open	Spreydon - Heathcote	HIGH	HIGH	12/13
Rose Historic Chapel Reserve	Toilet	876 Colombo St	Closed	Hagley - Ferrymead	MEDIUM	HIGH	12/13
Ruru Lawn Cemetery	Ruru Lawn Cemetery - Pumphouse	Ruru Rd 63	Closed	Hagley - Ferrymead	HIGH	LOW	12/13
Ruru Lawn Cemetery	Ruru Lawn Cemetery - Toilets	Ruru Rd 63	Open	Hagley - Ferrymead	HIGH	HIGH	12/13
Ruru Lawn Cemetery	Ruru Lawn Cemetery - Toilets (Brick)	Ruru Rd 63	Open	Hagley - Ferrymead	HIGH	HIGH	12/13
Sandy Beach Road Reserve	Toilets Sandy Bay Rd Governors Bay	Sandy Beach Road 22	Closed	Lyttelton/Mt Herbert	HIGH	HIGH	12/13
Scarborough Beach	Jet Boat Shed - Scarborough	2 Scarborough Beach	Closed	Hagley - Ferrymead	HIGH	HIGH	12/13
Scarborough Beach	Lifeboat Shed - Scarborough	2 Scarborough Beach	Open	Hagley - Ferrymead	HIGH	HIGH	12/13
Scarborough Hill Reserve	Scarborough Farm Park - Woolshed	Evans Pass Rd / Summit Rd / Taylors	Open	Hagley - Ferrymead	MEDIUM	MEDIUM	12/13
Scarborough Park	Clock Tower - Scarborough Park	147A Esplanade	Closed	Hagley - Ferrymead	HIGH	HIGH	12/13
Scarborough Park	Clock Tower - Scarborough Park	147A Esplanade	Closed	Hagley - Ferrymead	HIGH	HIGH	12/13
Scarborough Park	Toilet/Changing Rooms - Scarborough Park	147A Esplanade	Closed	Hagley - Ferrymead	HIGH	HIGH	12/13
Scott Park Ferrymead	Toilets attached north side Bowling Club	2 Main Rd	Closed	Hagley - Ferrymead	HIGH	HIGH	12/13
Selwyn Reserve	Toilets - Selwyn St	58 Brougham St	Open	Spreydon - Heathcote	HIGH	HIGH	12/13
Sheldon Park	Toilets - Sheldon Park	Main North Rd 672 & 710	Open	Shirley - Papanui	HIGH	HIGH	12/13
Shirley Community Centre	Community Centre - Shirley	10 Slater St	Closed	Shirley - Papanui	HIGH	HIGH	12/13
Shirley Community Centre	Shirley Community Ctr Old Sch Toilet Blk	10 Slater St	Closed	Shirley - Papanui	HIGH	HIGH	12/13
Shirley Library	Shirley Library	36 Marshland Rd	Open	Burwood - Pegasus	HIGH	HIGH	12/13
Sign Of The Kiwi	Tearooms - Sign Of The Kiwi	Summit Rd	Closed	Spreydon - Heathcote	HIGH	HIGH	12/13
Sockburn Park	Visitor Centre	134 Main South Rd	Open	Riccarton - Wigram	LOW	LOW	12/13
Sockburn Squash Centre	Sockburn Recreation Centre - Main Bldg	134 Main South Rd	Open	Riccarton - Wigram	MEDIUM	MEDIUM	12/13
Somerfield Park	Pavilion / Toilets - Somerfield Park	59 Studholme St	Open	Spreydon - Heathcote	HIGH	HIGH	12/13
South Library	South Library	66 Colombo St	Closed	Spreydon - Heathcote	HIGH	HIGH	12/13
South New Brighton Beach	Changing Shed / Toilets - South New Brig	371 Marine Pde	Open	Burwood - Pegasus	HIGH	HIGH	12/13
South New Brighton Park	Pavilion - South Brighton Domain	74 Beatty St	Open	Burwood - Pegasus	HIGH	HIGH	12/13
South New Brighton Park	Shed - TV Transmitter Building	74 Beatty St	Closed	Burwood - Pegasus	LOW	LOW	12/13
South New Brighton Park	Toilets - North	74 Beatty St	Open	Burwood - Pegasus	HIGH	HIGH	12/13
South New Brighton Park	Toilets - South	74 Beatty St	Open	Burwood - Pegasus	HIGH	HIGH	12/13
Spencer Park	Chemical shed located in workshop	Heyders Rd 100	Open	Shirley - Papanui	HIGH	HIGH	12/13
Spencer Park	Fuel shed located in Spencer Park by the	Heyders Rd 100	Open	Shirley - Papanui	HIGH	HIGH	12/13
Spencer Park	Located in Spencer Park workshop (photo	Heyders Rd 100	Open	Shirley - Papanui	HIGH	HIGH	12/13
Spencer Park	Main reserve workshops compound middle b	Heyders Rd 100	Open	Shirley - Papanui	HIGH	HIGH	12/13
Spencer Park	Spencer Park - Dwelling 105 Heyders Road	Heyders Rd 100	Open	Shirley - Papanui	HIGH	LOW	12/13
Spencer Park	Spencer Park - Garages	Heyders Rd 100	Open	Shirley - Papanui	HIGH	HIGH	12/13
Spencer Park	Spencer Park - Implement Shed (4 bay)	Heyders Rd 100	Open	Shirley - Papanui	HIGH	HIGH	12/13
Spencer Park	Spencer Park - Pavillion	Heyders Rd 100	Open	Shirley - Papanui	MEDIUM	HIGH	12/13
Spencer Park	Spencer Park - Picnic Shelters	Heyders Rd 100	Open	Shirley - Papanui	MEDIUM	MEDIUM	12/13
Spencer Park	Spencer Park - Shop/Dwelling	Heyders Rd 100	Open	Shirley - Papanui	MEDIUM	HIGH	12/13
Spencer Park	Spencer Park - Toilets	Heyders Rd 100	Open	Shirley - Papanui	HIGH	HIGH	12/13
Spencer Park Beach	Surf Club	Heyders Road	Open	Shirley - Papanui	HIGH	HIGH	12/13
Spreydon Domain	Coronation Hall - Spreydon Domain	Domain Tce 33	Open	Spreydon - Heathcote	HIGH	HIGH	12/13
Spreydon Domain	Equipment shed and changing room.	Domain Tce 33	Open	Spreydon - Heathcote	HIGH	HIGH	12/13
Spreydon Domain	Pavilion/Toilet - Spreydon Domain	Domain Tce 33	Closed	Spreydon - Heathcote	HIGH	HIGH	12/13
Spreydon Library	Spreydon Library	266 Barrington St	Open	Spreydon - Heathcote	HIGH	HIGH	12/13
St Albans Community Centre	Dwelling 122 Caledonian (Comm Ctr Ext)		Open	Shirley - Papanui	HIGH	HIGH	12/13
St Albans Park	Pavilion / Toilets - St Albans Park	Forfar & Barbadoes St & Edward Ave	Closed	Shirley - Papanui	HIGH	HIGH	12/13
St James Park	Toilets - St James Park	St James Ave 64	Open	Shirley - Papanui	HIGH	HIGH	12/13
St Leonards Park	Toilets - St Leonards Sq	27 Campbell St	Open	Hagley - Ferrymead	MEDIUM	HIGH	12/13
Stanbury Reserve	Toilet	Wainui Main Road 772	Open	Akaroa/Wairewa	HIGH	HIGH	12/13
Stoddart Point Reserve	Garage	Waipapa Avenue 1 J	Open	Lyttelton/Mt Herbert	MEDIUM	HIGH	12/13
Stoddart Point Reserve	Toilet - Beachside	Waipapa Avenue 1 J	Open	Lyttelton/Mt Herbert	HIGH	HIGH	12/13

Stoddart Point Reserve	Toilet - Diamond Harbour Hall	Waipapa Avenue 1 J	Open	Lyttelton/Mt Herbert	HIGH	HIGH	12/13
Stoddart Point Reserve	Toilet - Stoddart Point Reserve	Waipapa Avenue 1 J	Open	Lyttelton/Mt Herbert	HIGH	HIGH	12/13
Styx Mill Conservation Reserve	Equipment Shed - Styx Mill Basin Reserve	12 Styx Mill Road	Open	Shirley - Papanui	MEDIUM	LOW	12/13
Styx Mill Conservation Reserve	Pump Shed - Styx Mill Basin Reserve	12 Styx Mill Road	Open	Shirley - Papanui	HIGH	HIGH	12/13
Styx Mill Conservation Reserve	Rangers House - Styx Mill Basin Reserve	12 Styx Mill Road	Open	Shirley - Papanui	HIGH	LOW	12/13
Styx Mill Conservation Reserve	Toilets - Styx Mill Basin Reserve	12 Styx Mill Road	Open	Shirley - Papanui	HIGH	HIGH	12/13
Styx River Esplanade Reserve	Haybarn - 75 Lower Styx Rd	75 Lower Styx Road	Closed	Shirley - Papanui	LOW	LOW	12/13
Styx River Reserve Living Laboratory	Dwelling - 51 Lower Styx Road	Lower Styx Road	Closed	Shirley - Papanui	MEDIUM	MEDIUM	12/13
Styx River Reserve No. 2	Barn	303 Radcliffe Rd	Open	Shirley - Papanui	LOW	LOW	12/13
Styx River Reserve No. 2	Shed	303 Radcliffe Rd	Closed	Shirley - Papanui	LOW	LOW	12/13
Sumner Library	Sumner Library	16-18 Wakefield Ave	Closed	Hagley - Ferrymead	HIGH	HIGH	12/13
Sumner Road Gardens	Lyttelton Visitor Information Centre	Sumner Road	Closed	Lyttelton/Mt Herbert	HIGH	HIGH	12/13
Sumner Road Gardens	Toilet - Lyttelton Info Centre	20 Oxford St	Closed	Lyttelton/Mt Herbert	HIGH	HIGH	12/13
Sumnervale Reserve	House	Sumnervale Dr 45	Closed	Hagley - Ferrymead	LOW	LOW	12/13
Sydenham Community Centre	Community Centre - Sydenham	21-27 Hutcheson St (Brougham St)	Open	Spreydon - Heathcote	HIGH	HIGH	12/13
Sydenham Creche	Sydenham Creche	Huxley St 113	Closed	Spreydon - Heathcote	HIGH	HIGH	12/13
Sydenham Park	Toilets - Sydenham Park	Brougham Street 230	Open	Spreydon - Heathcote	HIGH	HIGH	12/13
Taylors Mistake Beach	Changing Shed / Toilets - Taylors Mistak	Taylors Mistake Foreshore	Open	Hagley - Ferrymead	HIGH	HIGH	12/13
Templeton Community Centre	Community Centre - Templeton	64 Kirk Road	Open	Riccarton - Wigram	HIGH	HIGH	12/13
Templeton Domain	Changing Room - Templeton Domain	Kirk Rd	Open	Riccarton - Wigram	HIGH	HIGH	12/13
Templeton Domain	Toilets - Templeton Domain	Kirk Rd	Open	Riccarton - Wigram	MEDIUM	HIGH	12/13
Thomson Park	Toilets - Thompson Park (Bowhill Rd)	Marine Parade / Keyes Rd 104 Shaw A	Open	Burwood - Pegasus	HIGH	HIGH	12/13
Travis Wetland	Bird Hide - 280 Beach Rd	Beach Rd 280	Open	Burwood - Pegasus	MEDIUM	MEDIUM	12/13
Travis Wetland	Cottage located at 280 Beach Road	Beach Rd 280	Open	Burwood - Pegasus	MEDIUM	MEDIUM	12/13
Travis Wetland	Information Kiosk - 280 Beach Rd	Beach Rd 280	Open	Burwood - Pegasus	HIGH	HIGH	12/13
Travis Wetland	Plant Nursery at 280 Beach Rd b/w the Ed	Beach Rd 280	Open	Burwood - Pegasus	LOW	LOW	12/13
Travis Wetland	Toilets - 280 Beach Rd	Beach Rd 280	Open	Burwood - Pegasus	HIGH	HIGH	12/13
Tulett Park	Toilet - Tulett Park	99 Claridges Rd	Open	Shirley - Papanui	HIGH	HIGH	12/13
Upper Riccarton Domain	Toilets - Riccarton Domain	Yaldhurst Rd 92	Open	Riccarton - Wigram	HIGH	HIGH	12/13
Victoria Park	Fuels shed. Located at Victoria Park Com	101 Victoria Park Rd	Open	Spreydon - Heathcote	HIGH	LOW	12/13
Victoria Park	Old Ranger office-Victoria Parkcompound	101 Victoria Park Rd	Open	Spreydon - Heathcote	HIGH	LOW	12/13
Victoria Park	Victoria Park - Dangerous Good Store	101 Victoria Park Rd	Open	Spreydon - Heathcote	HIGH	LOW	12/13
Victoria Park	Victoria Park - Garage	101 Victoria Park Rd	Open	Spreydon - Heathcote	HIGH	MEDIUM	12/13
Victoria Park	Victoria Park - Information Kiosk	101 Victoria Park Rd	Closed	Spreydon - Heathcote	HIGH	HIGH	12/13
Victoria Park	Victoria Park - Rangers House	101 Victoria Park Rd	Open	Spreydon - Heathcote	MEDIUM	LOW	12/13
Victoria Park	Victoria Park - Rangers Office	101 Victoria Park Rd	Open	Spreydon - Heathcote	HIGH	LOW	12/13
Victoria Park	Victoria Park - Shearing Shed	101 Victoria Park Rd	Open	Spreydon - Heathcote	HIGH	LOW	12/13
Victoria Park	Victoria Park - Shearing Shed	101 Victoria Park Rd	Open	Spreydon - Heathcote	HIGH	LOW	12/13
Victoria Park	Victoria Park - Shed 10 x 9	101 Victoria Park Rd	Open	Spreydon - Heathcote	HIGH	LOW	12/13
Victoria Park	Victoria Park - Shed for Fire Appliance	101 Victoria Park Rd	Open	Spreydon - Heathcote	HIGH	HIGH	12/13
Victoria Park	Victoria Park - Toilets (disabled)	101 Victoria Park Rd	Open	Spreydon - Heathcote	HIGH	MEDIUM	12/13
Victoria Triangles	Clock Tower - Victoria St	Victoria St / Montreal St	Closed	Hagley - Ferrymead	HIGH	HIGH	12/13
Victoria Triangles	Visitor Centre	Victoria St / Montreal St	Closed	Hagley - Ferrymead	MEDIUM	HIGH	12/13
Waimairi Cemetery	Toilets	195a Grahams Rd	Open	Fendalton - Waimairi	HIGH	HIGH	12/13
Waimairi Cemetery	Waimairi Cemetery - Shed/Office	195a Grahams Rd	Open	Fendalton - Waimairi	HIGH	HIGH	12/13
Waimairi Community Centre	Waimairi Community Centre	166 Waimairi Rd	Open	Riccarton - Wigram	HIGH	HIGH	12/13
Wainoni Community Facilities	Community Centre -Wainoni (Hampshire St)	31 Hampshire St	Closed	Burwood - Pegasus	HIGH	HIGH	12/13
Wainoni Community Facilities	Wainoni Park Youth Activity Centre	31 Hampshire St	Open	Burwood - Pegasus	HIGH	HIGH	12/13
Wainoni Park	Pavilion / Toilets - Wainoni Park	31 Hampshire St	Open	Burwood - Pegasus	HIGH	HIGH	12/13
Wainui Community Centre	Wainui Community Centre		Closed	Akaroa/Wairewa	HIGH	HIGH	12/13
Wainui Domain	Fire Shed	Wainui Valley Rd 19	Open	Akaroa/Wairewa	HIGH	HIGH	12/13
Walter Park	Pavilion/Toilet - Walter Park	91 Kellys Rd	Open	Shirley - Papanui	HIGH	HIGH	12/13

Waltham Park	Pavilion - Waltham Park	30-40 Waltham Rd	Open	Spreydon - Heathcote	HIGH	HIGH	12/13
Waltham Park	Toilets - Waltham Park	30-40 Waltham Rd	Open	Spreydon - Heathcote	HIGH	HIGH	12/13
Warren Park	Changing Room - Warren Park	29 Oakley Cres	Open	Riccarton - Wigram	HIGH	HIGH	12/13
Warren Park	Toilets - Warren Park	29 Oakley Cres	Open	Riccarton - Wigram	HIGH	HIGH	12/13
Washington Way Reserve	Toilet	Washington Way / Waltham Rd / Moorh	Open	Hagley - Ferrymead	HIGH	HIGH	12/13
Westburn Reserve	Toilet at Traffic Training Facility	32 Westburn Tce	Open	Fendalton - Waimairi	MEDIUM	HIGH	12/13
Westlake Reserve	Toilet - Westlake Park	Westlake Drive	Open	Riccarton - Wigram	HIGH	HIGH	12/13
Westminster Park	Community Building	264 Westminster St	Closed	Shirley - Papanui	MEDIUM	HIGH	12/13
Westminster Park	Community Building	264 Westminster St	Closed	Shirley - Papanui	MEDIUM	HIGH	12/13
Westminster Park	Parks Residential Flats (Westminster Pk)	264 Westminster St	Open	Shirley - Papanui	LOW	LOW	12/13
Wharenui Pool	Wharenui Pool - Pool Only	73 Elizabeth St	Open	Riccarton - Wigram	HIGH	HIGH	12/13
Wharenui Pool	Wharenui Pool Building (ex Pool)	73 Elizabeth St	Open	Riccarton - Wigram	HIGH	HIGH	12/13
Wigram Gym	Wigram Gynasium - Wigram Aerodrome	Springs Rd 29	Open	Riccarton - Wigram	MEDIUM	MEDIUM	12/13
Windsports Park	Toilets - Windsurf Reserve	Humpherys Drive	Open	Hagley - Ferrymead	HIGH	HIGH	12/13
Woodham Park	Dwelling - Woodham Park	157 Woodham Rd	Closed	Hagley - Ferrymead	LOW	LOW	12/13
Woolston Library / Toilets	Library - Woolston	689 Ferry Rd	Demolished	Hagley - Ferrymead	HIGH	LOW	12/13
Woolston Library / Toilets	Toilets - Woolston	689 Ferry Rd	Demolished	Hagley - Ferrymead	HIGH	HIGH	12/13
Woolston Park	Pavilion / Toilets - Woolston Park	502 Ferry Rd / 26 - 28 Richardson T	Closed	Hagley - Ferrymead	HIGH	HIGH	12/13
Woolston Park	Toilets - Woolston Park	502 Ferry Rd / 26 - 28 Richardson T	Open	Hagley - Ferrymead	HIGH	HIGH	12/13
Wycola Park	Toilet	34 Manuere St	Closed	Riccarton - Wigram	HIGH	HIGH	12/13
Yaldhurst Domain	Pavilion (Tennis) - Yaldhurst Domain	School Rd	Open	Fendalton - Waimairi	HIGH	HIGH	12/13
Yaldhurst Domain	Toilets - Yaldhurst Domain	School Rd	Open	Fendalton - Waimairi	HIGH	HIGH	12/13
Tranche 2: 13/14 (Year One LTP)							
Asset Group	Building Name	Address	Occupancy Status	Ward	Strategic Value	Community Impact	Approval Year
Abberley Park	Toilets - Abberley Park	55 Abberley Cres	Open	Shirley - Papanui	MEDIUM	HIGH	13/14
Akaroa Library	Akaroa Library	10 Selwyn Ave	Open	Akaroa/Wairewa	HIGH	HIGH	13/14
Akaroa Recreation Ground	Office	Rue Lavaud 28 C	Open	Akaroa/Wairewa	MEDIUM	MEDIUM	13/14
Akaroa Wharf	Akaroa Wharf Retail & Stores	Beach Road	Open	Akaroa/Wairewa	HIGH	HIGH	13/14
Avonhead Cemetery	Avonhead Park Cemetery - Sexton's Bldgs	140 Hawthornden Rd	Open	Fendalton - Waimairi	HIGH	MEDIUM	13/14
Awa-iti Domain	Community Building	Christchurch Akaroa Road	Open	Akaroa/Wairewa	MEDIUM	MEDIUM	13/14
Awa-iti Domain	Office Building Referees and First Aid	Christchurch Akaroa Road	Open	Akaroa/Wairewa	HIGH	HIGH	13/14
Awa-iti Domain	Toilets	Christchurch Akaroa Road	Open	Akaroa/Wairewa	HIGH	HIGH	13/14
Barbadoes Cemetery	Dwelling - 357 Cambridge Tce (Cemetery)	351 & 357 Cambridge Tce 389 & 391 B	Open	Hagley - Ferrymead	MEDIUM	LOW	13/14
Belfast Cemetary	Belfast Cemetery - Toilets	Belfast & Guthries Rd	Open	Shirley - Papanui	MEDIUM	HIGH	13/14
Bexley Park	Bexley Reserve - Toilet	170 & 194 Bexley Rd	Closed	Burwood - Pegasus	MEDIUM	HIGH	13/14
Bexley Park	Bexley Reserve - Toilet - BMX Track	170 & 194 Bexley Rd	Closed	Burwood - Pegasus	MEDIUM	MEDIUM	13/14
Birdsey Reserve	Garage - concrete block iron roof	Bridle Path Road	Closed	Hagley - Ferrymead	LOW	LOW	13/14
Birdsey Reserve	Lock up shed - concrete block - iron roo	Bridle Path Road	Closed	Hagley - Ferrymead	LOW	LOW	13/14
Bottle Lake Forest	Bottle Lake - Bulldozer Shed	Burwood Road	Open	Burwood - Pegasus	HIGH	LOW	13/14
Bottle Lake Forest	Bottle Lake - Meeting Room	Burwood Road	Open	Burwood - Pegasus	HIGH	LOW	13/14
Bottle Lake Forest	Bottle Lake - Old Woolshed	Burwood Road	Open	Burwood - Pegasus	HIGH	LOW	13/14
Bottle Lake Forest	Bottle Lake - Rangers House (74 Waitikir	Burwood Road	Open	Burwood - Pegasus	MEDIUM	LOW	13/14
Bottle Lake Forest	Bottle Lake - Toilets	Burwood Road	Open	Burwood - Pegasus	HIGH	LOW	13/14
Bottle Lake Forest	Bottle Lake - Vehicle Shed	Burwood Road	Open	Burwood - Pegasus	HIGH	LOW	13/14
Bottle Lake Forest	Chemical shed located in Bottle Lake com	Burwood Road	Open	Burwood - Pegasus	HIGH	LOW	13/14
Bottle Lake Forest	Flammable shed located in Bottle Lake co	Burwood Road	Open	Burwood - Pegasus	HIGH	LOW	13/14
Bottle Lake Forest	Shed	Burwood Road	Open	Burwood - Pegasus	HIGH	LOW	13/14
Broad Park	Toilet/Changing Rooms - Broad Park	7a Broad Rd (Broadpark Rd) 2 Beac	Open	Burwood - Pegasus	MEDIUM	HIGH	13/14
Bromley Cemetery	Bromley Cemetery - Garages / Sheds	429 Linwood Ave	Open	Hagley - Ferrymead	MEDIUM	LOW	13/14
Bromley Cemetery	Bromley Cemetery - Office	429 Linwood Ave	Open	Hagley - Ferrymead	HIGH	LOW	13/14
Brooklands Domain	Toilets - Brooklands Domain	28 Charon St / 33 Anfield St	Open	Shirley - Papanui	MEDIUM	HIGH	13/14
Burnside Park	Community Building	Memorial Ave & Roydvale Ave	Open	Fendalton - Waimairi	LOW	HIGH	13/14
Chaney's Plantation	Dwelling - 27 Spencerville Rd	27 29 32 Spencerville Rd	Open	Shirley - Papanui	MEDIUM	MEDIUM	13/14
Coronation Hill Reserve	Toilets - Sign of the Kiwi	Summit Rd	Open	Spreydon - Heathcote	HIGH	HIGH	13/14

Cressy Terrace Tennis Courts	Community Building	Seaview Terrace 1	Open	Lyttelton/Mt Herbert	MEDIUM	HIGH	13/14
Cuthberts Green Softball Complex	Cuthberts Green - Light Pylons	Pages Rd 220	Open	Hagley - Ferrymead	HIGH	HIGH	13/14
Cuthberts Green Softball Complex	Cuthberts Green - Softball Complex	Pages Rd 220	Open	Hagley - Ferrymead	HIGH	HIGH	13/14
Denton Park	Pavilion (Ground Floor Only) - Denton Pa	Main South Rd 442	Open	Riccarton - Wigram	MEDIUM	HIGH	13/14
Duvauchelle Showgrounds	Community Building	Chch Akaroa Road 6047	Open	Akaroa/Wairewa	MEDIUM	MEDIUM	13/14
Duvauchelle Showgrounds	Community Building	Chch Akaroa Road 6047	Open	Akaroa/Wairewa	MEDIUM	MEDIUM	13/14
Duvauchelle Showgrounds	Community Building	Chch Akaroa Road 6047	Open	Akaroa/Wairewa	MEDIUM	MEDIUM	13/14
Duvauchelle Showgrounds	Community Building	Chch Akaroa Road 6047	Open	Akaroa/Wairewa	MEDIUM	MEDIUM	13/14
Edmonds Band Rotunda	Poplar Crescent Building	Cambridge Tce 230	Open	Hagley - Ferrymead	HIGH	HIGH	13/14
English Park	English Park - Lighting Towers	Cranford St 117	Open	Shirley - Papanui	HIGH	HIGH	13/14
English Park	English Park Stadium	Cranford St 117	Open	Shirley - Papanui	HIGH	HIGH	13/14
English Park	Lighting Towers - English Park Stadium	Cranford St 117	Open	Shirley - Papanui	HIGH	HIGH	13/14
Ferrier Park	Toilet - Ferrier Park	46 - 58 Nortons Rd	Open	Riccarton - Wigram	MEDIUM	HIGH	13/14
Garden of Tane	Toilet	Onuku Road	Closed	Akaroa/Wairewa	LOW	LOW	13/14
Governors Bay Pool	Governors Bay - Pool Plant Room	Main Road	Closed	Lyttelton/Mt Herbert	MEDIUM	HIGH	13/14
Governors Bay Pool	Governors Bay - Pool Storage Shed	Main Road	Closed	Lyttelton/Mt Herbert	MEDIUM	HIGH	13/14
Governors Bay Pool	Governors Bay - Shed By Playground	Main Road	Closed	Lyttelton/Mt Herbert	MEDIUM	HIGH	13/14
Hagley Park North	North Hagley - RSA Bowling Club	7 Hagley Ave	Closed	Hagley - Ferrymead	LOW	MEDIUM	13/14
Hagley Park North	Rugby Memorial	7 Hagley Ave	Closed	Hagley - Ferrymead	MEDIUM	MEDIUM	13/14
Hagley Park South	Double Garage	Hagley Ave	Open	Hagley - Ferrymead	MEDIUM	LOW	13/14
Hagley Park South	Flammable Goods Storage Shed	Hagley Ave	Open	Hagley - Ferrymead	HIGH	LOW	13/14
Hagley Park South	Garage-Sth Hagley Park	Hagley Ave	Open	Hagley - Ferrymead	MEDIUM	LOW	13/14
Hagley Park South	Groundsman's House	Hagley Ave	Open	Hagley - Ferrymead	MEDIUM	LOW	13/14
Hagley Park South	Implement shed	Hagley Ave	Open	Hagley - Ferrymead	MEDIUM	LOW	13/14
Hagley Park South	South Hagley - Garage & Soil Shed	Hagley Ave	Open	Hagley - Ferrymead	MEDIUM	LOW	13/14
Hagley Park South	Storage shed - Hospital cnr	Hagley Ave	Open	Hagley - Ferrymead	MEDIUM	LOW	13/14
Halswell Aquatic Centre	Halswell Pool - Main Building Complex	Halswell Rd 301	Open	Riccarton - Wigram	MEDIUM	HIGH	13/14
Halswell Aquatic Centre	Halswell Pool - Main Plant Room	Halswell Rd 301	Open	Riccarton - Wigram	MEDIUM	HIGH	13/14
Halswell Aquatic Centre	Halswell Pool - Swimming Club	Halswell Rd 301	Closed	Riccarton - Wigram	MEDIUM	HIGH	13/14
Halswell Aquatic Centre	Halswell Pool - Toddlers Pool	Halswell Rd 301	Open	Riccarton - Wigram	MEDIUM	HIGH	13/14
Halswell Aquatic Centre	Halswell Pool - Waterslide	Halswell Rd 301	Open	Riccarton - Wigram	MEDIUM	HIGH	13/14
Halswell Library	Halswell Library	381 Halswell Rd	Open	Riccarton - Wigram	HIGH	HIGH	13/14
Hansen Park	Pavilion/Toilet	1 Ombersley Tce	Open	Spreydon - Heathcote	HIGH	HIGH	13/14
Heathcote Library	Library - Heathcote (Martindales Rd)	8 Martindales Rd	Closed	Hagley - Ferrymead	LOW	MEDIUM	13/14
Heathcote Riverbank True Left	Community Building	Thackers Quay	Closed	Spreydon - Heathcote	LOW	HIGH	13/14
Heritage Park Little River	Office	Barclays Road	Open	Akaroa/Wairewa	MEDIUM	MEDIUM	13/14
HMNZS Steadfast	Community Building	Governors Bay Road 86	Closed Rockfall	Lyttelton/Mt Herbert	LOW	MEDIUM	13/14
HMNZS Steadfast	Shed	Governors Bay Road 86	Closed Rockfall	Lyttelton/Mt Herbert	LOW	MEDIUM	13/14
HMNZS Steadfast	Shed	Governors Bay Road 86	Closed Rockfall	Lyttelton/Mt Herbert	LOW	MEDIUM	13/14
HMNZS Steadfast	Toilet	Governors Bay Road 86	Closed Rockfall	Lyttelton/Mt Herbert	MEDIUM	MEDIUM	13/14
Holliss Reserve	Toilet - Hollis Reserve actually located	21 Holliss Ave	Open	Spreydon - Heathcote	MEDIUM	HIGH	13/14
Hoon Hay Childrens Library	Library - Hoon Hay	90 Hoon Hay Rd	Open	Spreydon - Heathcote	LOW	MEDIUM	13/14
Hoon Hay Park	Community Building	61 Mathers Rd	Open	Spreydon - Heathcote	MEDIUM	MEDIUM	13/14
Hornby Library excl C/Care	Hornby Library	8 Goulding Ave	Open	Riccarton - Wigram	HIGH	HIGH	13/14
Horseshoe Lake Reserve	Toilet - Horseshoe Lake Reserve	Horseshoe Lake Rd 92	Closed	Burwood - Pegasus	MEDIUM	HIGH	13/14
Kainga Hall Reserve	Kainga Hall Public Toilets	161 Kainga Rd	Open	Shirley - Papanui	MEDIUM	HIGH	13/14
Le Bons Bay Cemetery	Tin Shed	Le Bons Bay Cemetry Road 27	Open	Akaroa/Wairewa	LOW	LOW	13/14
Little River Cemetery	Community Building	Little River Cemetry Road 30	Open	Akaroa/Wairewa	MEDIUM	MEDIUM	13/14
Little River Education House	Garage	Chch Akaroa Road 4421	Open	Akaroa/Wairewa	MEDIUM	MEDIUM	13/14
Lyttelton Recreation Ground	Shed	Godley Quay	Open	Lyttelton/Mt Herbert	LOW	LOW	13/14
Lyttelton Recreation Ground	Shed	Godley Quay	Open	Lyttelton/Mt Herbert	LOW	LOW	13/14
Macfarlane Park	Toilet - Macfarlane Park (Jebson St)	135a Emmett St 17 - 19 Acheson Ave	Open	Shirley - Papanui	MEDIUM	HIGH	13/14
Macfarlane Park	Toilets - Macfarlane Park (Skipton St)	135a Emmett St 17 - 19 Acheson Ave	Open	Shirley - Papanui	MEDIUM	HIGH	13/14
Mairehau Public Library	Library - Mairehau	42a Kensington Ave	Open	Shirley - Papanui	LOW	MEDIUM	13/14
Malvern Park	Toilets and Rugby Pavilion	180 Innes Rd	Open	Shirley - Papanui	HIGH	HIGH	13/14

Mona Vale	Mona Vale - Fernery	65 Fendalton Road	Closed	Riccarton - Wigram	MEDIUM	MEDIUM	13/14
Murchison Park	Toilet	46 Lowry Ave	Open	Shirley - Papanui	MEDIUM	HIGH	13/14
Oxford Street Reserve	Clocktower	Oxford Street 26	Closed	Lyttelton/Mt Herbert	HIGH	HIGH	13/14
Oxford Street Reserve	Community Building	Oxford Street 26	Closed	Lyttelton/Mt Herbert	MEDIUM	MEDIUM	13/14
Paddling Pool - Abberley Park	Paddling Pool Epoxy Tank - Abberley Park	55 Abberley Cres	Open	Shirley - Papanui	MEDIUM	MEDIUM	13/14
Paddling Pool - Abberley Park	Plant Shed - Abberley Park	55 Abberley Cres	Open	Shirley - Papanui	MEDIUM	MEDIUM	13/14
Paddling Pool - Avebury Park	Plant Shed - Avebury Park	9 & 11 Evelyn Couzins Ave	Open	Hagley - Ferrymead	MEDIUM	MEDIUM	13/14
Paddling Pool - Edgar MacIntosh Park	Paddling Pool Tank - Edgar McIntosh Park	Condell Ave 177	Open	Fendalton - Waimairi	MEDIUM	MEDIUM	13/14
Paddling Pool - Edgar MacIntosh Park	Plant Shed - Edgar McIntosh Park	Condell Ave 177	Open	Fendalton - Waimairi	MEDIUM	MEDIUM	13/14
Paddling Pool - New Brighton	Paddling Pool Tank - New Brighton	203 Marine Pde	Closed	Burwood - Pegasus	MEDIUM	HIGH	13/14
Paddling Pool - Scarborough Park	Paddling Pool Tank - Scarborough Park	147A Esplanade	Closed	Hagley - Ferrymead	MEDIUM	HIGH	13/14
Paddling Pool - Scarborough Park	Plant Shed - Scarborough Park	147A Esplanade	Closed	Hagley - Ferrymead	MEDIUM	HIGH	13/14
Paddling Pool - Sockburn Rec Centre	Paddling Pool Tank - Sockburn Rec	134 Main South Rd	Closed	Riccarton - Wigram	MEDIUM	MEDIUM	13/14
Paddling Pool - Spencer Park	Paddling Pool Tank - Spencer Park	Heyders Rd 100	Open	Shirley - Papanui	MEDIUM	MEDIUM	13/14
Paddling Pool - Woodham Park	Plant Shed - Woodham Park	157 Woodham Rd	Open	Hagley - Ferrymead	MEDIUM	MEDIUM	13/14
Porritt Park	Porritt Park - Complex/Caretakers	845 Avonside Dr	Closed	Burwood - Pegasus	MEDIUM	MEDIUM	13/14
Porritt Park	Porritt Park - Garage	845 Avonside Dr	Closed	Burwood - Pegasus	MEDIUM	MEDIUM	13/14
Purau Recreation Ground	Purau Recr Reserve Toilet	Purau Avenue 183	Open	Lyttelton/Mt Herbert	HIGH	HIGH	13/14
Queenspark Reserve	Pavilion/Toilet	Queenspark Dr 210	Open	Burwood - Pegasus	HIGH	HIGH	13/14
Rawhiti Domain	Community Building - Ex Bowls Club	Shaw Ave	Open	Burwood - Pegasus	MEDIUM	MEDIUM	13/14
Rawhiti Domain	Community Building - Ex Bowls Club	Shaw Ave	Open	Burwood - Pegasus	MEDIUM	MEDIUM	13/14
Redcliffs Park	Community Building	17 Main Rd	Closed	Hagley - Ferrymead	LOW	MEDIUM	13/14
Redcliffs Park	Toilets - Redcliffs Park	17 Main Rd	Open	Hagley - Ferrymead	MEDIUM	MEDIUM	13/14
Redwood Library	Library/Creche - Redwood (Main North Rd)	Main North Rd 339	Open	Shirley - Papanui	HIGH	HIGH	13/14
Ruru Lawn Cemetery	Ruru Lawn Cemetery - Portacom Office	Ruru Rd 63	Open	Hagley - Ferrymead	HIGH	LOW	13/14
Ruru Lawn Cemetery	Ruru Lawn Cemetery - Toolshed (Board & Batten)	Ruru Rd 63	Open	Hagley - Ferrymead	LOW	LOW	13/14
Scott Park Ferrymead	Cob Cottage - 2 Main Rd	2 Main Rd	Closed	Hagley - Ferrymead	HIGH	HIGH	13/14
Seafarers Union	Housing Canterbury Street	Canterbury Street 25	Closed	Lyttelton/Mt Herbert	LOW	LOW	13/14
Seafield Park	Spencer Park - Dwelling #3	Chalford Street 3	Open	Shirley - Papanui	MEDIUM	LOW	13/14
Sheldon Park	Changing Shed / Toilets - Sheldon Park	Main North Rd 672 & 710	Open	Shirley - Papanui	MEDIUM	HIGH	13/14
Sheldon Park	Cricket Shed - Sheldon Park	Main North Rd 672 & 710	Open	Shirley - Papanui	LOW	MEDIUM	13/14
Sockburn Park	Community Building	134 Main South Rd	Open	Riccarton - Wigram	MEDIUM	HIGH	13/14
South Brighton Camping Ground	South Brighton Motor Camp - Camp Bldg 1	Halsey St 59	Open	Burwood - Pegasus	LOW	LOW	13/14
South Brighton Camping Ground	South Brighton Motor Camp - Camp Bldg 2	Halsey St 59	Closed	Burwood - Pegasus	LOW	LOW	13/14
South Brighton Camping Ground	South Brighton Motor Camp - Dwelling	Halsey St 59	Closed	Burwood - Pegasus	LOW	LOW	13/14
South Brighton Camping Ground	South Brighton Motor Camp - Workshop	Halsey St 59	Open	Burwood - Pegasus	LOW	LOW	13/14
South Brighton Camping Ground	South Brighton Motor Camp - Paddling Pool	Halsey St 59	Open	Burwood - Pegasus	LOW	LOW	13/14
Spit Reserve	Toilet - Spit Reserve	11 Marine Pde	Open	Burwood - Pegasus	MEDIUM	HIGH	13/14
Styx River Conservation Reserve	Community Building	53 Willowview Drive	Closed	Shirley - Papanui	MEDIUM	HIGH	13/14
Styx River Esplanade Reserve	Barn	75 Lower Styx Road	Open	Shirley - Papanui	MEDIUM	HIGH	13/14
Styx River Esplanade Reserve	Dairy Unit - 75 Lower Styx Rd	75 Lower Styx Road	Closed	Shirley - Papanui	MEDIUM	HIGH	13/14
Styx River Esplanade Reserve	Garage - 75 Lower Styx Rd	75 Lower Styx Road	Open	Shirley - Papanui	MEDIUM	HIGH	13/14
Styx River Esplanade Reserve	Storage Shed - 75 Lower Styx Rd	75 Lower Styx Road	Open	Shirley - Papanui	MEDIUM	HIGH	13/14
Styx River Reserve Living Laboratory	Aviary - 51 Lower Styx Road	Lower Styx Road	Closed	Shirley - Papanui	LOW	LOW	13/14
Styx River Reserve Living Laboratory	Barn - Iron Clad - 51 Lower Styx Road	Lower Styx Road	Closed	Shirley - Papanui	LOW	LOW	13/14
Styx River Reserve Living Laboratory	Barn - Plywood Clad - 51 Lower Styx Road	Lower Styx Road	Open	Shirley - Papanui	LOW	LOW	13/14
Styx River Reserve Living Laboratory	Double Garage & Carport - 51 Lower Styx	Lower Styx Road	Closed	Shirley - Papanui	LOW	LOW	13/14
Styx River Reserve Living Laboratory	Fowl House - 51 Lower Styx Road	Lower Styx Road	Open	Shirley - Papanui	LOW	LOW	13/14
Styx River Reserve Living Laboratory	Single Garage - 51 Lower Styx Road	Lower Styx Road	Closed	Shirley - Papanui	LOW	LOW	13/14
Styx River Reserve No. 2	Barn	303 Radcliffe Rd	Open	Shirley - Papanui	LOW	MEDIUM	13/14
Templeton Pool	Templeton Pool - Covered BBQ Area	62 Kirk Rd	Open	Riccarton - Wigram	MEDIUM	HIGH	13/14
Templeton Pool	Templeton Pool - Toddlers Pool Plant Rm	62 Kirk Rd	Open	Riccarton - Wigram	MEDIUM	HIGH	13/14
Templeton Pool	Templeton Pool - Toddlers Pool Tank	62 Kirk Rd	Open	Riccarton - Wigram	MEDIUM	HIGH	13/14

Upper Riccarton Library	Upper Riccarton Library	Main South Road 73	Part Open	Riccarton - Wigram	HIGH	HIGH	13/14
Victoria Park	Victoria Park - Toilets (Stone)	101 Victoria Park Rd	Open	Spreydon - Heathcote	MEDIUM	MEDIUM	13/14
Waltham Pool	Waltham Lido Pool - BBQ Shelter	30-40 Waltham Rd	Closed	Spreydon - Heathcote	MEDIUM	HIGH	13/14
Waltham Pool	Waltham Lido Pool - Plant Room	30-40 Waltham Rd	Closed	Spreydon - Heathcote	MEDIUM	HIGH	13/14
Waltham Pool	Waltham Lido Pool - Water slide	30-40 Waltham Rd	Closed	Spreydon - Heathcote	MEDIUM	HIGH	13/14
Waltham Pool	Waltham Pool - Main Building Complex	30-40 Waltham Rd	Closed	Spreydon - Heathcote	MEDIUM	HIGH	13/14
Waltham Pool	Waltham Pool - Staff Room	30-40 Waltham Rd	Closed	Spreydon - Heathcote	MEDIUM	HIGH	13/14
Waltham Pool	Waltham Pool Tank	30-40 Waltham Rd	Closed	Spreydon - Heathcote	MEDIUM	HIGH	13/14
Woodham Park	Toilets - Woodham Park	157 Woodham Rd	Open	Hagley - Ferrymead	MEDIUM	HIGH	13/14
Wycola Park	Hockey pavillion	34 Manuere St	Open	Riccarton - Wigram	MEDIUM	HIGH	13/14
Yaldhurst Cemetery	Toilets - Yaldhurst Cemetery	272 West Coast Rd	Open	Fendalton - Waimairi	MEDIUM	MEDIUM	13/14
Tranche 3: 14/15+ (ALL YEARS)							
Asset Group	Building Name	Address	Occupancy Status	Ward	Strategic Value	Community Impact	Approval Year
Akaroa Recreation Ground	Storage Shed	Rue Lavaud 28 C	Open	Akaroa/Wairewa	LOW	LOW	14/15 +
Akaroa Recreation Ground	Storage Shed on boundary	Rue Lavaud 28 C	Open	Akaroa/Wairewa	LOW	LOW	14/15 +
Allandale Domain	Shed	Governors Bay-Teddington Road 133	Closed	Lyttelton/Mt Herbert	LOW	LOW	14/15 +
Allandale Domain	Shed	Governors Bay-Teddington Road 133	Open	Lyttelton/Mt Herbert	LOW	LOW	14/15 +
Allandale Domain	Shed	Governors Bay-Teddington Road 133	Open	Lyttelton/Mt Herbert	LOW	LOW	14/15 +
Ashgrove Reserve	Shelter / Shed - Ashgrove Park	35 Ashgrove Tce	Open	Spreydon - Heathcote	LOW	LOW	14/15 +
Ataahua Domain	Shed	Chch Akaroa Road 2543	Open	Akaroa/Wairewa	LOW	LOW	14/15 +
Avebury Park	Avebury Park - Skyline Garage	9 & 11 Evelyn Couzins Ave	Open	Hagley - Ferrymead	LOW	MEDIUM	14/15 +
Avebury Park	Workshed - Avebury Park	9 & 11 Evelyn Couzins Ave	Open	Hagley - Ferrymead	LOW	MEDIUM	14/15 +
Awa-iti Domain	Garage	Christchurch Akaroa Road	Open	Akaroa/Wairewa	LOW	LOW	14/15 +
Awa-iti Domain	Shed	Christchurch Akaroa Road	Open	Akaroa/Wairewa	LOW	LOW	14/15 +
Awa-iti Domain	Shed	Christchurch Akaroa Road	Open	Akaroa/Wairewa	LOW	LOW	14/15 +
Barnett Park Sports Grounds	Shed - Barnett Park	60 Bay View Road	Open	Hagley - Ferrymead	LOW	LOW	14/15 +
Beach Road Park	Shed	Beach Road 283	Open	Akaroa/Wairewa	LOW	LOW	14/15 +
Belfast Cemetery	Belfast Cemetery - Garage	Belfast & Guthries Rd	Open	Shirley - Papanui	LOW	LOW	14/15 +
Belfast Cemetery	Shed	Belfast & Guthries Rd	Open	Shirley - Papanui	LOW	LOW	14/15 +
Botanic Gardens	Botanic Gardens - Rangers Office	Rolleston Ave	Open	Hagley - Ferrymead	HIGH	LOW	14/15 +
Bridge Reserve	Shed	143 Bridge St	Closed	Burwood - Pegasus	LOW	LOW	14/15 +
Burnside Park	Community Building	Memorial Ave & Roydvale Ave	Open	Fendalton - Waimairi	LOW	HIGH	14/15 +
Burnside Park	Community Building	Memorial Ave & Roydvale Ave	Open	Fendalton - Waimairi	LOW	HIGH	14/15 +
Chaney's Plantation	Shed/Open Garage 29 Spencerville Rd	27 29 32 Spencerville Rd	Open	Shirley - Papanui	LOW	LOW	14/15 +
Cuthberts Green	Cuthberts Green - Tractor Shed	Pages Rd 220	Open	Hagley - Ferrymead	LOW	LOW	14/15 +
Denton Park	Shed	Main South Rd 442	Open	Riccarton - Wigram	LOW	LOW	14/15 +
Duvauchelle Cemetery	Shed	Chch Akaroa Road 6267	Open	Akaroa/Wairewa	LOW	LOW	14/15 +
Duvauchelle Reserve and Campground	Community Building	Seafield Road 17	Open	Akaroa/Wairewa	LOW	MEDIUM	14/15 +
Duvauchelle Reserve and Campground	Garage	Seafield Road 17	Open	Akaroa/Wairewa	LOW	MEDIUM	14/15 +
Duvauchelle Reserve and Campground	Office	Seafield Road 17	Open	Akaroa/Wairewa	LOW	MEDIUM	14/15 +
Duvauchelle Reserve and Campground	Shed	Seafield Road 17	Open	Akaroa/Wairewa	LOW	LOW	14/15 +
Duvauchelle Showgrounds	Shed	Chch Akaroa Road 6047	Open	Akaroa/Wairewa	LOW	LOW	14/15 +
Edmonds Factory Garden	Marquee - Edmonds Gardens	365 Ferry Rd	Open	Hagley - Ferrymead	LOW	MEDIUM	14/15 +
Elmwood Park	Tool Shed - Elmwood Park	Heaton St 25	Open	Fendalton - Waimairi	LOW	LOW	14/15 +
Fencing Centre	Fencing Centre	Jack Hinton Drive 95	Open	Spreydon - Heathcote	LOW	LOW	14/15 +
Fendalton Library	Fendalton Library - Caged Fuel Tank	6-10 Jeffreys Rd	Open	Fendalton - Waimairi	LOW	LOW	14/15 +
Fendalton Library	Fendalton Library - Car Garage	6-10 Jeffreys Rd	Open	Fendalton - Waimairi	LOW	LOW	14/15 +
Fendalton Library	Fendalton Library - Cycle Shed	6-10 Jeffreys Rd	Open	Fendalton - Waimairi	LOW	LOW	14/15 +
Fendalton Park	Shed	Fendalton Rd 185	Open	Fendalton - Waimairi	LOW	LOW	14/15 +
Ferrymead Park	Pavilion/Toilet - Ferrymead Park	Scruttons Rd 150	Open	Hagley - Ferrymead	HIGH	HIGH	14/15 +
Groynes	Groynes - Storage Shed	182 Johns Rd	Open	Shirley - Papanui	LOW	LOW	14/15 +
Groynes	PD lunch room this was privately owned b	182 Johns Rd	Open	Shirley - Papanui	LOW	LOW	14/15 +
Groynes	TOILET CLOSED; behind toilet block 186/0	182 Johns Rd	Open	Shirley - Papanui	LOW	LOW	14/15 +
Hagley Park North	Garage at No.4 Riccarton Avenue	7 Hagley Ave	Open	Hagley - Ferrymead	LOW	LOW	14/15 +

Hagley Park North	North Hagley - 3 bay garage	7 Hagley Ave	Open	Hagley - Ferrymead	LOW	LOW	14/15 +
Hagley Park North	North Hagley - Pavilion	7 Hagley Ave	Open	Hagley - Ferrymead	MEDIUM	MEDIUM	14/15 +
Hagley Park North	North Hagley - Shelter/Toilets (Opp Ayr)	7 Hagley Ave	Open	Hagley - Ferrymead	MEDIUM	MEDIUM	14/15 +
Heathcote Domain	Former Tennis Club Shed	40 Port Hills Rd	Closed	Hagley - Ferrymead	LOW	HIGH	14/15 +
Heritage Park Little River	Barn	Barclays Road	Open	Akaroa/Wairewa	LOW	LOW	14/15 +
Heritage Park Little River	Barn	Barclays Road	Open	Akaroa/Wairewa	LOW	LOW	14/15 +
HMNZS Steadfast	Community Building	Governors Bay Road 86	Closed Rockfall	Lyttelton/Mt Herbert	LOW	LOW	14/15 +
HMNZS Steadfast	Community Building	Governors Bay Road 86	Closed Rockfall	Lyttelton/Mt Herbert	LOW	LOW	14/15 +
HMNZS Steadfast	Community Building	Governors Bay Road 86	Closed Rockfall	Lyttelton/Mt Herbert	LOW	LOW	14/15 +
HMNZS Steadfast	Community Building	Governors Bay Road 86	Closed Rockfall	Lyttelton/Mt Herbert	LOW	LOW	14/15 +
HMNZS Steadfast	Community Building	Governors Bay Road 86	Closed Rockfall	Lyttelton/Mt Herbert	LOW	LOW	14/15 +
HMNZS Steadfast	Community Building	Governors Bay Road 86	Closed Rockfall	Lyttelton/Mt Herbert	LOW	LOW	14/15 +
HMNZS Steadfast	Community Building	Governors Bay Road 86	Closed Rockfall	Lyttelton/Mt Herbert	LOW	LOW	14/15 +
HMNZS Steadfast	Community Building	Governors Bay Road 86	Closed Rockfall	Lyttelton/Mt Herbert	LOW	LOW	14/15 +
HMNZS Steadfast	Community Building	Governors Bay Road 86	Closed Rockfall	Lyttelton/Mt Herbert	LOW	LOW	14/15 +
HMNZS Steadfast	Community Building	Governors Bay Road 86	Closed Rockfall	Lyttelton/Mt Herbert	LOW	LOW	14/15 +
HMNZS Steadfast	Community Building	Governors Bay Road 86	Closed Rockfall	Lyttelton/Mt Herbert	LOW	LOW	14/15 +
HMNZS Steadfast	Community Building	Governors Bay Road 86	Closed Rockfall	Lyttelton/Mt Herbert	LOW	LOW	14/15 +
HMNZS Steadfast	Community Building	Governors Bay Road 86	Closed Rockfall	Lyttelton/Mt Herbert	LOW	LOW	14/15 +
Hoon Hay Park	Shed - Hoon Hay Domain	61 Mathers Rd	Open	Spreydon - Heathcote	LOW	LOW	14/15 +
Hornby Domain	Shed	Main South Rd 521	Open	Riccarton - Wigram	LOW	LOW	14/15 +
Huntsbury Playground	Community Centre	30F & G Huntsbury Ave	Open	Spreydon - Heathcote	MEDIUM	HIGH	14/15 +
Kaputone Esplanade Reserve	Aviary	Marshland Road	Open	Shirley - Papanui	LOW	LOW	14/15 +
Le Bons Bay Cemetery	Shed	Le Bons Bay Cemetry Road 27	Open	Akaroa/Wairewa	LOW	LOW	14/15 +
Le Bons Bay Domain	Shed	Rue De La Mer 16 B	Open	Akaroa/Wairewa	LOW	LOW	14/15 +
Little Akaloa Streamside Reserve	Barn	Little Akaloa Road 525	Closed	Akaroa/Wairewa	LOW	LOW	14/15 +
McCormacks Bay	Pavilion/Toilet - McCormacks Bay	3 McCormacks Bay Rd	Open	Hagley - Ferrymead	HIGH	HIGH	14/15 +
Memorial Park Cemetery	Shed Memorial Park Cemetery - 31 Ruru Rd	31 Ruru Rd	Open	Hagley - Ferrymead	LOW	LOW	14/15 +
Moncks Cave Reserve	Community Building	2a Cave Tce	Closed	Hagley - Ferrymead	LOW	LOW	14/15 +
Okains Bay Cemetery	Shed	Chorlton Road 11	Open	Akaroa/Wairewa	LOW	LOW	14/15 +
Okuti Esplanade Reserve	Glasshouse	Usshers Road 14	Open	Akaroa/Wairewa	LOW	LOW	14/15 +
Okuti Esplanade Reserve	Shed	Usshers Road 14	Open	Akaroa/Wairewa	LOW	LOW	14/15 +
Okuti Esplanade Reserve	Shed	Usshers Road 14	Open	Akaroa/Wairewa	LOW	LOW	14/15 +
Old School Reserve	Shed	172 Major Hornbrook Rd	Open	Hagley - Ferrymead	LOW	LOW	14/15 +
Opawa Childrens Library	Library - Opawa Childrens (Ford Rd)	52 Ford Rd / Louisson Ave	Open	Spreydon - Heathcote	LOW	MEDIUM	14/15 +
Opawa Public Library	Library - Opawa	151a Opawa Rd	Closed	Spreydon - Heathcote	LOW	LOW	14/15 +
Ouruhia Reserve	Cricket Shelter - Ouruhia Domain	Marshland Rd 755	Open	Shirley - Papanui	MEDIUM	MEDIUM	14/15 +
Owen Mitchell Park	Toilets - Owen Mitchell Reserve	100 Grimseys Rd	Open	Shirley - Papanui	MEDIUM	HIGH	14/15 +
Packe Reserve	Shed	125 & 129 Packe St	Open	Shirley - Papanui	LOW	LOW	14/15 +
Paddling Pool Grounds - Sockburn Rec	Sockburn Recreation Ctr - Bbq Shelter	134 Main South Rd	Open	Riccarton - Wigram	LOW	LOW	14/15 +
Pigeon Bay Campground	Shed	Wharf Road 81	Open	Akaroa/Wairewa	LOW	LOW	14/15 +
Porritt Park	Porrit Park - Toilet	845 Avonside Dr	Closed	Burwood - Pegasus	LOW	LOW	14/15 +
Quaifes Rd Springlands	Dwelling - Quaifes Road	Quaifes Rd	Open	Riccarton - Wigram	LOW	LOW	14/15 +
Rawhiti Golf Course	Dwelling - Rawhiti Golf Course	Marine Parade / Keyes Rd 104 Shaw A	Open	Burwood - Pegasus	MEDIUM	HIGH	14/15 +
Rawhiti Golf Course	Former Radio Bldg - Rawhiti Golf Course	Marine Parade / Keyes Rd 104 Shaw A	Open	Burwood - Pegasus	MEDIUM	HIGH	14/15 +
Rawhiti Golf Course	Impl.Shed L/Room - Rawhiti Domain	Marine Parade / Keyes Rd 104 Shaw A	Open	Burwood - Pegasus	MEDIUM	HIGH	14/15 +
Rawhiti Golf Course	Pumphouse - Rawhiti Golf Course (East)	Marine Parade / Keyes Rd 104 Shaw A	Closed	Burwood - Pegasus	MEDIUM	HIGH	14/15 +
Rawhiti Golf Course	Pumphouse - Rawhiti Golf Course (West)	Marine Parade / Keyes Rd 104 Shaw A	Open	Burwood - Pegasus	MEDIUM	HIGH	14/15 +
Rawhiti Golf Course	Toilets - Rawhiti Golf Course (No 6 Fair	Marine Parade / Keyes Rd 104 Shaw A	Open	Burwood - Pegasus	MEDIUM	HIGH	14/15 +
Redcliffs Public Library	Library - Redcliffs	91 Main Rd	Demolished	Hagley - Ferrymead	LOW	MEDIUM	14/15 +
Richmond Park	Pavilion/Toilet - Richmond Park (1/3 own	Poulton Ave 41 & 45	Open	Shirley - Papanui	HIGH	HIGH	14/15 +
Ruru Lawn Cemetery	Garage	Ruru Rd 63	Open	Hagley - Ferrymead	LOW	LOW	14/15 +
Ruru Lawn Cemetery	Ruru Lawn Cemetery - Toolshed / Leanto (Brick)	Ruru Rd 63	Closed	Hagley - Ferrymead	LOW	LOW	14/15 +
Sandy Beach Road Reserve	Shed	Sandy Beach Road 22	Open	Lyttelton/Mt Herbert	LOW	LOW	14/15 +
Scott Park Ferrymead	Double Garage	2 Main Rd	Open	Hagley - Ferrymead	LOW	LOW	14/15 +

Scott Park Ferrymead	Shed	2 Main Rd	Open	Hagley - Ferrymead	LOW	LOW	14/15 +
Scott Park Ferrymead	Storage Shed north corner of bowls lawn	2 Main Rd	Open	Hagley - Ferrymead	LOW	LOW	14/15 +
Seafield Park	Animal Park in yard behind main stores s	Seafield Park	Open	Shirley - Papanui	MEDIUM	MEDIUM	14/15 +
Seafield Park	Animal Park NW end rear paddock (photo a	Chalford Street 3	Open	Shirley - Papanui	MEDIUM	MEDIUM	14/15 +
Seafield Park	Aviary Complex	Chalford Street 3	Open	Shirley - Papanui	MEDIUM	MEDIUM	14/15 +
Seafield Park	Barntype shed: Animal Park NW end adja	Chalford Street 3	Open	Shirley - Papanui	MEDIUM	MEDIUM	14/15 +
Seafield Park	Hexagonal standalone aviary (small): Ani	Chalford Street 3	Open	Shirley - Papanui	MEDIUM	MEDIUM	14/15 +
Seafield Park	Multi-aviary building: Animal Park centr	Chalford Street 3	Open	Shirley - Papanui	MEDIUM	MEDIUM	14/15 +
Seafield Park	Rabbit House: Animal Park S end (photo a	Chalford Street 3	Open	Shirley - Papanui	MEDIUM	MEDIUM	14/15 +
Seafield Park	Seafield Park off Heyders Rd N side Reso	Chalford Street 3	Open	Shirley - Papanui	MEDIUM	MEDIUM	14/15 +
Seafield Park	Stores Shed: Animal Park SW end (photo a	Chalford Street 3	Open	Shirley - Papanui	MEDIUM	MEDIUM	14/15 +
Spencer Park Camping Ground	Spencer Park - Amenity Block/Laundry	Heyders Rd 100	Open	Shirley - Papanui	MEDIUM	HIGH	14/15 +
Spencer Park Camping Ground	Spencer Park - Amenity Building	Heyders Rd 100	Open	Shirley - Papanui	MEDIUM	HIGH	14/15 +
Spencer Park Camping Ground	Spencer Park - Holiday Cabins	Heyders Rd 100	Open	Shirley - Papanui	MEDIUM	HIGH	14/15 +
Spencer Park Camping Ground	Spencer Park - Homestead	Heyders Rd 100	Open	Shirley - Papanui	MEDIUM	HIGH	14/15 +
Spencer Park Camping Ground	Spencer Park - Lodge	Heyders Rd 100	Open	Shirley - Papanui	MEDIUM	HIGH	14/15 +
Spencer Park Camping Ground	Spencer Park - Office Block	Heyders Rd 100	Open	Shirley - Papanui	MEDIUM	HIGH	14/15 +
Spencer Park Camping Ground	Spencer Park - Storage Shed/Workshop	Heyders Rd 100	Open	Shirley - Papanui	MEDIUM	HIGH	14/15 +
Spencer Park Camping Ground	Spencer Park - Tourist Flats	Heyders Rd 100	Open	Shirley - Papanui	MEDIUM	HIGH	14/15 +
St Martins Public Library	Library - St Martins	122 Wilsons Rd / Wades Ave	Demolished	Spreydon - Heathcote	LOW	LOW	14/15 +
Stoddart Point Reserve	Shed	Waipapa Avenue 1 J	Open	Lyttelton/Mt Herbert	LOW	LOW	14/15 +
Stoddart Point Reserve	Shed	Waipapa Avenue 1 J	Open	Lyttelton/Mt Herbert	LOW	LOW	14/15 +
Styx River Reserve No. 2	Shed	303 Radcliffe Rd	Open	Shirley - Papanui	LOW	LOW	14/15 +
Styx River Reserve No. 2	Shed	303 Radcliffe Rd	Open	Shirley - Papanui	LOW	LOW	14/15 +
Sumner Road Gardens	Donald Street Yard (Former Council Stables)	Sumner Road	Closed	Lyttelton/Mt Herbert	LOW	LOW	14/15 +
Sydenham Park	Tool Shed - Sydenham Park	Brougham Street 230	Open	Spreydon - Heathcote	LOW	LOW	14/15 +
Travis Wetland	Barn & Dairy Unit - 280 Beach Rd	Beach Rd 280	Open	Burwood - Pegasus	MEDIUM	MEDIUM	14/15 +
Tulett Park	Shed	99 Claridges Rd	Open	Shirley - Papanui	LOW	LOW	14/15 +
War Memorial Library/Plunket	Library - Upper Riccarton War Memorial	372 Riccarton Rd	Closed	Riccarton - Wigram	LOW	LOW	14/15 +
Wharenui Recreation Centre	Wharenui Recreation Centre	Matipo St	Closed	Riccarton - Wigram	LOW	LOW	14/15 +
Woodham Park	Aviary - Woodham Park	157 Woodham Rd	Open	Hagley - Ferrymead	LOW	HIGH	14/15 +
Wycola Park	Shed	34 Manuere St	Open	Riccarton - Wigram	LOW	LOW	14/15 +
Yacht Club Reserve	Shed	239 Main Rd	Closed	Hagley - Ferrymead	LOW	LOW	14/15 +

Tranche 1: 2012/2013 (current financial year)							
Asset Group	Building Name	Address	Occupancy Status	Ward	Strategic Value	Community Impact	Approval Year
Addington Park	Pavilion / Toilets - Addington Park	77 & 83 Jerrold St	Open	Spreydon - Heathcote	HIGH	HIGH	12/13
Akaroa Beach	Ex Plunket Rooms - Cafe	Rue Lavaud 92	Open	Akaroa/Wairewa	HIGH	LOW	12/13
Akaroa Heritage Park	Toilet	Long Bay Road 280	Open	Akaroa/Wairewa	HIGH	HIGH	12/13
Akaroa Museum Facilities	Akaroa Museum	Rue Lavaud 71	Closed	Akaroa/Wairewa	HIGH	HIGH	12/13
Akaroa Recreation Ground	Toilet	Rue Lavaud 28 C	Open	Akaroa/Wairewa	HIGH	HIGH	12/13
Akaroa Sports Complex	Akaroa Sports Complex	Rue Lavaud 28 C	Open	Akaroa/Wairewa	HIGH	HIGH	12/13
Allandale Community Centre	Allandale Community Centre	Governors Bay-Teddington Road 132	Closed	Lyttelton/Mt Herbert	HIGH	HIGH	12/13
Allandale Domain	Toilet	Governors Bay-Teddington Road 133	Closed	Lyttelton/Mt Herbert	HIGH	HIGH	12/13
Ataahua Domain	Community Building	Chch Akaroa Road 2543	Open	Akaroa/Wairewa	HIGH	HIGH	12/13
Ataahua Domain	Toilet	Chch Akaroa Road 2543	Open	Akaroa/Wairewa	HIGH	HIGH	12/13
Avebury Park	Toilets / Pigeon Club - Avebury Park	9 & 11 Evelyn Couzins Ave	Closed	Hagley - Ferrymead	HIGH	HIGH	12/13
Avon Park	Dwelling - 740 Avonside Dr	Kerrs Rd	Open	Hagley - Ferrymead	LOW	LOW	12/13
Avonhead Cemetery	Ex Memorial Room	140 Hawthornden Rd	Open	Fendalton - Waimairi	HIGH	HIGH	12/13
Avonhead Cemetery	Toilets (mens) - Avonhead Cemetery	140 Hawthornden Rd	Open	Fendalton - Waimairi	HIGH	HIGH	12/13
Avonhead Cemetery	Toilets (womens) - Avonhead Cemetery	140 Hawthornden Rd	Open	Fendalton - Waimairi	HIGH	HIGH	12/13
Avonhead Park	Pavillion - Avonhead Park	146 Hawthornden Rd	Open	Fendalton - Waimairi	HIGH	HIGH	12/13
Avonhead Park	Pumphouse - Avonhead Park	146 Hawthornden Rd	Open	Fendalton - Waimairi	HIGH	HIGH	12/13
Awa-iti Domain	Little River Coronation Library	Christchurch Akaroa Road	Closed	Akaroa/Wairewa	HIGH	LOW	12/13
Barnett Park Sports Grounds	Pavilion/Toilet - Barnett Park	60 Bay View Road	Closed	Hagley - Ferrymead	HIGH	HIGH	12/13
Barnett Park Sports Grounds	Toilets - Barnett Park	60 Bay View Road	Closed	Hagley - Ferrymead	LOW	LOW	12/13
Beckenham Park	Toilets - Beckenham Park	18 Norwood St	Open	Spreydon - Heathcote	HIGH	HIGH	12/13
Belfast Pool	Belfast Pool - Main Building Complex	Main North Rd 672 & 710	Open	Shirley - Papanui	MEDIUM	MEDIUM	12/13
Beverley Park	Toilets - Beverley Park	171-173 Stanmore Rd	Open	Hagley - Ferrymead	HIGH	HIGH	12/13
Birdlings Flat Reserve	Toilet	Poranui Beach Road 157	Open	Akaroa/Wairewa	HIGH	HIGH	12/13
Bishopdale Park	Toilets - Bishopdale Park	Raleigh St 14	Open	Fendalton - Waimairi	HIGH	HIGH	12/13
Botanic Gardens	Botanic Gardens - Art Gallery Toilets	Rolleston Ave	Open	Hagley - Ferrymead	HIGH	HIGH	12/13
Botanic Gardens	Botanic Gardens - Chemical Store	Rolleston Ave	Open	Hagley - Ferrymead	HIGH	LOW	12/13
Botanic Gardens	Botanic Gardens - Cold Frames	Rolleston Ave	Open	Hagley - Ferrymead	LOW	LOW	12/13
Botanic Gardens	Botanic Gardens - Cunningham House	Rolleston Ave	Closed	Hagley - Ferrymead	HIGH	HIGH	12/13
Botanic Gardens	Botanic Gardens - Cycle Shelter	Rolleston Ave	Open	Hagley - Ferrymead	LOW	LOW	12/13
Botanic Gardens	Botanic Gardens - Fernery	Rolleston Ave	Closed	Hagley - Ferrymead	HIGH	HIGH	12/13
Botanic Gardens	Botanic Gardens - Fernery	Rolleston Ave	Closed	Hagley - Ferrymead	HIGH	HIGH	12/13
Botanic Gardens	Botanic Gardens - Foweraker House	Rolleston Ave	Closed	Hagley - Ferrymead	HIGH	HIGH	12/13
Botanic Gardens	Botanic Gardens - Garrick / Gilpin House	Rolleston Ave	Closed	Hagley - Ferrymead	HIGH	HIGH	12/13
Botanic Gardens	Botanic Gardens - Information Kiosk	Rolleston Ave	Open	Hagley - Ferrymead	HIGH	HIGH	12/13
Botanic Gardens	Botanic Gardens - Office/Library/Mesh	Rolleston Ave		Hagley - Ferrymead	HIGH	HIGH	12/13
Botanic Gardens	Botanic Gardens - Office/Store/Implement	Rolleston Ave	Open	Hagley - Ferrymead	HIGH	HIGH	12/13
Botanic Gardens	Botanic Gardens - Playground Amenities	Rolleston Ave	Open	Hagley - Ferrymead	HIGH	HIGH	12/13
Botanic Gardens	Botanic Gardens - Potting Facility & Gla	Rolleston Ave	Open	Hagley - Ferrymead	HIGH	HIGH	12/13
Botanic Gardens	Botanic Gardens - Propagating House	Rolleston Ave	Open	Hagley - Ferrymead	LOW	LOW	12/13
Botanic Gardens	Botanic Gardens - Propagating House	Rolleston Ave	Open	Hagley - Ferrymead	LOW	LOW	12/13
Botanic Gardens	Botanic Gardens - Propogating House	Rolleston Ave	Open	Hagley - Ferrymead	LOW	LOW	12/13
Botanic Gardens	Botanic Gardens - Propogating House	Rolleston Ave	Open	Hagley - Ferrymead	LOW	LOW	12/13
Botanic Gardens	Botanic Gardens - Propogating House	Rolleston Ave	Open	Hagley - Ferrymead	LOW	LOW	12/13
Botanic Gardens	Botanic Gardens - Propogating House	Rolleston Ave	Open	Hagley - Ferrymead	LOW	LOW	12/13
Botanic Gardens	Botanic Gardens - Propogating House	Rolleston Ave	Open	Hagley - Ferrymead	LOW	LOW	12/13
Botanic Gardens	Botanic Gardens - Propogating House	Rolleston Ave	Open	Hagley - Ferrymead	LOW	LOW	12/13
Botanic Gardens	Botanic Gardens - Pumphouse Nursery Area	Rolleston Ave	Open	Hagley - Ferrymead	HIGH	LOW	12/13
Botanic Gardens	Botanic Gardens - Quarantine Glasshouse	Rolleston Ave	Closed	Hagley - Ferrymead	HIGH	LOW	12/13
Botanic Gardens	Botanic Gardens - Shade House	Rolleston Ave	Open	Hagley - Ferrymead	LOW	LOW	12/13
Botanic Gardens	Botanic Gardens - Soil Shed	Rolleston Ave	Open	Hagley - Ferrymead	LOW	LOW	12/13

Botanic Gardens	Botanic Gardens - Tea Kiosk	Rolleston Ave	Closed	Hagley - Ferrymead	HIGH	HIGH	12/13
Botanic Gardens	Botanic Gardens - Townsend House	Rolleston Ave	Closed	Hagley - Ferrymead	HIGH	HIGH	12/13
Botanic Gardens	Curators House Garage and Shed	Rolleston Ave	Open	Hagley - Ferrymead	HIGH	HIGH	12/13
Botanic Gardens	Irrigation pumphouse	Rolleston Ave	Open	Hagley - Ferrymead	HIGH	LOW	12/13
Botanic Gardens	lath shadehouse	Rolleston Ave	Open	Hagley - Ferrymead	HIGH	HIGH	12/13
Botanic Gardens	Peacock Fountain pumphouse	Rolleston Ave	Open	Hagley - Ferrymead	HIGH	LOW	12/13
Botanic Gardens	Petrol store	Rolleston Ave	Open	Hagley - Ferrymead	HIGH	LOW	12/13
Botanic Gardens	shade house 2	Rolleston Ave	Open	Hagley - Ferrymead	HIGH	LOW	12/13
Bottle Lake Forest	Bottle Lake - Office & Mess Room	Burwood Road	Open	Burwood - Pegasus	HIGH	LOW	12/13
Bottle Lake Forest	Information Centre located in main parki	Burwood Road	Open	Burwood - Pegasus	HIGH	HIGH	12/13
Bradford Park	Toilets - Bradford Park	192 & 196 Milton St (Strickland St	Open	Spreydon - Heathcote	HIGH	HIGH	12/13
Branston Park	Pavilion - Branston Park	15 Witham St	Open	Riccarton - Wigram	HIGH	HIGH	12/13
Britomart Reserve	Toilets Britomart Reserve	Beach Road 82	Open	Akaroa/Wairewa	HIGH	HIGH	12/13
Broadhaven Reserve	Toilets - Broadhaven Park	Rothesay Rd / Bower Ave	Open	Burwood - Pegasus	HIGH	HIGH	12/13
Bromley Cemetery	Bromley Cemetery - Dwelling (Keighleys R	429 Linwood Ave	Closed	Hagley - Ferrymead	LOW	LOW	12/13
Bromley Cemetery	Bromley Cemetery - Toilets	429 Linwood Ave	Open	Hagley - Ferrymead	HIGH	HIGH	12/13
Bromley Park	Pavilion / Toilets - Bromley Park	170 Buckleys Rd	Open	Hagley - Ferrymead	HIGH	HIGH	12/13
Burnside Park	Burnside Park - Toilets	Memorial Ave & Roydvale Ave	Open	Fendalton - Waimairi	HIGH	HIGH	12/13
Burnside Park	Burnside RFC and Toilets	Memorial Ave & Roydvale Ave	Open	Fendalton - Waimairi	HIGH	HIGH	12/13
Burnside Park	Water Tower	Memorial Ave & Roydvale Ave	Open	Fendalton - Waimairi	HIGH	HIGH	12/13
Burwood Park	Pavilion / Toilets - Burwood Park North	New Brighton Rd 75	Open	Burwood - Pegasus	HIGH	HIGH	12/13
Burwood Park	Pavilion / Toilets - Burwood Park South	New Brighton Rd 75	Open	Burwood - Pegasus	HIGH	HIGH	12/13
Canterbury Park	Toilet - Canterbury PK (Templetons Road)	189 Wigram Rd	Open	Riccarton - Wigram	HIGH	HIGH	12/13
Cashmere Valley Reserve	Toilets - Cashmere Rd / Valley Rd Reserv	73 Cashmere Rd	Closed	Spreydon - Heathcote	HIGH	HIGH	12/13
Cass Bay Playground	Cass Bay Toilets	Cnr Bayview & Harbour View	Open	Lyttelton/Mt Herbert	HIGH	HIGH	12/13
Centennial Park	Pavilion / Toilets - Centennial Park	Lyttelton St & 42 Sparks Rd	Open	Spreydon - Heathcote	HIGH	HIGH	12/13
Central Library	Central Library	91 Gloucester St	Closed	Hagley - Ferrymead	HIGH	HIGH	12/13
Charteris Bay Boat Ramp	Charteris Bay Toilets	Marine Drive	Open	Lyttelton/Mt Herbert	HIGH	HIGH	12/13
Cholmondeley Reserve	Former Headmasters House	Main Road 102	Open	Lyttelton/Mt Herbert	MEDIUM	HIGH	12/13
Cholmondeley Reserve	Old School House Gov Bay	Main Road 102	Open	Lyttelton/Mt Herbert	MEDIUM	HIGH	12/13
Cholmondeley Reserve	Toilet	Main Road 102	Open	Lyttelton/Mt Herbert	MEDIUM	HIGH	12/13
Clare Park	Pavilion/Toilet	Burwood Rd 149	Open	Burwood - Pegasus	HIGH	HIGH	12/13
Coastal Cliff Reserve	Coastal Cliff Reserve Toilets	Marine Drive 21	Open	Lyttelton/Mt Herbert	HIGH	HIGH	12/13
Coronation Hill Reserve	Dwelling (Lockwood) - Sign Of The Kiwi	Summit Rd	Open	Spreydon - Heathcote	HIGH	LOW	12/13
Coronation Hill Reserve	Garage - Sign of The Kiwi	Summit Rd	Open	Spreydon - Heathcote	MEDIUM	LOW	12/13
Coronation Hill Reserve	Pantry Storage Shed - Sign of The Kiwi	Summit Rd	Closed	Spreydon - Heathcote	LOW	LOW	12/13
Corsair Bay Reserve	Corsair Bay Changing Sheds and Toilets	Park Terrace 5	Open	Lyttelton/Mt Herbert	HIGH	HIGH	12/13
Cowles Stadium	Cuthberts Green - Cowles Stadium	Pages Rd 220	Closed	Hagley - Ferrymead	HIGH	HIGH	12/13
Cracroft Wilson House	Old Stone House Cracroft Community centre	30 Shalamar Drive	Closed	Spreydon - Heathcote	HIGH	HIGH	12/13
Cracroft Caverns Reserve	Cashmere Caverns	HACKTHORNE ROAD 64	Closed	Spreydon - Heathcote	HIGH	HIGH	12/13
Cracroft Reserve	Toilets - Cracroft Hill Reserve	176 Hackthorne Rd	Open	Spreydon - Heathcote	HIGH	HIGH	12/13
Crosbie Park	Toilets - Crosbie Park	Withells & Apsley Road	Open	Fendalton - Waimairi	HIGH	HIGH	12/13
Cuthberts Green	Pavilion/Toilets	Pages Rd 220	Open	Hagley - Ferrymead	HIGH	HIGH	12/13
Cypress Garden Reserve	Toilet	41 Keighleys Rd	Open	Hagley - Ferrymead	HIGH	HIGH	12/13
Denton Oval	Grandstand & Amenities - Denton Oval	Main South Rd 442	Closed	Riccarton - Wigram	HIGH	HIGH	12/13
Denton Oval	Grandstand & Amenities - Denton Oval	Main South Rd 442	Closed	Riccarton - Wigram	HIGH	HIGH	12/13
Denton Oval	Lighting Towers (4 No) - Denton Park	Main South Rd 442	Open	Riccarton - Wigram	HIGH	HIGH	12/13
Denton Park	Cricket Pavilion/Changing Shed	Main South Rd 442	Open	Riccarton - Wigram	HIGH	HIGH	12/13
Denton Park	Toilets - Denton Park	Main South Rd 442	Open	Riccarton - Wigram	HIGH	HIGH	12/13

Diamond Habour Community Facilities	Diamond Harbour Hall/Library	Waipapa Avenue 1 J	Open	Lyttelton/Mt Herbert	HIGH	HIGH	12/13
Donnell Sports Park	Toilet	Travis Rd / Brooker Ave / Rebecca A	Open	Burwood - Pegasus	HIGH	HIGH	12/13
Duvauchelle Community Hall	Duvauchelle Community Hall	Chch Akaroa Road 6039	Closed	Akaroa/Wairewa	HIGH	HIGH	12/13
Duvauchelle Reserve and Campground	Toilet Block No 1	Seafield Road 17	Open	Akaroa/Wairewa	HIGH	HIGH	12/13
Duvauchelle Reserve and Campground	Toilet Block No 2	Seafield Road 17	Open	Akaroa/Wairewa	HIGH	HIGH	12/13
Duvauchelle Showgrounds	Toilet	Chch Akaroa Road 6047	Open	Akaroa/Wairewa	HIGH	HIGH	12/13
Edgar MacIntosh Park	Toilets - Edgar McIntosh Park	Condell Ave 177	Open	Fendalton - Waimairi	HIGH	HIGH	12/13
Edmonds Factory Garden	Toilets - Edmonds Gardens	365 Ferry Rd	Open	Hagley - Ferrymead	HIGH	HIGH	12/13
Elmwood Park	Toilets - Elmwood Park	Heaton St 25	Open	Fendalton - Waimairi	HIGH	HIGH	12/13
Englefield Reserve	Toilet - Englefield Reserve	65 Englefield Rd	Open	Shirley - Papanui	MEDIUM	HIGH	12/13
Fendalton Community Centre	Fendalton Community Centre	Clyde Rd 170	Closed	Fendalton - Waimairi	HIGH	MEDIUM	12/13
Fendalton Library	Fendalton Library	6-10 Jeffreys Rd	Open	Fendalton - Waimairi	HIGH	HIGH	12/13
Ferrymead Reserve	New Toilets	281 Bridle Path Rd	Open	Hagley - Ferrymead	MEDIUM	HIGH	12/13
Ferrymead Reserve	Old Toilets	281 Bridle Path Rd	Open	Hagley - Ferrymead	LOW	LOW	12/13
Gaiety Hall	Gaiety Hall	Rue Jolie 105	Closed	Akaroa/Wairewa	HIGH	HIGH	12/13
Groynes	Groynes - Boat Shed	182 Johns Rd	Open	Shirley - Papanui	MEDIUM	HIGH	12/13
Groynes	Groynes - Changing Rooms/Toilets No 1 Gr	182 Johns Rd	Open	Shirley - Papanui	HIGH	HIGH	12/13
Groynes	Groynes - Dwelling No 1	182 Johns Rd	Open	Shirley - Papanui	HIGH	LOW	12/13
Groynes	Groynes - Dwelling No 2	182 Johns Rd	Open	Shirley - Papanui	HIGH	LOW	12/13
Groynes	Groynes - Kiosk	182 Johns Rd	Open	Shirley - Papanui	LOW	LOW	12/13
Groynes	Groynes - Main Shop and Mobile Shop	182 Johns Rd	Open	Shirley - Papanui	MEDIUM	HIGH	12/13
Groynes	Groynes - Office	182 Johns Rd	Open	Shirley - Papanui	HIGH	HIGH	12/13
Groynes	Groynes - Pumphouse	182 Johns Rd	Open	Shirley - Papanui	HIGH	HIGH	12/13
Groynes	Groynes - Toilets Block No 2 Ground	182 Johns Rd	Open	Shirley - Papanui	HIGH	HIGH	12/13
Groynes	Groynes - Toilets Lake area	182 Johns Rd	Open	Shirley - Papanui	HIGH	HIGH	12/13
Groynes	Groynes - Toilets No 1 Ground East	182 Johns Rd	Open	Shirley - Papanui	HIGH	HIGH	12/13
Groynes	Groynes - Toilets No 1 Ground West	182 Johns Rd	Open	Shirley - Papanui	HIGH	HIGH	12/13
Groynes	Groynes - Toilets No 3 Ground	182 Johns Rd	Open	Shirley - Papanui	HIGH	HIGH	12/13
Groynes	Groynes - Workshop & Garage	182 Johns Rd	Open	Shirley - Papanui	HIGH	HIGH	12/13
Groynes	Groynes Kimihia Toilet block	182 Johns Rd	Open	Shirley - Papanui	HIGH	HIGH	12/13
Groynes	opp swingbridge carpark on your way to P	182 Johns Rd	Open	Shirley - Papanui	HIGH	HIGH	12/13
Hagley Park North	Dwelling North Hagley Park (Riccarton Av	7 Hagley Ave	Open	Hagley - Ferrymead	LOW	LOW	12/13
Hagley Park North	Hagley Park North - Band Rotunda	7 Hagley Ave	Closed	Hagley - Ferrymead	HIGH	HIGH	12/13
Hagley Park North	North Hagley - Pump House	7 Hagley Ave	Open	Hagley - Ferrymead	HIGH	LOW	12/13
Hagley Park North	North Hagley - Toilets (Near Tennis Ctr)	7 Hagley Ave	Open	Hagley - Ferrymead	HIGH	HIGH	12/13
Hagley Park North	Toilet - Lake Albert	7 Hagley Ave	Open	Hagley - Ferrymead	HIGH	HIGH	12/13
Hagley Park South	South Hagley - Pavilion/Shelter (Polo)	Hagley Ave	Open	Hagley - Ferrymead	HIGH	HIGH	12/13
Hagley Park South	South Hagley - Pavilion/Toilets (Blenhei	Hagley Ave	Open	Hagley - Ferrymead	HIGH	HIGH	12/13
Hagley Park South	South Hagley - Toilets (Near Hospital)	Hagley Ave	Open	Hagley - Ferrymead	HIGH	HIGH	12/13
Hagley Park South	South Hagley - Toilets (Near Netball Cou	Hagley Ave	Open	Hagley - Ferrymead	HIGH	HIGH	12/13
Halswell Domain	Toilets - Halswell Domain	Halswell Rd 301	Open	Riccarton - Wigram	HIGH	HIGH	12/13
Halswell Quarry Park	Amenities - Halswell Quarry	Kennedys Bush Rd	Closed	Riccarton - Wigram	HIGH	HIGH	12/13
Halswell Quarry Park	Halswell Quarry - Toilets	Kennedys Bush Rd	Open	Riccarton - Wigram	HIGH	HIGH	12/13
Halswell Quarry Park	Halswell Quarry Farm Park - Toilets	Kennedys Bush Rd	Open	Riccarton - Wigram	HIGH	HIGH	12/13
Halswell Quarry Park	Located next to Paterson house. Heritage	Kennedys Bush Rd	Open	Riccarton - Wigram	HIGH	HIGH	12/13
Halswell Quarry Park	Old Crusher Bldg Upper Halswell Quarry	Kennedys Bush Rd	Open	Riccarton - Wigram	HIGH	HIGH	12/13
Halswell Quarry Park	Old Stone House - Halswell Quarry	Kennedys Bush Rd	Open	Riccarton - Wigram	HIGH	HIGH	12/13
Halswell Quarry Park	Singlemens Quarters - Halswell Quarry Park	Kennedys Bush Rd	Closed	Riccarton - Wigram	HIGH	HIGH	12/13
Hansen Park	Toilets	1 Ombersley Tce	Open	Spreydon - Heathcote	HIGH	HIGH	12/13
Harewood Park	Harewood Nursery - Amenities Bldg.	239 Gardiners Rd, Harewood	Open	Shirley - Papanui	HIGH	HIGH	12/13
Harewood Park	Harewood Nursery - Garage	145a Claridges Rd 239 Gardiners Rd	Open	Shirley - Papanui	HIGH	HIGH	12/13
Harewood Park	Harewood Nursery - Pumphouse (X2)	145a Claridges Rd 239 Gardiners Rd	Open	Shirley - Papanui	HIGH	HIGH	12/13
Harewood Park	Harewood Nursery - Vehicle Shed	145a Claridges Rd 239 Gardiners Rd	Open	Shirley - Papanui	HIGH	HIGH	12/13
Heathcote Domain	Toilet - attached to Cricket Club	40 Port Hills Rd	Closed	Hagley - Ferrymead	HIGH	HIGH	12/13
Heathcote Domain	Toilets - Heathcote Domain (Playground)	40 Port Hills Rd	Open	Hagley - Ferrymead	HIGH	HIGH	12/13

Heathcote Domain / C Centre	Community Centre - Heathcote	40 Port Hills Rd	Closed	Hagley - Ferrymead	HIGH	HIGH	12/13
Hei Hei Community Centre	Hei Hei Community Centre	12 Wycola Avenue	Closed	Riccarton - Wigram	HIGH	HIGH	12/13
Hillsborough Park	Pavilion - Hillsborough Domain	22 Bishopworth St (286 Opawa Rd)	Open	Spreydon - Heathcote	HIGH	HIGH	12/13
Hillsborough Park	Toilets - Hillsborough Domain	22 Bishopworth St (286 Opawa Rd)	Open	Spreydon - Heathcote	HIGH	HIGH	12/13
Holmcroft Reserve	Shed	8 & 15 Holmcroft Ct	Open	Spreydon - Heathcote	LOW	LOW	12/13
Hoon Hay Park	Pavilion / Toilets - Hoon Hay Park	61 Mathers Rd	Open	Spreydon - Heathcote	HIGH	HIGH	12/13
Hornby Domain	Toilets - Hornby Domain	Main South Rd 521	Open	Riccarton - Wigram	HIGH	HIGH	12/13
Jellie Park	Pavilion / Toilets - Jellie Park	140 Greer Road	Open	Fendalton - Waimairi	HIGH	HIGH	12/13
Jellie Park Recreation and Sports Centre	Jellie Park - Administration Pool Gym	140 Greer Road	Open	Fendalton - Waimairi	HIGH	HIGH	12/13
Jellie Park Recreation and Sports Centre	Jellie Park - Main Plant Room	140 Greer Road	Open	Fendalton - Waimairi	HIGH	HIGH	12/13
Jellie Park Recreation and Sports Centre	Jellie Park - Outdoor Pools Only (4 No)	140 Greer Road	Open	Fendalton - Waimairi	HIGH	HIGH	12/13
Jellie Park Recreation and Sports Centre	Jellie Park - Water Slide	140 Greer Road	Closed	Fendalton - Waimairi	HIGH	HIGH	12/13
Kapuatohe Reserve	Cottage with garage attached	663 Main North Rd	Open	Shirley - Papanui	HIGH	HIGH	12/13
Kapuatohe Reserve	Garage with lean-to behind Museum	663 Main North Rd	Open	Shirley - Papanui	HIGH	HIGH	12/13
Kapuatohe Reserve	Museum	663 Main North Rd	Open	Shirley - Papanui	HIGH	HIGH	12/13
Kapuatohe Reserve	Shed behind Historic Cottage (663 Main N	663 Main North Rd	Open	Shirley - Papanui	HIGH	HIGH	12/13
Kapuatohe Reserve	Shed directly behind Museum	663 Main North Rd	Open	Shirley - Papanui	HIGH	HIGH	12/13
Kennedys Bush	Sign of the Bellbird - Composting Toilet	Summit Rd	Open	Riccarton - Wigram	HIGH	HIGH	12/13
Kyle Park	Toilets - Kyle Park	197-239 Waterloo Rd	Open	Riccarton - Wigram	HIGH	HIGH	12/13
Le Bons Bay Domain	Pavilion/Toilet	Rue De La Mer 16 B	Open	Akaroa/Wairewa	HIGH	HIGH	12/13
Le Bons Bay Domain	Toilets Le Bons Bay	Rue De La Mer 16 B	Open	Akaroa/Wairewa	HIGH	HIGH	12/13
Leslie Park	Toilets - Leslie Park	Main South Rd 550	Open	Riccarton - Wigram	HIGH	HIGH	12/13
Linwood Community Arts Centre	Linwood Community Arts Centre	388 Worcester St	Closed	Hagley - Ferrymead	HIGH	HIGH	12/13
Linwood Library	Linwood Library (Cranley St)	10 Cranley St	Closed	Hagley - Ferrymead	HIGH	HIGH	12/13
Linwood Nursery	Linwood Nursery - Cold Frames (X 3)	320 Linwood Ave	Open	Hagley - Ferrymead	HIGH	HIGH	12/13
Linwood Nursery	Linwood Nursery - Garage	320 Linwood Ave		Hagley - Ferrymead	HIGH	HIGH	12/13
Linwood Nursery	Linwood Nursery - Garage (Storage Shed)	320 Linwood Ave	Open	Hagley - Ferrymead	HIGH	HIGH	12/13
Linwood Nursery	Linwood Nursery - Glasshouse (Large)	320 Linwood Ave	Open	Hagley - Ferrymead	HIGH	HIGH	12/13
Linwood Nursery	Linwood Nursery - Glasshouses (X 5)	320 Linwood Ave	Open	Hagley - Ferrymead	HIGH	HIGH	12/13
Linwood Nursery	Linwood Nursery - Lunchroom	320 Linwood Ave	Open	Hagley - Ferrymead	HIGH	HIGH	12/13
Linwood Nursery	Linwood Nursery - Portacom Office	320 Linwood Ave	Open	Hagley - Ferrymead	HIGH	HIGH	12/13
Linwood Nursery	Linwood Nursery - Potting Shed	320 Linwood Ave		Hagley - Ferrymead	HIGH	HIGH	12/13
Linwood Nursery	Linwood Nursery - Shade House	320 Linwood Ave	Open	Hagley - Ferrymead	HIGH	HIGH	12/13
Linwood Nursery	Linwood Nursery - Shade House & Cold Fra	320 Linwood Ave	Open	Hagley - Ferrymead	HIGH	HIGH	12/13
Linwood Nursery	Linwood Nursery - Shade House (large)	320 Linwood Ave	Open	Hagley - Ferrymead	HIGH	HIGH	12/13
Linwood Nursery	Linwood Nursery - Shrubbery Frame	320 Linwood Ave	Open	Hagley - Ferrymead	HIGH	HIGH	12/13
Linwood Nursery	Linwood Nursery - Shrubbery Frame	320 Linwood Ave	Open	Hagley - Ferrymead	HIGH	HIGH	12/13
Linwood Nursery	Linwood Nursery - Soil Shelter	320 Linwood Ave	Open	Hagley - Ferrymead	HIGH	HIGH	12/13
Linwood Park	Pavilion - Linwood Park	252 Linwood Avenue	Open	Hagley - Ferrymead	HIGH	HIGH	12/13
Linwood Park	Pavilion / Toilets - Linwood Park	252 Linwood Avenue	Open	Hagley - Ferrymead	HIGH	HIGH	12/13
Little Akaloa Domain	Toilets	Little Akaloa Road 584	Open	Akaroa/Wairewa	HIGH	HIGH	12/13
Little Akaloa Hall			Closed	Akaroa/Wairewa	HIGH	HIGH	12/13
Little Akaloa	Tennis Pavillion		Closed	Akaroa/Wairewa	HIGH	HIGH	12/13
Little River Railway Station	Toilets Little River Craft Shop	Barclays Road	Open	Akaroa/Wairewa	HIGH	HIGH	12/13
Little River Bowling Green	Toilet	Okuti Valley Road 173	Open	Akaroa/Wairewa	HIGH	HIGH	12/13
Little River Community Facilities	Little River Works Yard Workshop	Barclays Road	Open	Akaroa/Wairewa	LOW	LOW	12/13
Little River Education House	Dwelling - Education House	Chch Akaroa Road 4421	Open	Akaroa/Wairewa	HIGH	LOW	12/13
Little River Fire Station Comm Centre	Little River Fire Station Comm Centre	Chch Akaroa Road 4313	Open	Akaroa/Wairewa	HIGH	HIGH	12/13
Lower Styx Reserve	Pump shed	1001 Lower Styx Rd	Open	Shirley - Papanui	HIGH	HIGH	12/13
Lyttelton Library	Lyttelton Library	Canterbury Street 18	Open	Lyttelton/Mt Herbert	HIGH	HIGH	12/13
Lyttelton Recreation Centre	Lyttelton Recreation Centre	Winchester Street 29	Closed	Lyttelton/Mt Herbert	MEDIUM	HIGH	12/13
Lyttelton Recreation Ground	Recreation Ground Pavilion	Godley Quay	Open	Lyttelton/Mt Herbert	HIGH	HIGH	12/13
Marshland Domain	Toilets - Marshland Reserve	Prestons Rd 420	Open	Burwood - Pegasus	MEDIUM	HIGH	12/13
Macfarlane Park	Pavilion - Macfarlane Park	135a Emmett St 17 - 19 Acheson Ave	Open	Shirley - Papanui	HIGH	HIGH	12/13
Memorial Park Cemetery	Memorial Park Cemetery - Toilets/Shelter	31 Ruru Rd	Open	Hagley - Ferrymead	HIGH	HIGH	12/13

Middleton Park	Toilet/Changing Shed - Middleton Park	45 Middleton Rd	Open	Riccarton - Wigram	HIGH	HIGH	12/13
Mona Vale	Fendalton Rd Gatehouse garage	65 Fendalton Road	Open	Riccarton - Wigram	HIGH	HIGH	12/13
Mona Vale	Mona Vale - Implement Shed / Staff Rooms	65 Fendalton Road	Closed	Riccarton - Wigram	HIGH	LOW	12/13
Mona Vale	Mona Vale - Toilets	65 Fendalton Road	Open	Riccarton - Wigram	MEDIUM	HIGH	12/13
Mona Vale	SUMMERHOUSE - rose gdn	65 Fendalton Road	Closed	Riccarton - Wigram	HIGH	HIGH	12/13
New Brighton Beach Developed	Changing Shed / Toilets - Brighton Centr	213 Marine Pde	Open	Burwood - Pegasus	HIGH	HIGH	12/13
New Brighton Beach Developed	Clock Tower - Marine Parade	213 Marine Pde	Open	Burwood - Pegasus	HIGH	HIGH	12/13
New Brighton Beach Developed	Pier Toilets - New Brighton	213 Marine Pde	Closed	Burwood - Pegasus	HIGH	HIGH	12/13
New Brighton Library/Pier Terminus	New Brighton Library/Pier Terminus	213 Marine Pde	Open	Burwood - Pegasus	HIGH	HIGH	12/13
Nicholson Park	Toilets - Nicholson Park	10 Taylors Mistake Rd	Open	Hagley - Ferrymead	HIGH	HIGH	12/13
Norman Kirk Memorial Pool Lyttelton	Ladies Change Rm - Norman Kirk Mem Pool	Oxford Street 54	Closed	Lyttelton/Mt Herbert	MEDIUM	HIGH	12/13
Norman Kirk Memorial Pool Lyttelton	Lean-To Shelter - Norman Kirk Mem Pool	Oxford Street 54	Closed	Lyttelton/Mt Herbert	MEDIUM	HIGH	12/13
Norman Kirk Memorial Pool Lyttelton	Main Plant Room - Norman Kirk Memorial	Oxford Street 54	Closed	Lyttelton/Mt Herbert	MEDIUM	HIGH	12/13
Norman Kirk Memorial Pool Lyttelton	Mens Change Rm - Norman Kirk Mem Pool	Oxford Street 54	Closed	Lyttelton/Mt Herbert	MEDIUM	HIGH	12/13
Norman Kirk Memorial Pool Lyttelton	Nursery & Bldg - Norman Kirk Mem Pool	Oxford Street 54	Closed	Lyttelton/Mt Herbert	MEDIUM	HIGH	12/13
Norman Kirk Memorial Pool Lyttelton	Swimming Pool Tank - Norman Kirk	Oxford Street 54	Closed	Lyttelton/Mt Herbert	MEDIUM	HIGH	12/13
North Beach	Changing Shed - North Beach	93 Marine Pde	Demolished	Burwood - Pegasus	HIGH	HIGH	12/13
North Beach	Toilets attached to Surf Club	93 Marine Pde	Open	Burwood - Pegasus	HIGH	HIGH	12/13
North New Brighton Community Centre	Community Centre - North New Brighton	93 Marine Pde	Part Open	Burwood - Pegasus	HIGH	HIGH	12/13
Nunweek Park	Pavilion/Changing Rooms	Wooldridge Rd 240	Open	Fendalton - Waimairi	HIGH	HIGH	12/13
Nunweek Park	Toilets - Nunweek Park	Wooldridge Rd 240	Open	Fendalton - Waimairi	HIGH	HIGH	12/13
Okains Bay Hall	Okains Bay Hall		Closed	Akaroa/Wairewa	HIGH	HIGH	12/13
Okains Bay Camping Ground	Okains Bay Camping Ground		Open	Akaroa/Wairewa	HIGH	HIGH	12/13
Okains Bay Caretkaers House			Open	Akaroa/Wairewa	HIGH	HIGH	12/13
Okuti Valley School	Community Building	Okuti Valley Road 173	Open	Akaroa/Wairewa	HIGH	HIGH	12/13
Okuti Valley Reserve	Toilet	Okuti Valley Road 177	Open	Akaroa/Wairewa	MEDIUM	HIGH	12/13
Old School Reserve	Toilets - Old School Reserve	172 Major Hornbrook Rd	Open	Hagley - Ferrymead	HIGH	HIGH	12/13
Ouruhia Reserve	Toilets - Ouruhia Domain	Marshland Rd 755	Open	Shirley - Papanui	HIGH	HIGH	12/13
Papanui Domain	Toilets - Papanui Domain	61 Sawyers Arms Rd	Open	Shirley - Papanui	HIGH	HIGH	12/13
Papanui Library	Papanui Library	5 Restell St / Langdons Rd	Open	Shirley - Papanui	HIGH	HIGH	12/13
Papanui Memorial Reserve	Toilets - Horner St	500 Papanui Rd (Horner St)	Open	Shirley - Papanui	HIGH	HIGH	12/13
Parklands Community Centre	Parklands Community Centre	Queenspark Dr 75	Open	Burwood - Pegasus	HIGH	HIGH	12/13
Parklands Library - Queenspark	Parklands Library	46 Queenspark Drive	Open	Burwood - Pegasus	HIGH	HIGH	12/13
Parklands Reserve	Toilet/Changing Rooms	Queenspark Drive / Donnington St	Open	Burwood - Pegasus	HIGH	HIGH	12/13
Pettigrews Reserve	Kukupu Hostel	Pettigrews Road	Open	Akaroa/Wairewa	HIGH	LOW	12/13
Pigeon Bay Community Facility	Pigeon Bay Hall		Closed	Akaroa/Wairewa	HIGH	HIGH	12/13
Pigeon Bay Boat Park	Community Building	Wharf Road	Open	Akaroa/Wairewa	HIGH	HIGH	12/13
Pigeon Bay Boat Park	Community Building	Wharf Road	Open	Akaroa/Wairewa	HIGH	HIGH	12/13
Pigeon Bay Boat Park	Toilet - Pigeon Bay Boat Park	Wharf Road	Closed	Akaroa/Wairewa	HIGH	HIGH	12/13
Pigeon Bay Campground	Toilet	Wharf Road 81	Closed	Akaroa/Wairewa	HIGH	HIGH	12/13
Pioneer Leisure Centre	Pioneer Pool Tanks	Lyttelton St & 42 Sparks Rd	Open	Spreydon - Heathcote	HIGH	HIGH	12/13
Pioneer Leisure Centre	Pioneer Stadium - Sports Hall Squash	Lyttelton St & 42 Sparks Rd	Open	Spreydon - Heathcote	HIGH	HIGH	12/13
Pioneer Womens Memorial	Shelter - Pioneer Women Reserve	Summit Rd	Open	Hagley - Ferrymead	HIGH	HIGH	12/13
Place de la Poste	Toilet	Rue Balguerie 2	Open	Akaroa/Wairewa	HIGH	HIGH	12/13
Playcentre / Scout Den	Playcentre / Scout Den	Staveley Reserve, Staverly Street, Avonhead	Open	Riccarton - Wigram	HIGH	HIGH	12/13
Poplars Reserve	Community Building	Madras St / Chester St / Oxford Tce	Closed	Hagley - Ferrymead	HIGH	HIGH	12/13
Poplars Reserve	Edmonds Clock Tower - Madras St	Madras St / Chester St / Oxford Tce	Closed	Hagley - Ferrymead	HIGH	HIGH	12/13
QE2 Leisure Centre	QE2 Sports House	Travis Rd 193	Closed	Burwood - Pegasus	HIGH	HIGH	12/13
Rapaki Wharf	Toilet Rapaki Wharf	Kina Road 7	Open	Lyttelton/Mt Herbert	HIGH	HIGH	12/13
Rawhiti Domain	Toilets - by tennis courts	Bowhill Rd 35 - 37	Open	Burwood - Pegasus	HIGH	HIGH	12/13
Rawhiti Domain	Toilets - Rawhiti Domain (East)	Bowhill Rd 35 - 37	Open	Burwood - Pegasus	HIGH	HIGH	12/13
Ray Blank Park	Pavilion/Toilet	Maidstone Rd 46	Open	Fendalton - Waimairi	HIGH	HIGH	12/13
Redwood Park	Toilets - Redwood Park (Main Nth Rd)	Main North Rd 339	Open	Shirley - Papanui	HIGH	HIGH	12/13
Redwood Park	Toilets - Redwood Park (Sturrocks Rd)	Main North Rd 339	Open	Shirley - Papanui	MEDIUM	HIGH	12/13
Riccarton Community Centre	Riccarton Community Centre / Library	Clarence St 199 - 205	Part Open	Riccarton - Wigram	HIGH	HIGH	12/13
Rimu Park	Toilet	Buchanans Rd	Open	Riccarton - Wigram	MEDIUM	HIGH	12/13

Risingholme Community Centre	Risingholme Comm Centre-Craft Workshops	22 Cholmondeley Ave	Closed	Spreydon - Heathcote	HIGH	HIGH	12/13
Risingholme Community Centre	Risingholme Community Centre - Homestead	22 Cholmondeley Ave	Closed	Spreydon - Heathcote	HIGH	HIGH	12/13
Risingholme Park	Toilets	22 Cholmondeley Ave	Open	Spreydon - Heathcote	HIGH	HIGH	12/13
Rose Historic Chapel Reserve	Toilet	876 Colombo St	Closed	Hagley - Ferrymead	MEDIUM	HIGH	12/13
Ruru Lawn Cemetery	Ruru Lawn Cemetery - Pumphouse	Ruru Rd 63	Closed	Hagley - Ferrymead	HIGH	LOW	12/13
Ruru Lawn Cemetery	Ruru Lawn Cemetery - Toilets	Ruru Rd 63	Open	Hagley - Ferrymead	HIGH	HIGH	12/13
Ruru Lawn Cemetery	Ruru Lawn Cemetery - Toilets (Brick)	Ruru Rd 63	Open	Hagley - Ferrymead	HIGH	HIGH	12/13
Sandy Beach Road Reserve	Toilets Sandy Bay Rd Governors Bay	Sandy Beach Road 22	Closed	Lyttelton/Mt Herbert	HIGH	HIGH	12/13
Scarborough Beach	Jet Boat Shed - Scarborough	2 Scarborough Beach	Closed	Hagley - Ferrymead	HIGH	HIGH	12/13
Scarborough Beach	Lifeboat Shed - Scarborough	2 Scarborough Beach	Open	Hagley - Ferrymead	HIGH	HIGH	12/13
Scarborough Hill Reserve	Scarborough Farm Park - Woolshed	Evans Pass Rd / Summit Rd / Taylors	Open	Hagley - Ferrymead	MEDIUM	MEDIUM	12/13
Scarborough Park	Clock Tower - Scarborough Park	147A Esplanade	Closed	Hagley - Ferrymead	HIGH	HIGH	12/13
Scarborough Park	Clock Tower - Scarborough Park	147A Esplanade	Closed	Hagley - Ferrymead	HIGH	HIGH	12/13
Scarborough Park	Toilet/Changing Rooms - Scarborough Park	147A Esplanade	Closed	Hagley - Ferrymead	HIGH	HIGH	12/13
Scott Park Ferrymead	Toilets attached north side Bowling Club	2 Main Rd	Closed	Hagley - Ferrymead	HIGH	HIGH	12/13
Selwyn Reserve	Toilets - Selwyn St	58 Brougham St	Open	Spreydon - Heathcote	HIGH	HIGH	12/13
Sheldon Park	Toilets - Sheldon Park	Main North Rd 672 & 710	Open	Shirley - Papanui	HIGH	HIGH	12/13
Shirley Community Centre	Community Centre - Shirley	10 Slater St	Closed	Shirley - Papanui	HIGH	HIGH	12/13
Shirley Community Centre	Shirley Community Ctr Old Sch Toilet Blk	10 Slater St	Closed	Shirley - Papanui	HIGH	HIGH	12/13
Shirley Library	Shirley Library	36 Marshland Rd	Open	Burwood - Pegasus	HIGH	HIGH	12/13
Sign Of The Kiwi	Tearooms - Sign Of The Kiwi	Summit Rd	Closed	Spreydon - Heathcote	HIGH	HIGH	12/13
Sockburn Park	Visitor Centre	134 Main South Rd	Open	Riccarton - Wigram	LOW	LOW	12/13
Sockburn Squash Centre	Sockburn Recreation Centre - Main Bldg	134 Main South Rd	Open	Riccarton - Wigram	MEDIUM	MEDIUM	12/13
Somerfield Park	Pavilion / Toilets - Somerfield Park	59 Studholme St	Open	Spreydon - Heathcote	HIGH	HIGH	12/13
South Library	South Library	66 Colombo St	Closed	Spreydon - Heathcote	HIGH	HIGH	12/13
South New Brighton Beach	Changing Shed / Toilets - South New Brig	371 Marine Pde	Open	Burwood - Pegasus	HIGH	HIGH	12/13
South New Brighton Park	Pavilion - South Brighton Domain	74 Beatty St	Open	Burwood - Pegasus	HIGH	HIGH	12/13
South New Brighton Park	Shed - TV Transmitter Building	74 Beatty St	Closed	Burwood - Pegasus	LOW	LOW	12/13
South New Brighton Park	Toilets - North	74 Beatty St	Open	Burwood - Pegasus	HIGH	HIGH	12/13
South New Brighton Park	Toilets - South	74 Beatty St	Open	Burwood - Pegasus	HIGH	HIGH	12/13
Spencer Park	Chemical shed located in workshop	Heyders Rd 100	Open	Shirley - Papanui	HIGH	HIGH	12/13
Spencer Park	Fuel shed located in Spencer Park by the	Heyders Rd 100	Open	Shirley - Papanui	HIGH	HIGH	12/13
Spencer Park	Located in Spencer Park workshop (photo	Heyders Rd 100	Open	Shirley - Papanui	HIGH	HIGH	12/13
Spencer Park	Main reserve workshops compound middle b	Heyders Rd 100	Open	Shirley - Papanui	HIGH	HIGH	12/13
Spencer Park	Spencer Park - Dwelling 105 Heyders Road	Heyders Rd 100	Open	Shirley - Papanui	HIGH	LOW	12/13
Spencer Park	Spencer Park - Garages	Heyders Rd 100	Open	Shirley - Papanui	HIGH	HIGH	12/13
Spencer Park	Spencer Park - Implement Shed (4 bay)	Heyders Rd 100	Open	Shirley - Papanui	HIGH	HIGH	12/13
Spencer Park	Spencer Park - Pavillion	Heyders Rd 100	Open	Shirley - Papanui	MEDIUM	HIGH	12/13
Spencer Park	Spencer Park - Picnic Shelters	Heyders Rd 100	Open	Shirley - Papanui	MEDIUM	MEDIUM	12/13
Spencer Park	Spencer Park - Shop/Dwelling	Heyders Rd 100	Open	Shirley - Papanui	MEDIUM	HIGH	12/13
Spencer Park	Spencer Park - Toilets	Heyders Rd 100	Open	Shirley - Papanui	HIGH	HIGH	12/13
Spencer Park Beach	Surf Club	Heyders Road	Open	Shirley - Papanui	HIGH	HIGH	12/13
Spreydon Domain	Coronation Hall - Spreydon Domain	Domain Tce 33	Open	Spreydon - Heathcote	HIGH	HIGH	12/13
Spreydon Domain	Equipment shed and changing room.	Domain Tce 33	Open	Spreydon - Heathcote	HIGH	HIGH	12/13
Spreydon Domain	Pavilion/Toilet - Spreydon Domain	Domain Tce 33	Closed	Spreydon - Heathcote	HIGH	HIGH	12/13
Spreydon Library	Spreydon Library	266 Barrington St	Open	Spreydon - Heathcote	HIGH	HIGH	12/13
St Albans Community Centre	Dwelling 122 Caledonian (Comm Ctr Ext)		Open	Shirley - Papanui	HIGH	HIGH	12/13
St Albans Park	Pavilion / Toilets - St Albans Park	Forfar & Barbadoes St & Edward Ave	Closed	Shirley - Papanui	HIGH	HIGH	12/13
St James Park	Toilets - St James Park	St James Ave 64	Open	Shirley - Papanui	HIGH	HIGH	12/13
St Leonards Park	Toilets - St Leonards Sq	27 Campbell St	Open	Hagley - Ferrymead	MEDIUM	HIGH	12/13
Stanbury Reserve	Toilet	Wainui Main Road 772	Open	Akaroa/Wairewa	HIGH	HIGH	12/13
Stoddart Point Reserve	Garage	Waipapa Avenue 1 J	Open	Lyttelton/Mt Herbert	MEDIUM	HIGH	12/13
Stoddart Point Reserve	Toilet - Beachside	Waipapa Avenue 1 J	Open	Lyttelton/Mt Herbert	HIGH	HIGH	12/13

Stoddart Point Reserve	Toilet - Diamond Harbour Hall	Waipapa Avenue 1 J	Open	Lyttelton/Mt Herbert	HIGH	HIGH	12/13
Stoddart Point Reserve	Toilet - Stoddart Point Reserve	Waipapa Avenue 1 J	Open	Lyttelton/Mt Herbert	HIGH	HIGH	12/13
Styx Mill Conservation Reserve	Equipment Shed - Styx Mill Basin Reserve	12 Styx Mill Road	Open	Shirley - Papanui	MEDIUM	LOW	12/13
Styx Mill Conservation Reserve	Pump Shed - Styx Mill Basin Reserve	12 Styx Mill Road	Open	Shirley - Papanui	HIGH	HIGH	12/13
Styx Mill Conservation Reserve	Rangers House - Styx Mill Basin Reserve	12 Styx Mill Road	Open	Shirley - Papanui	HIGH	LOW	12/13
Styx Mill Conservation Reserve	Toilets - Styx Mill Basin Reserve	12 Styx Mill Road	Open	Shirley - Papanui	HIGH	HIGH	12/13
Styx River Esplanade Reserve	Haybarn - 75 Lower Styx Rd	75 Lower Styx Road	Closed	Shirley - Papanui	LOW	LOW	12/13
Styx River Reserve Living Laboratory	Dwelling - 51 Lower Styx Road	Lower Styx Road	Closed	Shirley - Papanui	MEDIUM	MEDIUM	12/13
Styx River Reserve No. 2	Barn	303 Radcliffe Rd	Open	Shirley - Papanui	LOW	LOW	12/13
Styx River Reserve No. 2	Shed	303 Radcliffe Rd	Closed	Shirley - Papanui	LOW	LOW	12/13
Sumner Library	Sumner Library	16-18 Wakefield Ave	Closed	Hagley - Ferrymead	HIGH	HIGH	12/13
Sumner Road Gardens	Lyttelton Visitor Information Centre	Sumner Road	Closed	Lyttelton/Mt Herbert	HIGH	HIGH	12/13
Sumner Road Gardens	Toilet - Lyttelton Info Centre	20 Oxford St	Closed	Lyttelton/Mt Herbert	HIGH	HIGH	12/13
Sumnervale Reserve	House	Sumnervale Dr 45	Closed	Hagley - Ferrymead	LOW	LOW	12/13
Sydenham Community Centre	Community Centre - Sydenham	21-27 Hutcheson St (Brougham St)	Open	Spreydon - Heathcote	HIGH	HIGH	12/13
Sydenham Creche	Sydenham Creche	Huxley St 113	Closed	Spreydon - Heathcote	HIGH	HIGH	12/13
Sydenham Park	Toilets - Sydenham Park	Brougham Street 230	Open	Spreydon - Heathcote	HIGH	HIGH	12/13
Taylors Mistake Beach	Changing Shed / Toilets - Taylors Mistak	Taylors Mistake Foreshore	Open	Hagley - Ferrymead	HIGH	HIGH	12/13
Templeton Community Centre	Community Centre - Templeton	64 Kirk Road	Open	Riccarton - Wigram	HIGH	HIGH	12/13
Templeton Domain	Changing Room - Templeton Domain	Kirk Rd	Open	Riccarton - Wigram	HIGH	HIGH	12/13
Templeton Domain	Toilets - Templeton Domain	Kirk Rd	Open	Riccarton - Wigram	MEDIUM	HIGH	12/13
Thomson Park	Toilets - Thompson Park (Bowhill Rd)	Marine Parade / Keyes Rd 104 Shaw A	Open	Burwood - Pegasus	HIGH	HIGH	12/13
Travis Wetland	Bird Hide - 280 Beach Rd	Beach Rd 280	Open	Burwood - Pegasus	MEDIUM	MEDIUM	12/13
Travis Wetland	Cottage located at 280 Beach Road	Beach Rd 280	Open	Burwood - Pegasus	MEDIUM	MEDIUM	12/13
Travis Wetland	Information Kiosk - 280 Beach Rd	Beach Rd 280	Open	Burwood - Pegasus	HIGH	HIGH	12/13
Travis Wetland	Plant Nursery at 280 Beach Rd b/w the Ed	Beach Rd 280	Open	Burwood - Pegasus	LOW	LOW	12/13
Travis Wetland	Toilets - 280 Beach Rd	Beach Rd 280	Open	Burwood - Pegasus	HIGH	HIGH	12/13
Tulett Park	Toilet - Tulett Park	99 Claridges Rd	Open	Shirley - Papanui	HIGH	HIGH	12/13
Upper Riccarton Domain	Toilets - Riccarton Domain	Yaldhurst Rd 92	Open	Riccarton - Wigram	HIGH	HIGH	12/13
Victoria Park	Fuels shed. Located at Victoria Park Com	101 Victoria Park Rd	Open	Spreydon - Heathcote	HIGH	LOW	12/13
Victoria Park	Old Ranger office-Victoria Parkcompound	101 Victoria Park Rd	Open	Spreydon - Heathcote	HIGH	LOW	12/13
Victoria Park	Victoria Park - Dangerous Good Store	101 Victoria Park Rd	Open	Spreydon - Heathcote	HIGH	LOW	12/13
Victoria Park	Victoria Park - Garage	101 Victoria Park Rd	Open	Spreydon - Heathcote	HIGH	MEDIUM	12/13
Victoria Park	Victoria Park - Information Kiosk	101 Victoria Park Rd	Closed	Spreydon - Heathcote	HIGH	HIGH	12/13
Victoria Park	Victoria Park - Rangers House	101 Victoria Park Rd	Open	Spreydon - Heathcote	MEDIUM	LOW	12/13
Victoria Park	Victoria Park - Rangers Office	101 Victoria Park Rd	Open	Spreydon - Heathcote	HIGH	LOW	12/13
Victoria Park	Victoria Park - Shearing Shed	101 Victoria Park Rd	Open	Spreydon - Heathcote	HIGH	LOW	12/13
Victoria Park	Victoria Park - Shearing Shed	101 Victoria Park Rd	Open	Spreydon - Heathcote	HIGH	LOW	12/13
Victoria Park	Victoria Park - Shed 10 x 9	101 Victoria Park Rd	Open	Spreydon - Heathcote	HIGH	LOW	12/13
Victoria Park	Victoria Park - Shed for Fire Appliance	101 Victoria Park Rd	Open	Spreydon - Heathcote	HIGH	HIGH	12/13
Victoria Park	Victoria Park - Toilets (disabled)	101 Victoria Park Rd	Open	Spreydon - Heathcote	HIGH	MEDIUM	12/13
Victoria Triangles	Clock Tower - Victoria St	Victoria St / Montreal St	Closed	Hagley - Ferrymead	HIGH	HIGH	12/13
Victoria Triangles	Visitor Centre	Victoria St / Montreal St	Closed	Hagley - Ferrymead	MEDIUM	HIGH	12/13
Waimairi Cemetery	Toilets	195a Grahams Rd	Open	Fendalton - Waimairi	HIGH	HIGH	12/13
Waimairi Cemetery	Waimairi Cemetery - Shed/Office	195a Grahams Rd	Open	Fendalton - Waimairi	HIGH	HIGH	12/13
Waimairi Community Centre	Waimairi Community Centre	166 Waimairi Rd	Open	Riccarton - Wigram	HIGH	HIGH	12/13
Wainoni Community Facilities	Community Centre -Wainoni (Hampshire St)	31 Hampshire St	Closed	Burwood - Pegasus	HIGH	HIGH	12/13
Wainoni Community Facilities	Wainoni Park Youth Activity Centre	31 Hampshire St	Open	Burwood - Pegasus	HIGH	HIGH	12/13
Wainoni Park	Pavilion / Toilets - Wainoni Park	31 Hampshire St	Open	Burwood - Pegasus	HIGH	HIGH	12/13
Wainui Community Centre	Wainui Community Centre		Closed	Akaroa/Wairewa	HIGH	HIGH	12/13
Wainui Domain	Fire Shed	Wainui Valley Rd 19	Open	Akaroa/Wairewa	HIGH	HIGH	12/13
Walter Park	Pavilion/Toilet - Walter Park	91 Kellys Rd	Open	Shirley - Papanui	HIGH	HIGH	12/13

Waltham Park	Pavilion - Waltham Park	30-40 Waltham Rd	Open	Spreydon - Heathcote	HIGH	HIGH	12/13
Waltham Park	Toilets - Waltham Park	30-40 Waltham Rd	Open	Spreydon - Heathcote	HIGH	HIGH	12/13
Warren Park	Changing Room - Warren Park	29 Oakley Cres	Open	Riccarton - Wigram	HIGH	HIGH	12/13
Warren Park	Toilets - Warren Park	29 Oakley Cres	Open	Riccarton - Wigram	HIGH	HIGH	12/13
Washington Way Reserve	Toilet	Washington Way / Waltham Rd / Moorh	Open	Hagley - Ferrymead	HIGH	HIGH	12/13
Westburn Reserve	Toilet at Traffic Training Facility	32 Westburn Tce	Open	Fendalton - Waimairi	MEDIUM	HIGH	12/13
Westlake Reserve	Toilet - Westlake Park	Westlake Drive	Open	Riccarton - Wigram	HIGH	HIGH	12/13
Westminster Park	Community Building	264 Westminster St	Closed	Shirley - Papanui	MEDIUM	HIGH	12/13
Westminster Park	Community Building	264 Westminster St	Closed	Shirley - Papanui	MEDIUM	HIGH	12/13
Westminster Park	Parks Residential Flats (Westminster Pk)	264 Westminster St	Open	Shirley - Papanui	LOW	LOW	12/13
Wharenui Pool	Wharenui Pool - Pool Only	73 Elizabeth St	Open	Riccarton - Wigram	HIGH	HIGH	12/13
Wharenui Pool	Wharenui Pool Building (ex Pool)	73 Elizabeth St	Open	Riccarton - Wigram	HIGH	HIGH	12/13
Wigram Gym	Wigram Gynasium - Wigram Aerodrome	Springs Rd 29	Open	Riccarton - Wigram	MEDIUM	MEDIUM	12/13
Windsports Park	Toilets - Windsurf Reserve	Humpherys Drive	Open	Hagley - Ferrymead	HIGH	HIGH	12/13
Woodham Park	Dwelling - Woodham Park	157 Woodham Rd	Closed	Hagley - Ferrymead	LOW	LOW	12/13
Woolston Library / Toilets	Library - Woolston	689 Ferry Rd	Demolished	Hagley - Ferrymead	HIGH	LOW	12/13
Woolston Library / Toilets	Toilets - Woolston	689 Ferry Rd	Demolished	Hagley - Ferrymead	HIGH	HIGH	12/13
Woolston Park	Pavilion / Toilets - Woolston Park	502 Ferry Rd / 26 - 28 Richardson T	Closed	Hagley - Ferrymead	HIGH	HIGH	12/13
Woolston Park	Toilets - Woolston Park	502 Ferry Rd / 26 - 28 Richardson T	Open	Hagley - Ferrymead	HIGH	HIGH	12/13
Wycola Park	Toilet	34 Manuere St	Closed	Riccarton - Wigram	HIGH	HIGH	12/13
Yaldhurst Domain	Pavilion (Tennis) - Yaldhurst Domain	School Rd	Open	Fendalton - Waimairi	HIGH	HIGH	12/13
Yaldhurst Domain	Toilets - Yaldhurst Domain	School Rd	Open	Fendalton - Waimairi	HIGH	HIGH	12/13
Tranche 2: 13/14 (Year One LTP)							
Asset Group	Building Name	Address	Occupancy Status	Ward	Strategic Value	Community Impact	Approval Year
Abberley Park	Toilets - Abberley Park	55 Abberley Cres	Open	Shirley - Papanui	MEDIUM	HIGH	13/14
Akaroa Library	Akaroa Library	10 Selwyn Ave	Open	Akaroa/Wairewa	HIGH	HIGH	13/14
Akaroa Recreation Ground	Office	Rue Lavaud 28 C	Open	Akaroa/Wairewa	MEDIUM	MEDIUM	13/14
Akaroa Wharf	Akaroa Wharf Retail & Stores	Beach Road	Open	Akaroa/Wairewa	HIGH	HIGH	13/14
Avonhead Cemetery	Avonhead Park Cemetery - Sexton's Bldgs	140 Hawthornden Rd	Open	Fendalton - Waimairi	HIGH	MEDIUM	13/14
Awa-iti Domain	Community Building	Christchurch Akaroa Road	Open	Akaroa/Wairewa	MEDIUM	MEDIUM	13/14
Awa-iti Domain	Office Building Referees and First Aid	Christchurch Akaroa Road	Open	Akaroa/Wairewa	HIGH	HIGH	13/14
Awa-iti Domain	Toilets	Christchurch Akaroa Road	Open	Akaroa/Wairewa	HIGH	HIGH	13/14
Barbadoes Cemetery	Dwelling - 357 Cambridge Tce (Cemetery)	351 & 357 Cambridge Tce 389 & 391 B	Open	Hagley - Ferrymead	MEDIUM	LOW	13/14
Belfast Cemetary	Belfast Cemetary - Toilets	Belfast & Guthries Rd	Open	Shirley - Papanui	MEDIUM	HIGH	13/14
Bexley Park	Bexley Reserve - Toilet	170 & 194 Bexley Rd	Closed	Burwood - Pegasus	MEDIUM	HIGH	13/14
Bexley Park	Bexley Reserve - Toilet - BMX Track	170 & 194 Bexley Rd	Closed	Burwood - Pegasus	MEDIUM	MEDIUM	13/14
Birdsey Reserve	Garage - concrete block iron roof	Bridle Path Road	Closed	Hagley - Ferrymead	LOW	LOW	13/14
Birdsey Reserve	Lock up shed - concrete block - iron roo	Bridle Path Road	Closed	Hagley - Ferrymead	LOW	LOW	13/14
Bottle Lake Forest	Bottle Lake - Bulldozer Shed	Burwood Road	Open	Burwood - Pegasus	HIGH	LOW	13/14
Bottle Lake Forest	Bottle Lake - Meeting Room	Burwood Road	Open	Burwood - Pegasus	HIGH	LOW	13/14
Bottle Lake Forest	Bottle Lake - Old Woolshed	Burwood Road	Open	Burwood - Pegasus	HIGH	LOW	13/14
Bottle Lake Forest	Bottle Lake - Rangers House (74 Waitikir	Burwood Road	Open	Burwood - Pegasus	MEDIUM	LOW	13/14
Bottle Lake Forest	Bottle Lake - Toilets	Burwood Road	Open	Burwood - Pegasus	HIGH	LOW	13/14
Bottle Lake Forest	Bottle Lake - Vehicle Shed	Burwood Road	Open	Burwood - Pegasus	HIGH	LOW	13/14
Bottle Lake Forest	Chemical shed located in Bottle Lake com	Burwood Road	Open	Burwood - Pegasus	HIGH	LOW	13/14
Bottle Lake Forest	Flammable shed located in Bottle Lake co	Burwood Road	Open	Burwood - Pegasus	HIGH	LOW	13/14
Bottle Lake Forest	Shed	Burwood Road	Open	Burwood - Pegasus	HIGH	LOW	13/14
Broad Park	Toilet/Changing Rooms - Broad Park	7a Broad Rd (Broadpark Rd) 2 Beac	Open	Burwood - Pegasus	MEDIUM	HIGH	13/14
Bromley Cemetery	Bromley Cemetery - Garages / Sheds	429 Linwood Ave	Open	Hagley - Ferrymead	MEDIUM	LOW	13/14
Bromley Cemetery	Bromley Cemetery - Office	429 Linwood Ave	Open	Hagley - Ferrymead	HIGH	LOW	13/14
Brooklands Domain	Toilets - Brooklands Domain	28 Charon St / 33 Anfield St	Open	Shirley - Papanui	MEDIUM	HIGH	13/14
Burnside Park	Community Building	Memorial Ave & Roydvale Ave	Open	Fendalton - Waimairi	LOW	HIGH	13/14
Chaney's Plantation	Dwelling - 27 Spencerville Rd	27 29 32 Spencerville Rd	Open	Shirley - Papanui	MEDIUM	MEDIUM	13/14
Coronation Hill Reserve	Toilets - Sign of the Kiwi	Summit Rd	Open	Spreydon - Heathcote	HIGH	HIGH	13/14

Cressy Terrace Tennis Courts	Community Building	Seaview Terrace 1	Open	Lyttelton/Mt Herbert	MEDIUM	HIGH	13/14
Cuthberts Green Softball Complex	Cuthberts Green - Light Pylons	Pages Rd 220	Open	Hagley - Ferrymead	HIGH	HIGH	13/14
Cuthberts Green Softball Complex	Cuthberts Green - Softball Complex	Pages Rd 220	Open	Hagley - Ferrymead	HIGH	HIGH	13/14
Denton Park	Pavilion (Ground Floor Only) - Denton Pa	Main South Rd 442	Open	Riccarton - Wigram	MEDIUM	HIGH	13/14
Duvauchelle Showgrounds	Community Building	Chch Akaroa Road 6047	Open	Akaroa/Wairewa	MEDIUM	MEDIUM	13/14
Duvauchelle Showgrounds	Community Building	Chch Akaroa Road 6047	Open	Akaroa/Wairewa	MEDIUM	MEDIUM	13/14
Duvauchelle Showgrounds	Community Building	Chch Akaroa Road 6047	Open	Akaroa/Wairewa	MEDIUM	MEDIUM	13/14
Duvauchelle Showgrounds	Community Building	Chch Akaroa Road 6047	Open	Akaroa/Wairewa	MEDIUM	MEDIUM	13/14
Edmonds Band Rotunda	Poplar Crescent Building	Cambridge Tce 230	Open	Hagley - Ferrymead	HIGH	HIGH	13/14
English Park	English Park - Lighting Towers	Cranford St 117	Open	Shirley - Papanui	HIGH	HIGH	13/14
English Park	English Park Stadium	Cranford St 117	Open	Shirley - Papanui	HIGH	HIGH	13/14
English Park	Lighting Towers - English Park Stadium	Cranford St 117	Open	Shirley - Papanui	HIGH	HIGH	13/14
Ferrier Park	Toilet - Ferrier Park	46 - 58 Nortons Rd	Open	Riccarton - Wigram	MEDIUM	HIGH	13/14
Garden of Tane	Toilet	Onuku Road	Closed	Akaroa/Wairewa	LOW	LOW	13/14
Governors Bay Pool	Governors Bay - Pool Plant Room	Main Road	Closed	Lyttelton/Mt Herbert	MEDIUM	HIGH	13/14
Governors Bay Pool	Governors Bay - Pool Storage Shed	Main Road	Closed	Lyttelton/Mt Herbert	MEDIUM	HIGH	13/14
Governors Bay Pool	Governors Bay - Shed By Playground	Main Road	Closed	Lyttelton/Mt Herbert	MEDIUM	HIGH	13/14
Hagley Park North	North Hagley - RSA Bowling Club	7 Hagley Ave	Closed	Hagley - Ferrymead	LOW	MEDIUM	13/14
Hagley Park North	Rugby Memorial	7 Hagley Ave	Closed	Hagley - Ferrymead	MEDIUM	MEDIUM	13/14
Hagley Park South	Double Garage	Hagley Ave	Open	Hagley - Ferrymead	MEDIUM	LOW	13/14
Hagley Park South	Flammable Goods Storage Shed	Hagley Ave	Open	Hagley - Ferrymead	HIGH	LOW	13/14
Hagley Park South	Garage-Sth Hagley Park	Hagley Ave	Open	Hagley - Ferrymead	MEDIUM	LOW	13/14
Hagley Park South	Groundsman's House	Hagley Ave	Open	Hagley - Ferrymead	MEDIUM	LOW	13/14
Hagley Park South	Implement shed	Hagley Ave	Open	Hagley - Ferrymead	MEDIUM	LOW	13/14
Hagley Park South	South Hagley - Garage & Soil Shed	Hagley Ave	Open	Hagley - Ferrymead	MEDIUM	LOW	13/14
Hagley Park South	Storage shed - Hospital cnr	Hagley Ave	Open	Hagley - Ferrymead	MEDIUM	LOW	13/14
Halswell Aquatic Centre	Halswell Pool - Main Building Complex	Halswell Rd 301	Open	Riccarton - Wigram	MEDIUM	HIGH	13/14
Halswell Aquatic Centre	Halswell Pool - Main Plant Room	Halswell Rd 301	Open	Riccarton - Wigram	MEDIUM	HIGH	13/14
Halswell Aquatic Centre	Halswell Pool - Swimming Club	Halswell Rd 301	Closed	Riccarton - Wigram	MEDIUM	HIGH	13/14
Halswell Aquatic Centre	Halswell Pool - Toddlers Pool	Halswell Rd 301	Open	Riccarton - Wigram	MEDIUM	HIGH	13/14
Halswell Aquatic Centre	Halswell Pool - Waterslide	Halswell Rd 301	Open	Riccarton - Wigram	MEDIUM	HIGH	13/14
Halswell Library	Halswell Library	381 Halswell Rd	Open	Riccarton - Wigram	HIGH	HIGH	13/14
Hansen Park	Pavilion/Toilet	1 Ombersley Tce	Open	Spreydon - Heathcote	HIGH	HIGH	13/14
Heathcote Library	Library - Heathcote (Martindales Rd)	8 Martindales Rd	Closed	Hagley - Ferrymead	LOW	MEDIUM	13/14
Heathcote Riverbank True Left	Community Building	Thackers Quay	Closed	Spreydon - Heathcote	LOW	HIGH	13/14
Heritage Park Little River	Office	Barclays Road	Open	Akaroa/Wairewa	MEDIUM	MEDIUM	13/14
HMNZS Steadfast	Community Building	Governors Bay Road 86	Closed Rockfall	Lyttelton/Mt Herbert	LOW	MEDIUM	13/14
HMNZS Steadfast	Shed	Governors Bay Road 86	Closed Rockfall	Lyttelton/Mt Herbert	LOW	MEDIUM	13/14
HMNZS Steadfast	Shed	Governors Bay Road 86	Closed Rockfall	Lyttelton/Mt Herbert	LOW	MEDIUM	13/14
HMNZS Steadfast	Toilet	Governors Bay Road 86	Closed Rockfall	Lyttelton/Mt Herbert	MEDIUM	MEDIUM	13/14
Holliss Reserve	Toilet - Hollis Reserve actually located	21 Holliss Ave	Open	Spreydon - Heathcote	MEDIUM	HIGH	13/14
Hoon Hay Childrens Library	Library - Hoon Hay	90 Hoon Hay Rd	Open	Spreydon - Heathcote	LOW	MEDIUM	13/14
Hoon Hay Park	Community Building	61 Mathers Rd	Open	Spreydon - Heathcote	MEDIUM	MEDIUM	13/14
Hornby Library excl C/Care	Hornby Library	8 Goulding Ave	Open	Riccarton - Wigram	HIGH	HIGH	13/14
Horseshoe Lake Reserve	Toilet - Horseshoe Lake Reserve	Horseshoe Lake Rd 92	Closed	Burwood - Pegasus	MEDIUM	HIGH	13/14
Kainga Hall Reserve	Kainga Hall Public Toilets	161 Kainga Rd	Open	Shirley - Papanui	MEDIUM	HIGH	13/14
Le Bons Bay Cemetery	Tin Shed	Le Bons Bay Cemetry Road 27	Open	Akaroa/Wairewa	LOW	LOW	13/14
Little River Cemetery	Community Building	Little River Cemetry Road 30	Open	Akaroa/Wairewa	MEDIUM	MEDIUM	13/14
Little River Education House	Garage	Chch Akaroa Road 4421	Open	Akaroa/Wairewa	MEDIUM	MEDIUM	13/14
Lyttelton Recreation Ground	Shed	Godley Quay	Open	Lyttelton/Mt Herbert	LOW	LOW	13/14
Lyttelton Recreation Ground	Shed	Godley Quay	Open	Lyttelton/Mt Herbert	LOW	LOW	13/14
Macfarlane Park	Toilet - Macfarlane Park (Jebson St)	135a Emmett St 17 - 19 Acheson Ave	Open	Shirley - Papanui	MEDIUM	HIGH	13/14
Macfarlane Park	Toilets - Macfarlane Park (Skipton St)	135a Emmett St 17 - 19 Acheson Ave	Open	Shirley - Papanui	MEDIUM	HIGH	13/14
Mairehau Public Library	Library - Mairehau	42a Kensington Ave	Open	Shirley - Papanui	LOW	MEDIUM	13/14
Malvern Park	Toilets and Rugby Pavilion	180 Innes Rd	Open	Shirley - Papanui	HIGH	HIGH	13/14

Mona Vale	Mona Vale - Fernery	65 Fendalton Road	Closed	Riccarton - Wigram	MEDIUM	MEDIUM	13/14
Murchison Park	Toilet	46 Lowry Ave	Open	Shirley - Papanui	MEDIUM	HIGH	13/14
Oxford Street Reserve	Clocktower	Oxford Street 26	Closed	Lyttelton/Mt Herbert	HIGH	HIGH	13/14
Oxford Street Reserve	Community Building	Oxford Street 26	Closed	Lyttelton/Mt Herbert	MEDIUM	MEDIUM	13/14
Paddling Pool - Abberley Park	Paddling Pool Epoxy Tank - Abberley Park	55 Abberley Cres	Open	Shirley - Papanui	MEDIUM	MEDIUM	13/14
Paddling Pool - Abberley Park	Plant Shed - Abberley Park	55 Abberley Cres	Open	Shirley - Papanui	MEDIUM	MEDIUM	13/14
Paddling Pool - Avebury Park	Plant Shed - Avebury Park	9 & 11 Evelyn Couzins Ave	Open	Hagley - Ferrymead	MEDIUM	MEDIUM	13/14
Paddling Pool - Edgar MacIntosh Park	Paddling Pool Tank - Edgar McIntosh Park	Condell Ave 177	Open	Fendalton - Waimairi	MEDIUM	MEDIUM	13/14
Paddling Pool - Edgar MacIntosh Park	Plant Shed - Edgar McIntosh Park	Condell Ave 177	Open	Fendalton - Waimairi	MEDIUM	MEDIUM	13/14
Paddling Pool - New Brighton	Paddling Pool Tank - New Brighton	203 Marine Pde	Closed	Burwood - Pegasus	MEDIUM	HIGH	13/14
Paddling Pool - Scarborough Park	Paddling Pool Tank - Scarborough Park	147A Esplanade	Closed	Hagley - Ferrymead	MEDIUM	HIGH	13/14
Paddling Pool - Scarborough Park	Plant Shed - Scarborough Park	147A Esplanade	Closed	Hagley - Ferrymead	MEDIUM	HIGH	13/14
Paddling Pool - Sockburn Rec Centre	Paddling Pool Tank - Sockburn Rec	134 Main South Rd	Closed	Riccarton - Wigram	MEDIUM	MEDIUM	13/14
Paddling Pool - Spencer Park	Paddling Pool Tank - Spencer Park	Heyders Rd 100	Open	Shirley - Papanui	MEDIUM	MEDIUM	13/14
Paddling Pool - Woodham Park	Plant Shed - Woodham Park	157 Woodham Rd	Open	Hagley - Ferrymead	MEDIUM	MEDIUM	13/14
Porritt Park	Porritt Park - Complex/Caretakers	845 Avonside Dr	Closed	Burwood - Pegasus	MEDIUM	MEDIUM	13/14
Porritt Park	Porritt Park - Garage	845 Avonside Dr	Closed	Burwood - Pegasus	MEDIUM	MEDIUM	13/14
Purau Recreation Ground	Purau Recr Reserve Toilet	Purau Avenue 183	Open	Lyttelton/Mt Herbert	HIGH	HIGH	13/14
Queenspark Reserve	Pavilion/Toilet	Queenspark Dr 210	Open	Burwood - Pegasus	HIGH	HIGH	13/14
Rawhiti Domain	Community Building - Ex Bowls Club	Shaw Ave	Open	Burwood - Pegasus	MEDIUM	MEDIUM	13/14
Rawhiti Domain	Community Building - Ex Bowls Club	Shaw Ave	Open	Burwood - Pegasus	MEDIUM	MEDIUM	13/14
Redcliffs Park	Community Building	17 Main Rd	Closed	Hagley - Ferrymead	LOW	MEDIUM	13/14
Redcliffs Park	Toilets - Redcliffs Park	17 Main Rd	Open	Hagley - Ferrymead	MEDIUM	MEDIUM	13/14
Redwood Library	Library/Creche - Redwood (Main North Rd)	Main North Rd 339	Open	Shirley - Papanui	HIGH	HIGH	13/14
Ruru Lawn Cemetery	Ruru Lawn Cemetery - Portacom Office	Ruru Rd 63	Open	Hagley - Ferrymead	HIGH	LOW	13/14
Ruru Lawn Cemetery	Ruru Lawn Cemetery - Toolshed (Board & Batten)	Ruru Rd 63	Open	Hagley - Ferrymead	LOW	LOW	13/14
Scott Park Ferrymead	Cob Cottage - 2 Main Rd	2 Main Rd	Closed	Hagley - Ferrymead	HIGH	HIGH	13/14
Seafarers Union	Housing Canterbury Street	Canterbury Street 25	Closed	Lyttelton/Mt Herbert	LOW	LOW	13/14
Seafield Park	Spencer Park - Dwelling #3	Chalford Street 3	Open	Shirley - Papanui	MEDIUM	LOW	13/14
Sheldon Park	Changing Shed / Toilets - Sheldon Park	Main North Rd 672 & 710	Open	Shirley - Papanui	MEDIUM	HIGH	13/14
Sheldon Park	Cricket Shed - Sheldon Park	Main North Rd 672 & 710	Open	Shirley - Papanui	LOW	MEDIUM	13/14
Sockburn Park	Community Building	134 Main South Rd	Open	Riccarton - Wigram	MEDIUM	HIGH	13/14
South Brighton Camping Ground	South Brighton Motor Camp - Camp Bldg 1	Halsey St 59	Open	Burwood - Pegasus	LOW	LOW	13/14
South Brighton Camping Ground	South Brighton Motor Camp - Camp Bldg 2	Halsey St 59	Closed	Burwood - Pegasus	LOW	LOW	13/14
South Brighton Camping Ground	South Brighton Motor Camp - Dwelling	Halsey St 59	Closed	Burwood - Pegasus	LOW	LOW	13/14
South Brighton Camping Ground	South Brighton Motor Camp - Workshop	Halsey St 59	Open	Burwood - Pegasus	LOW	LOW	13/14
South Brighton Camping Ground	South Brighton Motor Camp - Paddling Pool	Halsey St 59	Open	Burwood - Pegasus	LOW	LOW	13/14
Spit Reserve	Toilet - Spit Reserve	11 Marine Pde	Open	Burwood - Pegasus	MEDIUM	HIGH	13/14
Styx River Conservation Reserve	Community Building	53 Willowview Drive	Closed	Shirley - Papanui	MEDIUM	HIGH	13/14
Styx River Esplanade Reserve	Barn	75 Lower Styx Road	Open	Shirley - Papanui	MEDIUM	HIGH	13/14
Styx River Esplanade Reserve	Dairy Unit - 75 Lower Styx Rd	75 Lower Styx Road	Closed	Shirley - Papanui	MEDIUM	HIGH	13/14
Styx River Esplanade Reserve	Garage - 75 Lower Styx Rd	75 Lower Styx Road	Open	Shirley - Papanui	MEDIUM	HIGH	13/14
Styx River Esplanade Reserve	Storage Shed - 75 Lower Styx Rd	75 Lower Styx Road	Open	Shirley - Papanui	MEDIUM	HIGH	13/14
Styx River Reserve Living Laboratory	Aviary - 51 Lower Styx Road	Lower Styx Road	Closed	Shirley - Papanui	LOW	LOW	13/14
Styx River Reserve Living Laboratory	Barn - Iron Clad - 51 Lower Styx Road	Lower Styx Road	Closed	Shirley - Papanui	LOW	LOW	13/14
Styx River Reserve Living Laboratory	Barn - Plywood Clad - 51 Lower Styx Road	Lower Styx Road	Open	Shirley - Papanui	LOW	LOW	13/14
Styx River Reserve Living Laboratory	Double Garage & Carport - 51 Lower Styx	Lower Styx Road	Closed	Shirley - Papanui	LOW	LOW	13/14
Styx River Reserve Living Laboratory	Fowl House - 51 Lower Styx Road	Lower Styx Road	Open	Shirley - Papanui	LOW	LOW	13/14
Styx River Reserve Living Laboratory	Single Garage - 51 Lower Styx Road	Lower Styx Road	Closed	Shirley - Papanui	LOW	LOW	13/14
Styx River Reserve No. 2	Barn	303 Radcliffe Rd	Open	Shirley - Papanui	LOW	MEDIUM	13/14
Templeton Pool	Templeton Pool - Covered BBQ Area	62 Kirk Rd	Open	Riccarton - Wigram	MEDIUM	HIGH	13/14
Templeton Pool	Templeton Pool - Toddlers Pool Plant Rm	62 Kirk Rd	Open	Riccarton - Wigram	MEDIUM	HIGH	13/14
Templeton Pool	Templeton Pool - Toddlers Pool Tank	62 Kirk Rd	Open	Riccarton - Wigram	MEDIUM	HIGH	13/14

Upper Riccarton Library	Upper Riccarton Library	Main South Road 73	Part Open	Riccarton - Wigram	HIGH	HIGH	13/14
Victoria Park	Victoria Park - Toilets (Stone)	101 Victoria Park Rd	Open	Spreydon - Heathcote	MEDIUM	MEDIUM	13/14
Waltham Pool	Waltham Lido Pool - BBQ Shelter	30-40 Waltham Rd	Closed	Spreydon - Heathcote	MEDIUM	HIGH	13/14
Waltham Pool	Waltham Lido Pool - Plant Room	30-40 Waltham Rd	Closed	Spreydon - Heathcote	MEDIUM	HIGH	13/14
Waltham Pool	Waltham Lido Pool - Water slide	30-40 Waltham Rd	Closed	Spreydon - Heathcote	MEDIUM	HIGH	13/14
Waltham Pool	Waltham Pool - Main Building Complex	30-40 Waltham Rd	Closed	Spreydon - Heathcote	MEDIUM	HIGH	13/14
Waltham Pool	Waltham Pool - Staff Room	30-40 Waltham Rd	Closed	Spreydon - Heathcote	MEDIUM	HIGH	13/14
Waltham Pool	Waltham Pool Tank	30-40 Waltham Rd	Closed	Spreydon - Heathcote	MEDIUM	HIGH	13/14
Woodham Park	Toilets - Woodham Park	157 Woodham Rd	Open	Hagley - Ferrymead	MEDIUM	HIGH	13/14
Wycola Park	Hockey pavillion	34 Manuere St	Open	Riccarton - Wigram	MEDIUM	HIGH	13/14
Yaldhurst Cemetery	Toilets - Yaldhurst Cemetery	272 West Coast Rd	Open	Fendalton - Waimairi	MEDIUM	MEDIUM	13/14
Tranche 3: 14/15+ (ALL YEARS)							
Asset Group	Building Name	Address	Occupancy Status	Ward	Strategic Value	Community Impact	Approval Year
Akaroa Recreation Ground	Storage Shed	Rue Lavaud 28 C	Open	Akaroa/Wairewa	LOW	LOW	14/15 +
Akaroa Recreation Ground	Storage Shed on boundary	Rue Lavaud 28 C	Open	Akaroa/Wairewa	LOW	LOW	14/15 +
Allandale Domain	Shed	Governors Bay-Teddington Road 133	Closed	Lyttelton/Mt Herbert	LOW	LOW	14/15 +
Allandale Domain	Shed	Governors Bay-Teddington Road 133	Open	Lyttelton/Mt Herbert	LOW	LOW	14/15 +
Allandale Domain	Shed	Governors Bay-Teddington Road 133	Open	Lyttelton/Mt Herbert	LOW	LOW	14/15 +
Ashgrove Reserve	Shelter / Shed - Ashgrove Park	35 Ashgrove Tce	Open	Spreydon - Heathcote	LOW	LOW	14/15 +
Ataahua Domain	Shed	Chch Akaroa Road 2543	Open	Akaroa/Wairewa	LOW	LOW	14/15 +
Avebury Park	Avebury Park - Skyline Garage	9 & 11 Evelyn Couzins Ave	Open	Hagley - Ferrymead	LOW	MEDIUM	14/15 +
Avebury Park	Workshed - Avebury Park	9 & 11 Evelyn Couzins Ave	Open	Hagley - Ferrymead	LOW	MEDIUM	14/15 +
Awa-iti Domain	Garage	Christchurch Akaroa Road	Open	Akaroa/Wairewa	LOW	LOW	14/15 +
Awa-iti Domain	Shed	Christchurch Akaroa Road	Open	Akaroa/Wairewa	LOW	LOW	14/15 +
Awa-iti Domain	Shed	Christchurch Akaroa Road	Open	Akaroa/Wairewa	LOW	LOW	14/15 +
Barnett Park Sports Grounds	Shed - Barnett Park	60 Bay View Road	Open	Hagley - Ferrymead	LOW	LOW	14/15 +
Beach Road Park	Shed	Beach Road 283	Open	Akaroa/Wairewa	LOW	LOW	14/15 +
Belfast Cemetery	Belfast Cemetery - Garage	Belfast & Guthries Rd	Open	Shirley - Papanui	LOW	LOW	14/15 +
Belfast Cemetery	Shed	Belfast & Guthries Rd	Open	Shirley - Papanui	LOW	LOW	14/15 +
Botanic Gardens	Botanic Gardens - Rangers Office	Rolleston Ave	Open	Hagley - Ferrymead	HIGH	LOW	14/15 +
Bridge Reserve	Shed	143 Bridge St	Closed	Burwood - Pegasus	LOW	LOW	14/15 +
Burnside Park	Community Building	Memorial Ave & Roydvale Ave	Open	Fendalton - Waimairi	LOW	HIGH	14/15 +
Burnside Park	Community Building	Memorial Ave & Roydvale Ave	Open	Fendalton - Waimairi	LOW	HIGH	14/15 +
Chaney's Plantation	Shed/Open Garage 29 Spencerville Rd	27 29 32 Spencerville Rd	Open	Shirley - Papanui	LOW	LOW	14/15 +
Cuthberts Green	Cuthberts Green - Tractor Shed	Pages Rd 220	Open	Hagley - Ferrymead	LOW	LOW	14/15 +
Denton Park	Shed	Main South Rd 442	Open	Riccarton - Wigram	LOW	LOW	14/15 +
Duvauchelle Cemetery	Shed	Chch Akaroa Road 6267	Open	Akaroa/Wairewa	LOW	LOW	14/15 +
Duvauchelle Reserve and Campground	Community Building	Seafield Road 17	Open	Akaroa/Wairewa	LOW	MEDIUM	14/15 +
Duvauchelle Reserve and Campground	Garage	Seafield Road 17	Open	Akaroa/Wairewa	LOW	MEDIUM	14/15 +
Duvauchelle Reserve and Campground	Office	Seafield Road 17	Open	Akaroa/Wairewa	LOW	MEDIUM	14/15 +
Duvauchelle Reserve and Campground	Shed	Seafield Road 17	Open	Akaroa/Wairewa	LOW	LOW	14/15 +
Duvauchelle Showgrounds	Shed	Chch Akaroa Road 6047	Open	Akaroa/Wairewa	LOW	LOW	14/15 +
Edmonds Factory Garden	Marquee - Edmonds Gardens	365 Ferry Rd	Open	Hagley - Ferrymead	LOW	MEDIUM	14/15 +
Elmwood Park	Tool Shed - Elmwood Park	Heaton St 25	Open	Fendalton - Waimairi	LOW	LOW	14/15 +
Fencing Centre	Fencing Centre	Jack Hinton Drive 95	Open	Spreydon - Heathcote	LOW	LOW	14/15 +
Fendalton Library	Fendalton Library - Caged Fuel Tank	6-10 Jeffreys Rd	Open	Fendalton - Waimairi	LOW	LOW	14/15 +
Fendalton Library	Fendalton Library - Car Garage	6-10 Jeffreys Rd	Open	Fendalton - Waimairi	LOW	LOW	14/15 +
Fendalton Library	Fendalton Library - Cycle Shed	6-10 Jeffreys Rd	Open	Fendalton - Waimairi	LOW	LOW	14/15 +
Fendalton Park	Shed	Fendalton Rd 185	Open	Fendalton - Waimairi	LOW	LOW	14/15 +
Ferrymead Park	Pavilion/Toilet - Ferrymead Park	Scruttons Rd 150	Open	Hagley - Ferrymead	HIGH	HIGH	14/15 +
Groynes	Groynes - Storage Shed	182 Johns Rd	Open	Shirley - Papanui	LOW	LOW	14/15 +
Groynes	PD lunch room this was privately owned b	182 Johns Rd	Open	Shirley - Papanui	LOW	LOW	14/15 +
Groynes	TOILET CLOSED; behind toilet block 186/0	182 Johns Rd	Open	Shirley - Papanui	LOW	LOW	14/15 +
Hagley Park North	Garage at No.4 Riccarton Avenue	7 Hagley Ave	Open	Hagley - Ferrymead	LOW	LOW	14/15 +

Hagley Park North	North Hagley - 3 bay garage	7 Hagley Ave	Open	Hagley - Ferrymead	LOW	LOW	14/15 +
Hagley Park North	North Hagley - Pavilion	7 Hagley Ave	Open	Hagley - Ferrymead	MEDIUM	MEDIUM	14/15 +
Hagley Park North	North Hagley - Shelter/Toilets (Opp Ayr)	7 Hagley Ave	Open	Hagley - Ferrymead	MEDIUM	MEDIUM	14/15 +
Heathcote Domain	Former Tennis Club Shed	40 Port Hills Rd	Closed	Hagley - Ferrymead	LOW	HIGH	14/15 +
Heritage Park Little River	Barn	Barclays Road	Open	Akaroa/Wairewa	LOW	LOW	14/15 +
Heritage Park Little River	Barn	Barclays Road	Open	Akaroa/Wairewa	LOW	LOW	14/15 +
HMNZS Steadfast	Community Building	Governors Bay Road 86	Closed Rockfall	Lyttelton/Mt Herbert	LOW	LOW	14/15 +
HMNZS Steadfast	Community Building	Governors Bay Road 86	Closed Rockfall	Lyttelton/Mt Herbert	LOW	LOW	14/15 +
HMNZS Steadfast	Community Building	Governors Bay Road 86	Closed Rockfall	Lyttelton/Mt Herbert	LOW	LOW	14/15 +
HMNZS Steadfast	Community Building	Governors Bay Road 86	Closed Rockfall	Lyttelton/Mt Herbert	LOW	LOW	14/15 +
HMNZS Steadfast	Community Building	Governors Bay Road 86	Closed Rockfall	Lyttelton/Mt Herbert	LOW	LOW	14/15 +
HMNZS Steadfast	Community Building	Governors Bay Road 86	Closed Rockfall	Lyttelton/Mt Herbert	LOW	LOW	14/15 +
HMNZS Steadfast	Community Building	Governors Bay Road 86	Closed Rockfall	Lyttelton/Mt Herbert	LOW	LOW	14/15 +
HMNZS Steadfast	Community Building	Governors Bay Road 86	Closed Rockfall	Lyttelton/Mt Herbert	LOW	LOW	14/15 +
HMNZS Steadfast	Community Building	Governors Bay Road 86	Closed Rockfall	Lyttelton/Mt Herbert	LOW	LOW	14/15 +
HMNZS Steadfast	Community Building	Governors Bay Road 86	Closed Rockfall	Lyttelton/Mt Herbert	LOW	LOW	14/15 +
HMNZS Steadfast	Community Building	Governors Bay Road 86	Closed Rockfall	Lyttelton/Mt Herbert	LOW	LOW	14/15 +
HMNZS Steadfast	Community Building	Governors Bay Road 86	Closed Rockfall	Lyttelton/Mt Herbert	LOW	LOW	14/15 +
HMNZS Steadfast	Community Building	Governors Bay Road 86	Closed Rockfall	Lyttelton/Mt Herbert	LOW	LOW	14/15 +
Hoon Hay Park	Shed - Hoon Hay Domain	61 Mathers Rd	Open	Spreydon - Heathcote	LOW	LOW	14/15 +
Hornby Domain	Shed	Main South Rd 521	Open	Riccarton - Wigram	LOW	LOW	14/15 +
Huntsbury Playground	Community Centre	30F & G Huntsbury Ave	Open	Spreydon - Heathcote	MEDIUM	HIGH	14/15 +
Kaputone Esplanade Reserve	Aviary	Marshland Road	Open	Shirley - Papanui	LOW	LOW	14/15 +
Le Bons Bay Cemetery	Shed	Le Bons Bay Cemetry Road 27	Open	Akaroa/Wairewa	LOW	LOW	14/15 +
Le Bons Bay Domain	Shed	Rue De La Mer 16 B	Open	Akaroa/Wairewa	LOW	LOW	14/15 +
Little Akaloa Streamside Reserve	Barn	Little Akaloa Road 525	Closed	Akaroa/Wairewa	LOW	LOW	14/15 +
McCormacks Bay	Pavilion/Toilet - McCormacks Bay	3 McCormacks Bay Rd	Open	Hagley - Ferrymead	HIGH	HIGH	14/15 +
Memorial Park Cemetery	Shed Memorial Park Cemetery - 31 Ruru Rd	31 Ruru Rd	Open	Hagley - Ferrymead	LOW	LOW	14/15 +
Moncks Cave Reserve	Community Building	2a Cave Tce	Closed	Hagley - Ferrymead	LOW	LOW	14/15 +
Okains Bay Cemetery	Shed	Chorlton Road 11	Open	Akaroa/Wairewa	LOW	LOW	14/15 +
Okuti Esplanade Reserve	Glasshouse	Usshers Road 14	Open	Akaroa/Wairewa	LOW	LOW	14/15 +
Okuti Esplanade Reserve	Shed	Usshers Road 14	Open	Akaroa/Wairewa	LOW	LOW	14/15 +
Okuti Esplanade Reserve	Shed	Usshers Road 14	Open	Akaroa/Wairewa	LOW	LOW	14/15 +
Old School Reserve	Shed	172 Major Hornbrook Rd	Open	Hagley - Ferrymead	LOW	LOW	14/15 +
Opawa Childrens Library	Library - Opawa Childrens (Ford Rd)	52 Ford Rd / Louisson Ave	Open	Spreydon - Heathcote	LOW	MEDIUM	14/15 +
Opawa Public Library	Library - Opawa	151a Opawa Rd	Closed	Spreydon - Heathcote	LOW	LOW	14/15 +
Ouruhia Reserve	Cricket Shelter - Ouruhia Domain	Marshland Rd 755	Open	Shirley - Papanui	MEDIUM	MEDIUM	14/15 +
Owen Mitchell Park	Toilets - Owen Mitchell Reserve	100 Grimseys Rd	Open	Shirley - Papanui	MEDIUM	HIGH	14/15 +
Packe Reserve	Shed	125 & 129 Packe St	Open	Shirley - Papanui	LOW	LOW	14/15 +
Paddling Pool Grounds - Sockburn Rec	Sockburn Recreation Ctr - Bbq Shelter	134 Main South Rd	Open	Riccarton - Wigram	LOW	LOW	14/15 +
Pigeon Bay Campground	Shed	Wharf Road 81	Open	Akaroa/Wairewa	LOW	LOW	14/15 +
Porritt Park	Porrit Park - Toilet	845 Avonside Dr	Closed	Burwood - Pegasus	LOW	LOW	14/15 +
Quaifes Rd Springlands	Dwelling - Quaifes Road	Quaifes Rd	Open	Riccarton - Wigram	LOW	LOW	14/15 +
Rawhiti Golf Course	Dwelling - Rawhiti Golf Course	Marine Parade / Keyes Rd 104 Shaw A	Open	Burwood - Pegasus	MEDIUM	HIGH	14/15 +
Rawhiti Golf Course	Former Radio Bldg - Rawhiti Golf Course	Marine Parade / Keyes Rd 104 Shaw A	Open	Burwood - Pegasus	MEDIUM	HIGH	14/15 +
Rawhiti Golf Course	Impl.Shed L/Room - Rawhiti Domain	Marine Parade / Keyes Rd 104 Shaw A	Open	Burwood - Pegasus	MEDIUM	HIGH	14/15 +
Rawhiti Golf Course	Pumphouse - Rawhiti Golf Course (East)	Marine Parade / Keyes Rd 104 Shaw A	Closed	Burwood - Pegasus	MEDIUM	HIGH	14/15 +
Rawhiti Golf Course	Pumphouse - Rawhiti Golf Course (West)	Marine Parade / Keyes Rd 104 Shaw A	Open	Burwood - Pegasus	MEDIUM	HIGH	14/15 +
Rawhiti Golf Course	Toilets - Rawhiti Golf Course (No 6 Fair	Marine Parade / Keyes Rd 104 Shaw A	Open	Burwood - Pegasus	MEDIUM	HIGH	14/15 +
Redcliffs Public Library	Library - Redcliffs	91 Main Rd	Demolished	Hagley - Ferrymead	LOW	MEDIUM	14/15 +
Richmond Park	Pavilion/Toilet - Richmond Park (1/3 own	Poulton Ave 41 & 45	Open	Shirley - Papanui	HIGH	HIGH	14/15 +
Ruru Lawn Cemetery	Garage	Ruru Rd 63	Open	Hagley - Ferrymead	LOW	LOW	14/15 +
Ruru Lawn Cemetery	Ruru Lawn Cemetery - Toolshed / Leanto (Brick)	Ruru Rd 63	Closed	Hagley - Ferrymead	LOW	LOW	14/15 +
Sandy Beach Road Reserve	Shed	Sandy Beach Road 22	Open	Lyttelton/Mt Herbert	LOW	LOW	14/15 +
Scott Park Ferrymead	Double Garage	2 Main Rd	Open	Hagley - Ferrymead	LOW	LOW	14/15 +

Scott Park Ferrymead	Shed	2 Main Rd	Open	Hagley - Ferrymead	LOW	LOW	14/15 +
Scott Park Ferrymead	Storage Shed north corner of bowls lawn	2 Main Rd	Open	Hagley - Ferrymead	LOW	LOW	14/15 +
Seafield Park	Animal Park in yard behind main stores s	Seafield Park	Open	Shirley - Papanui	MEDIUM	MEDIUM	14/15 +
Seafield Park	Animal Park NW end rear paddock (photo a	Chalford Street 3	Open	Shirley - Papanui	MEDIUM	MEDIUM	14/15 +
Seafield Park	Aviary Complex	Chalford Street 3	Open	Shirley - Papanui	MEDIUM	MEDIUM	14/15 +
Seafield Park	Barntype shed: Animal Park NW end adja	Chalford Street 3	Open	Shirley - Papanui	MEDIUM	MEDIUM	14/15 +
Seafield Park	Hexagonal standalone aviary (small): Ani	Chalford Street 3	Open	Shirley - Papanui	MEDIUM	MEDIUM	14/15 +
Seafield Park	Multi-aviary building: Animal Park centr	Chalford Street 3	Open	Shirley - Papanui	MEDIUM	MEDIUM	14/15 +
Seafield Park	Rabbit House: Animal Park S end (photo a	Chalford Street 3	Open	Shirley - Papanui	MEDIUM	MEDIUM	14/15 +
Seafield Park	Seafield Park off Heyders Rd N side Reso	Chalford Street 3	Open	Shirley - Papanui	MEDIUM	MEDIUM	14/15 +
Seafield Park	Stores Shed: Animal Park SW end (photo a	Chalford Street 3	Open	Shirley - Papanui	MEDIUM	MEDIUM	14/15 +
Spencer Park Camping Ground	Spencer Park - Amenity Block/Laundry	Heyders Rd 100	Open	Shirley - Papanui	MEDIUM	HIGH	14/15 +
Spencer Park Camping Ground	Spencer Park - Amenity Building	Heyders Rd 100	Open	Shirley - Papanui	MEDIUM	HIGH	14/15 +
Spencer Park Camping Ground	Spencer Park - Holiday Cabins	Heyders Rd 100	Open	Shirley - Papanui	MEDIUM	HIGH	14/15 +
Spencer Park Camping Ground	Spencer Park - Homestead	Heyders Rd 100	Open	Shirley - Papanui	MEDIUM	HIGH	14/15 +
Spencer Park Camping Ground	Spencer Park - Lodge	Heyders Rd 100	Open	Shirley - Papanui	MEDIUM	HIGH	14/15 +
Spencer Park Camping Ground	Spencer Park - Office Block	Heyders Rd 100	Open	Shirley - Papanui	MEDIUM	HIGH	14/15 +
Spencer Park Camping Ground	Spencer Park - Storage Shed/Workshop	Heyders Rd 100	Open	Shirley - Papanui	MEDIUM	HIGH	14/15 +
Spencer Park Camping Ground	Spencer Park - Tourist Flats	Heyders Rd 100	Open	Shirley - Papanui	MEDIUM	HIGH	14/15 +
St Martins Public Library	Library - St Martins	122 Wilsons Rd / Wades Ave	Demolished	Spreydon - Heathcote	LOW	LOW	14/15 +
Stoddart Point Reserve	Shed	Waipapa Avenue 1 J	Open	Lyttelton/Mt Herbert	LOW	LOW	14/15 +
Stoddart Point Reserve	Shed	Waipapa Avenue 1 J	Open	Lyttelton/Mt Herbert	LOW	LOW	14/15 +
Styx River Reserve No. 2	Shed	303 Radcliffe Rd	Open	Shirley - Papanui	LOW	LOW	14/15 +
Styx River Reserve No. 2	Shed	303 Radcliffe Rd	Open	Shirley - Papanui	LOW	LOW	14/15 +
Sumner Road Gardens	Donald Street Yard (Former Council Stables)	Sumner Road	Closed	Lyttelton/Mt Herbert	LOW	LOW	14/15 +
Sydenham Park	Tool Shed - Sydenham Park	Brougham Street 230	Open	Spreydon - Heathcote	LOW	LOW	14/15 +
Travis Wetland	Barn & Dairy Unit - 280 Beach Rd	Beach Rd 280	Open	Burwood - Pegasus	MEDIUM	MEDIUM	14/15 +
Tulett Park	Shed	99 Claridges Rd	Open	Shirley - Papanui	LOW	LOW	14/15 +
War Memorial Library/Plunket	Library - Upper Riccarton War Memorial	372 Riccarton Rd	Closed	Riccarton - Wigram	LOW	LOW	14/15 +
Wharenui Recreation Centre	Wharenui Recreation Centre	Matipo St	Closed	Riccarton - Wigram	LOW	LOW	14/15 +
Woodham Park	Aviary - Woodham Park	157 Woodham Rd	Open	Hagley - Ferrymead	LOW	HIGH	14/15 +
Wycola Park	Shed	34 Manuere St	Open	Riccarton - Wigram	LOW	LOW	14/15 +
Yacht Club Reserve	Shed	239 Main Rd	Closed	Hagley - Ferrymead	LOW	LOW	14/15 +

Attachment 5 - Social Housing Programme Status Update

Date: 13 Nov 2012

1. Social Housing Portfolio Status

At the current time, the Social Housing Programme has a service level of 2213 units open out of a total portfolio of 2649 units. A total of 329 units across 115 housing complexes are closed due to varying degrees of damage and structural reasons, which includes 135 units closed due to failing a DEE assessment.

There are an additional 107 closed units located in 5 housing complexes in the Residential Red Zone.

This gives a total of 436 units closed due to earthquake reasons as shown in the below table.

Complex Name	Total Units	Closed H & S Risk	Closed Red Zone Land	Closed Major Repair or DEE Result
Airedale Courts	116	0	0	71
Aorangi Courts	27	0	0	2
Avonheath Courts	17	4	0	6
Bangor Street	9	0	9	0
Bowie Place	32	0	32	0
Boyd Cottages	4	4	0	0
Brougham Village	89	4	0	79
Calbourne Courts	26	0	20	0
Captain Thomas Courts	18	0	18	0
Cecil Courts	20	5	0	3
Charles Gallagher	7	6	0	1
Charles Street	4	4	0	0
Collett Courts	6	0	0	1
Concord Place	52	8	0	0
Cresselly Place	30	7	0	19
Fred Price Place	38	0	0	3
Glue Place/Sparks	34	2	0	0
Gowerton Place	30	3	0	3
Louisson Courts	13	4	0	2
Lyn Christie Place	30	0	0	2
Mary McLean Place	40	1	0	0
Osborne Street	4	2	0	2
Reg Stilwell Place	34	0	0	34
Santa Cruz Lane	24	6	0	15
Sandilands Soldiers Settlement	24	0	0	1
Shoreham Courts	28	0	28	0
Thurso Place	4	2	0	0
Tommy Taylor Courts	25	15	0	2
Whakahoa Village	20	2	0	3
Veronica Place	36	0	0	1
30 Complexes	841	79	107	250
TOTAL UNITS CLOSED			436	

Of these 329 closed units, there are 148 closed units located on land that does not have a technical category status available to the Council, and clarification is urgently being sought from CERA on this matter.

1.1. Housing Wait List Status

As at 31 October 2012, there are 295 applicants on our waiting list consisting of 235 single applicants, 38 couples and 22 families. Ten of these applications have been assessed as having urgent, immediate need.

2. Social Housing Programme Repair/Reinstatement Strategy

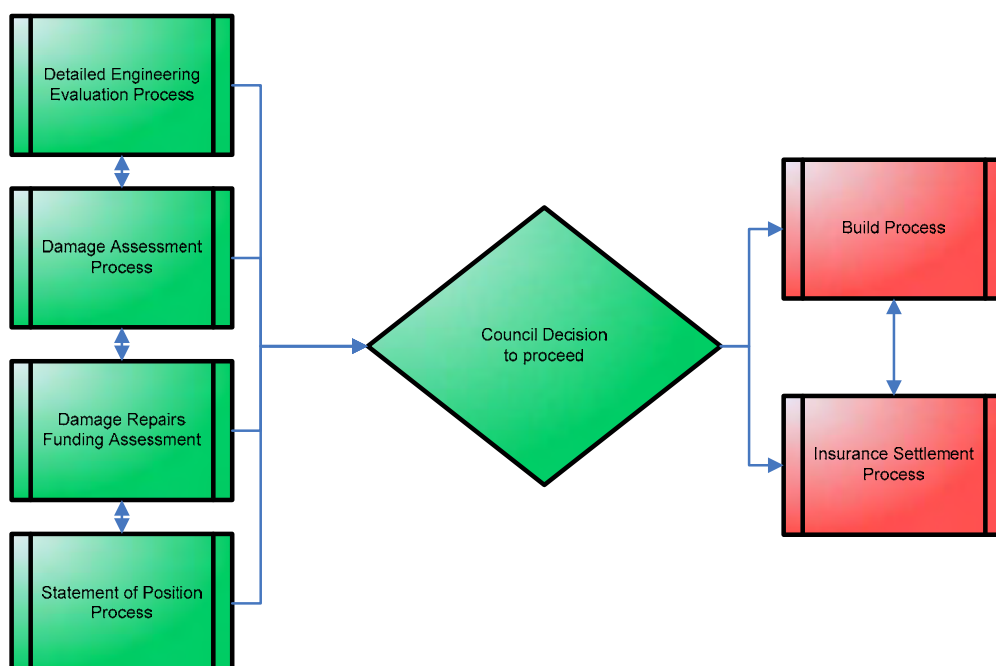
The strategy adopted to restore the housing service levels consists of undertaking both closed unit repairs and intensification projects.

The housing repair strategy has been to focus on initially repairing and reinstating individual closed units to maximise housing stock and to minimise the numbers on the wait list, particularly those with urgent, immediate needs.

2.1. Housing Repair Process & Status

The purpose of the social housing repair/reinstatement process (as shown in the following diagram) is to assess each housing block along with the complex as a whole and reach an agreed position with all parties (i.e. CCC/EQC/Insurer) before repairs can be initiated.

The first process stage is the Detailed Engineering Evaluation (DEE) process which provides engineering information into the damage assessment process and subsequent funding options process resulting in a statement of position. However, the primary driver behind the DEE process is the health and safety of the housing tenants with the approved prioritised approach to assess the most damaged occupied complexes first prior to those with lower levels of damage (refer Social Housing – Asset Repair Programme Summary). Whilst this approach has resulted in the damage assessment of complexes containing a high proportion of closed units, the severity of damage identified has been significant.



This has required substantial additional geotechnical and structural investigations with associated programme timing implications to determine the economic viability of repair or replacement at a housing complex level.

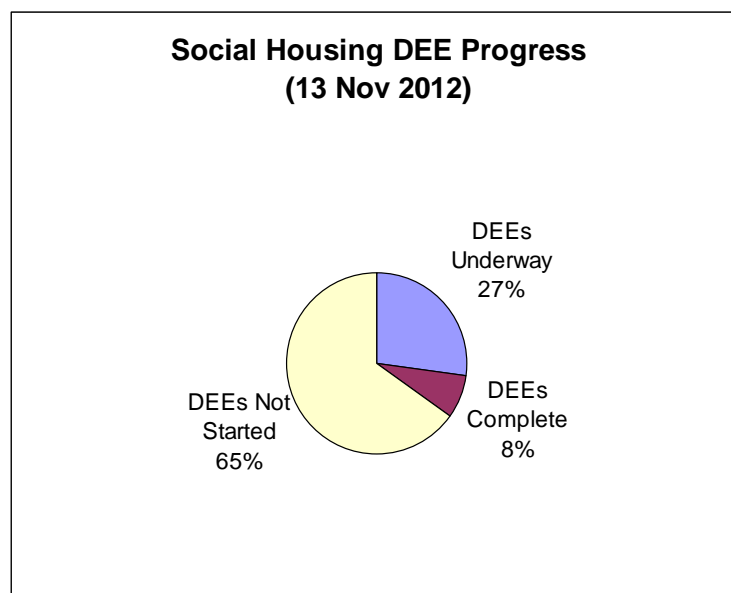
The adopted repair strategy to focus on initially repairing and reinstating individual closed units to maximise housing stock has been recently revised to include DEE/damage assessment of lesser damaged complexes with closed units to facilitate the repair of the “best of the worst” closed units. Repairs have been initiated on the first five closed units with completion scheduled for December 2012.

In addition, an accelerated joint damage assessment process with EQC is being trialled and four initial large housing complexes are currently underway. Based on the above revised repair strategy, it is anticipated that another 38-52 repairs on closed units will be initiated between February-June 2013 then followed by repairs/replacement to the large damaged housing complexes following strategic decisions on the economic viability of repair versus replacement. By this stage, DEEs on the lesser damaged complexes will start being finalised with associated damage assessments followed by initiation of repairs.

An emerging risk associated with the DEE process is the likelihood of future complex closures due to failing the DEE assessment based on the original building design and not due to earthquake damage. Council staff have initiated a high level scoping process to identify all of the likely complexes that would be deemed earthquake prone due to design to quantify this risk with assessment results due in December 2012.

2.1.1. Detailed Engineering Evaluation (DEE) Status

The Social Housing Detailed Engineering Evaluation (DEE) process consists of 661 assessments. Since commencing in June 2012, 232 DEE's are being processed. This is made up of 52 DEE's completed and 180 DEE's underway. The DEE process is currently forecast to be complete by April 2014.



The DEE assessment process has been refined but the rate is limited by the availability of the specialised engineering resource in the marketplace. Refer to the attached Asset Assessment & Repair Summary Sheet for the DEE specific details.

2.2. Housing Intensification Projects

Due to the scale and severity of the damage associated with the majority of closed units, an alternative strategy to aid in the restoration of service level is the intensification of existing sites with the construction of additional units.

Six existing housing complexes have been identified as potential intensification sites and DEEs have been initiated on these complexes to provide early identification of potential ground condition issues. Preliminary concept designs have also been prepared for all six sites.

A subsequent prioritisation assessment of the six sites has identified three “infill” type projects suitable for initial development and business cases are being developed for completion in December 2012. These complexes are:

- Andrews Crescent Stage 1
- Maurice Carter Courts
- Knightsbridge Lane

Based on the business case results and a developed design, the first of these three projects could be completed by September 2013.

In addition, partnership options are also being actively investigated.

Social Housing Programme - Asset Assessment & Repair Summary

Date: 13 November 2012

PRIORITY	CRITERIA	SOCIAL HOUSING COMPLEX	COMPLEX CODE	YEAR BUILT	LAND STATUS	WARD	DEE'S START	DEE'S DUE	DEE'S ACTUAL FINISH	DEE COMMENT	RANGE %NBS	DEE'S PER COMPLEX	TOTAL UNITS	UNITS CLOSED	PROJECT STATUS	COMMENT
INITIAL	DEE underway or completed (a) Urgent (b) Experience and local knowledge of damage.	Airedale Courts	BE 1951 EQ2	1966	N/A	Hagley	Jun-12	Jul-12	Sep-12	Partial Failure	15% - 100%	15	116	71	Prepare Options Report	Full Geotech & Structurals Investigations underway-due mid Dec 2012.
		Brougham Street	BE 1072 EQ2	1978	TC2	Heathcote	Jun-12	Jul-12	Oct-12	Failure + EQC process	22% - 68%	10	89	83	Damage Assessment Underway	Joint EQC Damage Assessment (Initial Trial) underway
		Reg Stillwell Place	BE 1320 EQ2	1974	TC3	Burwood	Jun-12	Jul-12	Oct-12	Failed	10% - 65%	8	34	34	Initiate Damage Assessment	Damage Assessment to be done under New Approved Process
		Tommy Taylor Courts	BE 1048 EQ2	2001	TC3	Heathcote	Jun-12	Aug-12	Sep-12	Passed	34% - 60%	1	25	17	Initiate Damage Assessment	Damage Assessment to be done under New Approved Process
		Whakahoia Village	BE 2680 EQ2	2007	N/A	Hagley	Jun-12	Aug-12	Sep-12	Passed	45% - 100%	5	20	5	Damage Assessment Underway	Geotech Investigation underway-due Feb 2012.
		Haast Courts	BE 0792 EQ2	1979	N/A	Hagley	Jun-12	Aug-12		Draft, Final due Dec-12		11	33		DEE Underway	L5 DEEs finalised for all Residential Units. L5 DEEs requested for Garages
		Hornby Courts	BE 1580 EQ2	2001	N/A	Wigram	Jun-12	Aug-12	Nov-12	Passed	34% - 70%	2	22		Initiate Damage Assessment	Damage Assessment to be done under New Approved Process
		Guthrey Courts	BE 0812 EQ2	1977	N/A	Hagley	Jun-12	Aug-12		In Progress, due Dec-12		8	32		DEE Underway	DEE overdue due to intrusive investigation works requirements
		Gloucester Courts	BU 2373 EQ2	1999	TC2	Hagley	Jun-12	Aug-12	Sep-12	Passed	34% - 35%	3	20		Initiate Damage Assessment	Damage Assessment to be done under New Approved Process
PRIORITY 1 - HIGHEST RISK	1.1 Intensification Projects	Andrews Crescent	BE 1119 EQ2	1953	N/A	Spreydon	Oct-12	Dec-12		In Progress, due Dec-12		9	36		DEE & Bus Case Development	Priority 1 (Phase A Project) due to infill on vacant land (16 x 2 Bed Units)
		Harman Courts	BE 1110 EQ2	1978	N/A	Spreydon	Oct-12	Dec-12		In Progress, due Dec-12		15	60		DEE Underway	Priority 2 Project due to land acquisition negotiations (11 Units)
		Maurice Carter Courts	BE 1103 EQ2	1990	N/A	Spreydon	Oct-12	Dec-12		In Progress, due Dec-12		9	33		DEE & Bus Case Development	Priority 1 Project due to infill on vacant land (8 x 1 Bed EPH Units)
		Elm Grove	BE 0782 EQ2	1956	TC2	Hagley	Oct-12	Dec-12		In Progress, due Dec-12		2	7		DEE Underway	Priority 2 Project involving demolition of existing units & rebuild
		Knightsbridge Lane	BE 1265 EQ2	1977	TC2	Pegasus	Oct-12	Dec-12		In Progress, due Dec-12		4	17		DEE & Bus Case Development	Priority 1 Project due infill on vacant land (6 x 1 Bed Units)
		Berwick Courts	BE 0630 EQ2	1978	TC3	Shirley	Oct-12	Dec-12		In Progress, due Dec-12		6	12		DEE Underway	Priority 2 Project due to TC3 land status constraints
	1.2 High Risk (whole complex DEE) (a) Two storey or more (b) Material type (c) Date of construction	Aorangi Courts	BE 0574 EQ2	1979	N/A	Fendalton	Sep-12	Oct-12		Draft L4, Final due Nov-12		8	26	2	DEE Underway	L5 DEEs requested on 5/11/12
		Avonheath Courts	BE 1401 EQ2	1973	TC3	Ferrymead	Sep-12	Oct-12		In Progress, due Dec-12		3	17	10	Damage Assessment Underway	Joint EQC Damage Assessment (Initial Trial) underway
		Cecil Courts	BE 1047 EQ2	1976	TC3	Heathcote	Sep-12	Oct-12		In Progress, due Dec-12		10	20	8	DEE Underway	
		Concord Place	BE 0163 EQ2	1970	N/A	Burwood	Sep-12	Oct-12		In Progress, due Nov-12		14	52	8	Damage Assessment Underway	Joint EQC Damage Assessment (Initial Trial) underway
		Thurso Street	BE 1321 EQ2	1976	TC3	Burwood	Sep-12	Oct-12		In Progress, due Nov-12		1	4	2	DEE Underway	First Five Closed Unit Repairs Project, Units 1 & 4 opening due 21 Dec 2012
		Aberfoyle Place	BE 0118 EQ2	1992	TC3	Burwood	Sep-12	Oct-12		In Progress, due Dec-12		5	14		DEE Underway	
		Biddick Courts	BE 0707 EQ2	1988	TC3	Burwood	Oct-12	Nov-12		In Progress, due Dec-12		3	16		DEE Underway	
		Hadfield Courts	BE 1126 EQ2	1978	N/A	Heathcote	Oct-12	Nov-12		In Progress, due Dec-12		4	21		DEE Underway	
		Manse Place	BE 0414 EQ2	1970 & 1983	N/A	Papanui	Oct-12	Nov-12		In Progress, due Dec-12		6	42		DEE Underway	
		Proctor street	BE 0589 EQ2	1991	TC2	Papanui	Oct-12	Nov-12		In Progress, due Dec-12		2	5		DEE Underway	
		Norman Kirk Courts	BE 1137 EQ2	1977	N/A	Heathcote	Oct-12	Dec-12		In Progress, due Dec-12		17	60		DEE Underway	
		Bryndwr Courts	BE 0581 EQ2	1980	N/A	Fendalton	Oct-12	Nov-12		In Progress, due Dec-12		7	32		DEE Underway	
		Greenhurst Courts	BE 1563 EQ2	1978	TC1	Riccarton	Nov-12	Dec-12		OOS Requested from Consultant		3	22		DEE Initiated	
		Innes Courts	BE 0643 EQ2	1978	TC2	Shirley	Nov-12	Dec-12		OOS Requested from Consultant		6	30		DEE Initiated	
		Margaret Murray Courts	BE 0208 EQ2	1990	TC1	Waimari	Nov-12	Dec-12		OOS Requested from Consultant		3	18		DEE Initiated	
		Resolution Courts	BE 0578 EQ2	1979	TC2	Fendalton	Nov-12	Dec-12		OOS Requested from Consultant		2	19		DEE Initiated	
		Allison Courts	BE 1113 EQ2	1977	TC2	Spreydon	Nov-12	Dec-12		OOS Requested from Consultant		5	9		DEE Initiated	
		Regal Courts	BE 1061 EQ2	1977	TC2	Heathcote	Nov-12	Dec-12		OOS Requested from Consultant		4	20		DEE Initiated	
		Walsall Street	BE 0488 EQ2	1970	TC2	Spreydon	Dec-12	Jan-13		OOS Requested from Consultant		7	26		DEE Initiated	
		H P Smith Courts	BE 0677 EQ2	1985	TC2	Hagley	Dec-12	Jan-13		OOS Requested from Consultant		4	18		DEE Initiated	
		Pickering Courts	BE 0611 EQ2	1978	TC2	Shirley	Dec-12	Jan-13		OOS Requested from Consultant		3	25		DEE Initiated	
		Torrens Road	BE 0480 EQ2	1980	TC2	Spreydon	Dec-12	Jan-13		OOS Requested from Consultant		2	28		DEE Initiated	
	1.3 Single storey, block construction (including block firewalls)	Collett Courts	BE 3516 EQ2			Banks P	Dec-12	Jan-13		OOS Requested from Consultant		2	6	1	Damage Assessment Underway	First Five Closed Unit Repairs Project, Unit 3 opening due 21 Dec 2012
		Lyn Christie Place	BE 0727 EQ2	1974	N/A	Pegasus	Dec-12	Jan-13		OOS Requested from Consultant		8	30	2	Damage Assessment Underway	First Five Closed Unit Repairs Project, Units 2 & 4 opening due 21 Dec 2012
		Sandilands	BE 0755 EQ2	1947	TC2	Ferrymead	Feb-13	Mar-13				12	24	1	Not Started	
		Bridgewater Courts	BE 1347 EQ2	1977	TC2	Pegasus	Feb-13	Mar-13				6	23		Not Started	
		Bruce Terrace Cottages	BE 3652 EQ2			Banks P	Feb-13	Mar-13				1	3		Not Started	
		Division Street	BE 0547 EQ2	1970	N/A	Riccarton	Feb-13	Mar-13				6	24		Not Started	
		Dover Courts	BE 0619 EQ2	1976	N/A	Shirley	Feb-13	Mar-13				7	26		Not Started	
		Jennifer/Manor/Torquay Place	BE 0571 EQ2	1980	TC2	Fendalton	Feb-13	Mar-13				8	14		Not Started	
		Jura Courts	BE 0840 EQ2	1975	N/A	Ferrymead	Mar-13	Apr-13				7	28		Not Started	
		Marwick Place	BE 0442 EQ2	1968	N/A	Papanui	Mar-13	Apr-13				6	26		Not Started	
		Maurice Hayes Place	BE 0855 EQ2	1975	N/A	Ferrymead	Mar-13	Apr-13				4	19		Not Started	
		Phillipstown Courts	BE 0818 EQ2	1975	TC2	Ferrymead	Mar-13	Apr-13				5	16		Not Started	
		St Johns Courts	BE 0853 EQ2	1977	TC2	Ferrymead	Mar-13	Apr-13				4	13		Not Started	
		Templeton Courts	BE 1672 EQ2	1976	TC1	Wigram	Mar-13	Apr-13				2	4		Not Started	
		Thames Courts	BE 2156 EQ2	1979	TC2	Shirley	Apr-13	May-13				4	10		Not Started	
		William Massey Courts	BE 0925 EQ2	1975	TC2	Ferrymead	Apr-13	May-13				3	14		Not Started	
	1.4 TC3 zoned land (CERA)	Charles Gallagher Place	BE 1274 EQ2	1974	TC3	Pegasus	Apr-13	May-13				2	7	7	Not Started	
		Charles Street	BE 1039 EQ2	1987	TC3	Hagley	Apr-13	May-13				1	4	4	Not Started	
		Gayhurst Road	BE 1039 EQ2	1976	TC3	Burwood	Apr-13	May-13				1	4		Not Started	
		Louissou Courts	BE 1026 EQ2	1979	TC3	Heathcote	Apr-13	May-13		In Progress, due Nov-12		3	13	6	Damage Assessment Underway	Joint EQC Damage Assessment (Initial Trial) underway
		Osborne Street	BE 1037 EQ2	1983	TC3	Hagley	May-13	Jun-13				3	4	4	Not Started	
		Poulton Courts	BE 0670 EQ2	1976	TC3	Shirley	May-13	Jun-13				3	12		Not Started	
PRIORITY 2 - COMPLEXES WITH CLOSED UNITS	2.1 Complexes with closed units Yellow and red L2 placards Unoccupied due to structural weakness - (brick / block to be undertaken first) Units could be repaired and reintroduced to housing stock.	Boyd Cottages	BE 3517 EQ2			Banks P	May-13	Jun-13				1	4	4	Not Started	
		Cresselly Place	BE 0980 EQ2	1961	N/A	Heathcote	May-13	Jun-13				8	30	26	Not Started	
		Fred Price Courts	BE 1323 EQ2	1976	N/A	Burwood	May-13	Jun-13				19	37	3	Not Started	
		Glue Place / Sparks Road	BE 1097 EQ2	1961	N/A	Spreydon	May-13	Jun-13				9	35	2	Not Started	
		Gowerton Place	BE 0678 EQ2	1960	N/A	Hagley	Jun-13	Jul-13				8	30	6	Not Started	
		Mary McLean Place	BE 0942 EQ2	1969	N/A	Heathcote	Jun-13	Jul-13				10	40	1	Not Started	
		Santa Cruz Lane	BE 1344 EQ2	1977	N/A	Pegasus	Jun-13	Jul-13				7	24	21	Not Started	
		Aldwins Courts (Owner Occupiers)	BE 0811 EQ2		TC2		Jun-13	Jul-13				7			Not Started	

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**PLANNING COMMITTEE
20 NOVEMBER 2012**

**A meeting of the Planning Committee
was held in the No. 2 Committee Room
on 20 November 2012 at 3pm.**

PRESENT: Councillor Sue Wells (Chairperson),
Councillors Peter Beck, Sally Buck, Jimmy Chen, Aaron Keown, and Glenn Livingstone.

APOLOGIES: Councillor Claudia Reid for absence. Councillor Sally Buck for lateness who arrived at 3.02pm and was absent for item 3. Councillor Glenn Livingstone for lateness who arrived at 3.22pm and was absent for item 3.

The Committee reports that:



PART A - MATTERS REQUIRING A COUNCIL DECISION

(1.) DELEGATION OF BUILDING ACT 2004 POWERS

General Manager responsible:	General Manager Regulation and Democracy Services, DDI 941-8462
Officer responsible:	Legal Services Unit Manager, Legal Services Unit
Author:	Vivienne Wilson

PURPOSE OF REPORT

1. The purpose of this report is to advise the Planning Committee and subsequently recommend that the Council reassign current delegations and associated matters in relation to the Building Act 2004 to align with a new organisational structure.

EXECUTIVE SUMMARY

Building Act Delegations

2. On 9 November 2006, the Council resolved to delegate to the Environmental Policy and Approvals Manager and the Inspections and Enforcement Manager, severally, all of the Council's powers under the Building Act 2004 (the Act) **except:**
 - (i) its powers under sections 131 and 132 relating to the adoption or review of policies on dangerous, earthquake prone and insanitary buildings;
 - (ii) 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;
 - (iii) its power under section 219(1)(a) 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;
 - (iv) its powers under sections 233-236 to transfer any of its functions, duties or powers under the Act to another territorial authority;
 - (v) its power under sections 233-236 to agree to undertake any function, duty or power of any other territorial authority under the Act.
3. Earlier this year, the Council changed the structure of the organisation in the Regulation and Democracy Services Group so that there is a new Building Operations Unit. The Building Operations Unit handles earthquake building inspections and consents, and business as usual building inspections and consents. The Building Operations Unit Manager is Ethan Stetson.

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The Environmental Policy and Approvals Unit was also changed. This is now the Resource Consents and Building Policy Unit and handles resource consent applications, and has a focus on technical building advice and policy. The Resource Consents and Building Policy Manager is Steve McCarthy.

4. In light of this organisational change, it is appropriate to update the delegations so that the Building Operations Unit Manager, the Resource Consents and Building Policy Unit Manager, and the Inspections and Enforcement Unit Manager have appropriate delegations under the Building Act 2004. These Managers will then be in a position to sub-delegate the appropriate responsibilities, duties and powers as they see fit. Updating the delegations also ensures that those officers can continue to exercise powers that have been amended by the Building Amendment Act 2012.
5. Apart from two small changes, it is proposed that the new delegations will largely be in the same format as above so that all of the responsibilities, duties and powers under the Building Act 2004 will be delegated to these three Unit Managers severally except for the matters specifically listed. The two small changes relate to inserting references to sections 281A, 281B and 281C of the Building Act 2004 so that these powers are not delegated and remain with the Council. These provisions were inserted by the Building Amendment Act 2012 and relate to fees and charges under the Building Act 2004.

Delegation of power under section 174 of the Local Government Act 2002

6. In addition, to complement these delegations, staff recommend that the Council also delegate to the Building Operations Unit Manager, the Resource Consents and Building Policy Unit Manager, and the Inspections and Enforcement Unit Manager, severally, the power to authorise the issue of warrants under section 174 of the Local Government Act 2002. Section 224 of the Building Act 2004 provides that an authorised officer must, on entering private land and when requested at any subsequent time, produce to the occupier of the building a written warrant issued under section 174 of the Local Government Act 2002. Authorised officers under the Building Act 2004 carry out building inspections and the like.
7. Currently, the Council has delegated to the General Manager City Environment the power to issue warrants under section 174(1) of the Local Government Act 2002 for certain purposes. However, this delegation should be clarified to provide that three unit managers referred to above have the power to issue warrants under this section.

FINANCIAL IMPLICATIONS

8. Approval of these delegations of itself will not result in any additional expenditure.

Do the Recommendations of this Report Align with 2009-19 LTCCP budgets?

9. Not applicable.

LEGAL CONSIDERATIONS

Delegation questions

10. Section 232 of the Building Act 2004 provides that clause 32 of Schedule 7 of the Local Government Act 2002 applies, with all necessary modifications, in respect of powers conferred by the Local Government Act 2002 on a territorial authority and its officers.
11. Clause 32 of Schedule 7 states that "... for the purposes of efficiency and effectiveness in the conduct of a local authority's business, a local authority may delegate to a ... officer of the local authority any of its responsibilities, duties, or powers" except for certain specified responsibilities, duties and powers.

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12. There is power for these delegations subsequently to be sub-delegated under clauses 32(3) and 32B of Schedule 7.

Have you considered the legal implications of the issue under consideration?

13. Yes as above.

ALIGNMENT WITH LTCCP AND ACTIVITY MANAGEMENT PLANS

14. Not applicable.

Do the recommendations of this report support a level of service or project in the 2009-19 LTCCP?

15. Not applicable.

ALIGNMENT WITH STRATEGIES

16. Not applicable.

Do the recommendations align with the Council's strategies?

17. Not applicable.

CONSULTATION FULFILMENT

18. There have been internal discussions between the Managers of the Inspections and Enforcement Unit, the Building Operations Unit and the Resource Consents and Building Policy Unit as to which officers should hold delegated authority under the Building Act 2004.

STAFF RECOMMENDATION

It is recommended that the Council:

- (a) Reassign the current delegations under the Building Act 2004 to the Environmental Policy and Approvals Manager and the Inspections and Enforcement Unit Manager as follows:

Delegate to the Building Operations Unit Manager, the Resource Consents and Building Policy Unit Manager, and the Inspections and Enforcement Unit Manager, severally, all of the Council's powers under the Building Act 2004 except:

- (i) its powers under sections 131 and 132 relating to the adoption or review of policies on dangerous, earthquake prone and insanitary buildings;
- (ii) 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;
- (iii) 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;
- (iv) its powers under sections 233 to 236 to transfer any of its functions, duties or powers under the Act to another territorial authority;
- (v) its power under sections 233 to 236 to agree to undertake any function, duty or power of any other territorial authority under the Act;
- (vi) its power under section 281B in relation to increasing fees and charges, section 281C in relation to refunds or waivers of fees and charges.

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- (b) Delegate to the Building Operations Unit Manager, the Resource Consents and Building Policy Manager, and the Inspections and Enforcement Unit Manager, severally, the power of the Council to authorise the issue of written warrants under section 174 of the Local Government Act 2002.

COMMITTEE RECOMMENDATION

That the staff recommendation be adopted.

THE OPTIONS

19. There are two options:

Option 1

20. Option 1 is to amend the current delegations under the Building Act 2004 so that they now refer to the correct officer positions, and also provide for the delegation of the power under section 174 of the Local Government Act 2002 to the relevant officer positions.

Option 2

21. Option 2 is to do nothing.

THE PREFERRED OPTION

22. Option 1 is the preferred option. It enables the Council to tidy up the current delegations that are in place so that the responsibilities, duties, and functions under the Building Act 2004 can be carried out by, or subdelegated to, the most appropriate officers.

(2.) CHRISTCHURCH CITY COUNCIL SUBMISSION TO THE ENVIRONMENTAL PROTECTION AUTHORITY ON THE NZTA NOTICE OF REQUIREMENT FOR CHRISTCHURCH SOUTHERN MOTORWAY STAGE 2

General Manager responsible:	General Manager Strategy & Planning, DDI 941-8281
Officer responsible:	City Planning Unit Manager
Author:	Scott Blair, Senior Planner

PURPOSE OF REPORT

1. The purpose of this report is to:
- Inform the Council of the up coming New Zealand Transport Agency (NZTA) Notice of Requirement (NOR) Christchurch Southern Motorway 2 (CSM 2) application to the Environmental Protection Authority (EPA);
 - Inform the Council of it's role as a submitter in the EPA NOR process;
 - Outline Christchurch City Council staff's review of the draft NOR documents;
 - Recommend to the Council points on which to make a submission to the EPA on the NOR.
 - Recommend to the Council that it confirm a willingness to work collaboratively with Selwyn District Council, the New Zealand Transport Agency and Environment Canterbury (SDC, NZTA and Ecan) to take a 'one network'¹ approach to investigating and resolving SDC's concerns about the effect of the inclusion of ramps at the Halswell Junction Road interchange on the amenity of Prebbleton.

¹ A 'one network' basis means that the parties recognise that their respective transportation assets form part of a collective network where changes can affect each others assets.

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EXECUTIVE SUMMARY

2. On 7 November 2012 the New Zealand Transport Agency lodged a Notice of Requirement for a Designation for the Christchurch Southern Motorway 2 to be included in the Christchurch City

District Plan with the EPA. The CSM 2 is one of the Central Government's Roads of National Significance (RONS). Approximately one third of the proposed route is within the Council's territorial area with the remaining two thirds in the SDC territorial area. The route of the motorway is shown in **Attachment 1**.

3. Because this Notice of Requirement will be lodged with the EPA, the Council's role has changed from one of processing the Notice of Requirement and making recommendations to one of being a submitter when the EPA publicly notifies the Notice of Requirement – if it chooses to do so. Any concerns the Council has with the Notice of Requirement and the proposed project itself will have to be addressed through a submission. The public notification period is likely to be in February of next year, and will close in late February or early March 2013.
4. The CSM 2 is recognised in, and aligns with, several important Council strategies in relation to transport. The Council submission should support in principle the inclusion of the designation in the City Plan and the construction of the motorway.
5. With this in mind Council staff, over the course of 2012 have been engaged in consultation with the NZTA's representatives over the form and detail of the application for the Notice of Requirement. Staff and consultants have been reviewing the draft Assessment of Environmental Effects reports and have been providing feedback to the NZTA with a view to resolving staff issues prior to public notification of the Notice of Requirement. One significant issue that has arisen is the provision of full access ramps to the CSM 2 at Halswell Junction Road. There are significant benefits to the City with the inclusion of the ramps, however there may be significant adverse effects on Prebbleton (in the SDC area) from the increase in traffic along Springs Road through Prebbleton, that is attracted to the ramps. SDC staff maintain that this increase in traffic will have significant adverse effects on the amenity values of Prebbleton as a village. At a recent workshop with staff from SDC and NZTA, the Council staff agreed that a potential way forward is to agree amongst the parties to keep the full access ramps in the Notice of Requirement but to work collaboratively to identify effects on Prebbleton and mitigation on a 'one network' basis.
6. NZTA have provided Council staff with 17 technical reports covering transportation effects, stormwater, ecology, environmental health, geotechnical investigation, and social impact topics. These reports have been reviewed by suitably qualified staff (or consultants) who have found, in the main, that they agree with the methodology and conclusions of the reports. In some instances where staff have provided feedback it has led to amendment of the AEE reports by NZTA. However there are points raised by the Council staff, that have not been resolved between the Council staff and NZTA representatives.
7. The Council's staff have identified the following issues that the Council should make a submission on when the Notice of Requirement is publicly notified by the EPA:
- (i) Provision of full access ramps on Halswell Junction Road Roundabout to the CSM 2
 - (ii) The safety of the design of the Springs Road over-bridge and the signalised intersection of Shands and Marshs Roads
 - (iii) Landscaping within the motorway corridor where it traverses the Plan Change 54 (industrial) area on Marshs Road
 - (iv) Stormwater facilities
 - (v) A proposed advice note on conditions.

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8. If confirmed through the EPA process the Designation will be incorporated in the City Plan. Then the Council becomes responsible for administering and enforcing any conditions on the designation.
9. The Council has the option of:
 1. Doing nothing: Not making a submission
 2. Make a submission in support of the CSM 2 in principle but that seeks resolution of the matters raised in this report (preferred option)
 3. Making a submission only on matters of concern to the Council
 4. Making a submission in opposition to the construction of the CSM 2.
10. The following information is attached to the report:
 - **Attachment 1** Route of the CSM 2
 - **Attachment 2** Location of Full Access Ramps
 - **Attachment 3** Plan Change 54 Area and Outline Development Plan
 - **Attachment 4** Cross Section of Motorway and Plan Change 54 Area
 - **Attachment 5** Transportation Statement Prebbleton Structure Plan.

FINANCIAL IMPLICATIONS

11. Pursuing the submission will impose a financial cost on the Council in terms of staff time to develop and present the submission, and if necessary specialist consultant or legal counsel fees to help draft and present the submission.

Do the Recommendations of this Report Align with LTCCP budgets?

12. The recommendations and costs incurred align with the District Planning budget and work programme as provided for under the 2009-2019 LTCCP budget.

LEGAL CONSIDERATIONS

13. The Notice of Requirement process is subject to Part 2 Purpose and Principles of the Resource Management Act 1991 (the Act) – in particular the purpose of the Act Section 5 Sustainable Management:
 - (1) *The purpose of this Act is to promote the sustainable management of natural and physical resources.*
 - (2) *In this Act, **sustainable management** means managing the use, development, and protection of natural and physical resources in a way, or at a rate, which enables people and communities to provide for their social, economic, and cultural wellbeing and for their health and safety while—*
 - (a) *Sustaining the potential of natural and physical resources (excluding minerals) to meet the reasonably foreseeable needs of future generations; and*
 - (b) *Safeguarding the life-supporting capacity of air, water, soil, and ecosystems; and*
 - (c) *Avoiding, remedying, or mitigating any adverse effects of activities on the environment.*
14. Whilst the CSM 2 is an important piece of infrastructure, and a road of national significance, its design and implementation must still be in accordance with the purpose of the Act.
15. Further there is a statutory assessment process that must be followed that is set out in the Act. Section 171 sets out the factors which are relevant to notices of requirement where, subject to Part 2 of the Act, the primary focus is to consider the effects on the environment of allowing the Notice of Requirement. One of the considerations that the Environmental Protection Authority must address is whether the NZTA has given adequate consideration to alternative sites, routes

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or methods for undertaking the work if it is likely that the work will have significant adverse effects on the environment (Section 171(1)(b) of the Act).

16. Pursuant to these sections of the Act, if the Council has concerns about the potential adverse environmental effects of the proposal it should make a submission raising these issues and seek that the decision making body (whoever the Minister refers it to²) the Notice of Requirement be modified to or include conditions so as to avoid, remedy, or mitigate the identified adverse effects.
17. The Act also sets out the Notice of Requirement public notification, submission form and hearing process. Any submission by the Council must meet these timeframes and format requirements to be valid.

ALIGNMENT WITH LTP AND ACTIVITY MANAGEMENT PLANS

18. This project falls within the District Planning Activity Management Plan.

ALIGNMENT WITH STRATEGIES

19. The CSM 2 project aligns with and has been signalled by:
 - The Urban Development Strategy; and
 - The Christchurch Rolleston Environments Transportation Study; and
 - Draft Christchurch Transport Plan – Particularly Goal 3 Support Economic Vitality; and
 - Greater Christchurch Transport Statement; and
 - The South West Area Plan; and
 - Regional Land Transport Strategy; and
 - Draft Regional Public Transport Plan.

CONSULTATION FULFILMENT

20. The Riccarton/Wigram Community Board has been informed and consulted on the CSM 2 by both NZTA and Strategy and Planning Staff. The general public will have an opportunity to make their own submissions to the Environmental Protection Authority on the CSM 2 when the Notice of Requirement is publicly notified.

STAFF RECOMMENDATION

That the Council:

- (a) Make a submission on the Notice of Requirement for the Christchurch Southern Motorway Stage 2 which supports the Notice of Requirement in principle; but that the Council seeks that:
 - (i) The 'full access ramps' connecting the CSM to Halswell Junction Road, in both directions, are included in the Notice of Requirement and constructed as part of the Christchurch Southern Motorway Stage 2.
 - (ii) In the alternative to '(i)' if the full access ramps at Halswell Junction Road are either down graded to 'freight only' or removed completely then the diamond interchange on Christchurch Southern Motorway 2 and the intersection at Marshs Road and Shands Road be redesigned so that it can safely and efficiently operate with the increased vehicle movements that will result from the downgrade or removal of the full access ramps. It is acknowledged that this may require redesign and re- public notification of the Notice of Requirement to extend the area of the proposed designation.

² A Board of Enquiry or the Environment Court

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- (iii) The proposed landscaping within the Christchurch Southern Motorway 2 corridor through the Plan Change 54 area be designed and implemented to the satisfaction of the Christchurch City Council and that this form part of the conditions on the designation.
- (iv) The ability for the Christchurch City Council to review, and certify, the final Christchurch Southern Motorway 2 stormwater design at the Owaka facility to ensure that the Christchurch City Council's stormwater system is protected or accommodated form part of the conditions on the designation.
- (v) The proposed advice note on conditions that reads as per the text below, or has the same effect as, not being included in the final Notice of Requirement.

The documentation provided in support of the Notices of Requirement for the designations contains all of the information that would be required to be provided within an outline plan under section 176A of the RMA, and no separate outline plans for construction will be submitted.

- (vi) That, providing the Selwyn District Council does not oppose the inclusion of the Halswell Junction Road ramps in the Notice of Requirement and their construction, the Christchurch City Council agree to enter into a memorandum of understanding with its UDS partners Selwyn District Council, New Zealand Transport Agency, and Environment Canterbury to work collaboratively and investigate what works might be needed to manage the wider transportation network to alleviate potentially significant 'place and space' amenity effects on Prebbleton, if any are identified through investigation. Works on the wider transportation network might include:
 - Work on an Ellesmere link; and/or
 - Works on Marshs and Springs Road (subject to Public Transport constraints); and/or
 - Ramp metering; and/or
 - Cross connections; and/or
 - Proceeding with the Wigram Magdala link.

And:

- (b) Delegate to the General Manager Strategy and Planning the authority to finalise, and submit the submission and the submission points referred to in (a) on the Notice of Requirement for the Christchurch Southern Motorway 2, and to enter into a memorandum of understanding with Selwyn District Council, the New Zealand Transport Agency and Environment Canterbury on behalf of the Christchurch City Council on the basis of resolution (a)(vi).

COMMITTEE RECOMMENDATION

That the staff recommendation be adopted.

BACKGROUND AND DISCUSSION

The Project

- 21. In early November 2012 the New Zealand Transport Agency lodged a Notice of Requirement for a Designation for the Christchurch Southern Motorway 2 (CSM 2) to be included in the Christchurch City District Plan with the Environmental Protection Authority. The CSM 2 is one of the Central Government's Roads of National Significance (RONS). Approximately one third of the proposed route is within the Council's territorial area with the remaining two thirds in the Selwyn District Council's territorial area.
- 22. The route of the motorway is shown in **Attachment 1**. It is a continuation of the Christchurch Southern Motorway 1 which is under construction and due for completion in December of 2012.

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CSM 1 currently connects to Halswell Junction Road, Springs Road and Wilmers Road at a major roundabout. The CSM 2 will bypass this roundabout and continue in a south western direction across what is currently greenfield land that has been (or is signalled to be) rezoned for industrial development where it traverses Marshs Road, which marks the boundary between the Council's and SDC's territorial areas. Local roads Halswell Junction Road, Springs Road and Marshs Road will be elevated over the new motorway. The Hornby Industrial Rail Corridor (now mostly disused or used as part of the Little River Rail Trail) will be severed by the motorway. The motorway itself will be median separated four lanes with barriers. The cycle-path currently under construction on CSM 1 will be extended along the southern side of CSM 2 to connect to the Hornby Industrial Rail Corridor and then the Little River Rail Trail. Full access ramps, that connect Halswell Junction Road to the motorway in both directions were shown on pre application plans provided to the Council's staff. Commencement of construction of CSM 2 is expected in 2015.

23. The CSM 2 project is listed as a "Road of National Significance" (RoNS) in the Central Governments roading policy and strategy. The project also aligns with and has been signalled by a number of Council policies, or policies to which it is a partner including:

- The Urban Development Strategy; and
- The Christchurch Rolleston Environments Transportation Study; and
- Draft Christchurch Transport Plan; and
- Greater Christchurch Transport Statement; and
- The South West Area Plan; and
- Regional Land Transport Strategy; and
- Draft Regional Public Transport Plan.

The Notice of Requirement Process

24. The 'usual' Notice of Requirement process would involve the NZTA making its NOR application to the Council. The Council would publicly notify the application, receive public submissions, hold a hearing and then make recommendations back to the NZTA for that organisation to consider. However, because the project is a road of national significance and it traverses two territorial authority's areas the NZTA have elected to make their application to the Environmental Protection Agency pursuant to Part 6AA Proposals of National Significance of the RMA. The EPA will publicly notify the Notice of Requirement, receive submissions, and the Minister will then determine which body will hear and determine the Notice of Requirement. Either a Board of Enquiry of the Environment Court will have a hearing of submissions and then make a *decision* on whether the NOR is accepted, rejected or modified – including conditions. Appeals against this decision are on points of law only to the High Court. (In the 'usual' process the appeals against the requiring authority's final decision are to the Environment Court.)
25. Because this Notice of Requirement will be lodged with the EPA, the Council's role has changed from one of processing the Notice of Requirement and making recommendations to one of being a submitter when the EPA publicly notifies the Notice of Requirement – if it chooses to do so. Any concerns the Council has with the Notice of Requirement and the proposed project itself will have to be addressed through a submission. When it receives the Notice of Requirement the EPA will apply the tests under sections 95-95F of the RMA to determine whether it should be publicly notified. While the risk, from the Council's perspective, that the Notice of Requirement is processed without public notification is considered to be very low (given the size and significance of the project) the only recourse if it is not publicly notified is for the Council to apply for judicial review of the non notification decision in the High Court.
26. With this in mind Council staff, over the course of 2012, have been engaged in consultation with the NZTA's representatives over the form and detail of the application for the Notice of Requirement.

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NZTA has provided Council staff with 17 draft technical reports covering transportation effects, stormwater, ecology, environmental health, geotechnical investigation, and social impact topics. These have been reviewed by suitably qualified staff (or consultants) who have found, in the main, that they agree with the methodology and conclusions of the reports. In some instances where staff have provided feedback it has led to amendment of the AEE reports by NZTA. However there are some significant points raised by Council staff that have not been resolved between Council staff, SDC staff and NZTA representatives.

Council Staff identified issues following review of the draft technical documents:

27. While the CSM 2 is a significant piece of infrastructure that is important to the recovery and growth of the Canterbury Region, there are a number of issues that have arisen out of the Council staff review of the draft Notice of Requirement documents and discussions that should be addressed if the design of the motorway is to best meet the purpose of the Act – the Sustainable Management of Natural and Physical Resources.
 - (i) Submission Issue 1: Provision of full access ramps on Halswell Junction Road Roundabout to the CSM 2.
28. NZTA traffic modelling of the network in the south west is based on pre earthquake predictions of population growth and land use distribution. Staff of the Council and SDC have questioned whether the modelling and inputs that NZTA have used are appropriate for predicting the traffic and transportation effects of the design of the motorway. NZTA were slow to respond to staff questions over the course of 2012. Issues with NZTA's model and inputs were signalled as early as February 2012.
29. The Notice of Requirement documents show 'full access ramps' giving access for local traffic in the southwest to and from the CSM. In the opinion of Council staff the full access ramps at Halswell Junction Road will provide the most traffic and transportation benefit to the South West of Christchurch and the wider region's economy. Staff investigations show that these full access ramps will provide in the region of \$6 million (\$350 million net present value) of benefits per year. There are also benefits relating to the reduction of traffic volumes on some of the local road network in the Hornby area.
30. However staff of SDC have signalled dissatisfaction with the provision of 'full access ramps' because, in their opinion they will lead to a substantial increase in traffic movements through the township of Prebbleton which will in turn create adverse effects on their local traffic network and other environmental effects such as community severance. SDC maintains that these effects will impact on Prebbleton as 'a great place to live work and play' and therefore conflict with their structure plan³ for Prebbleton (adopted by that Council in 2010). SDC staff say that structure plan signals local network improvements, that have been programmed into the SDC Long Term Plan, that would direct traffic the Marshs/Shands interchange with the CSM2 and away from Prebbleton. With the inclusion of the ramps (which they say they were not expecting and the Cranford Rolleston Environs Transportation Study had not signalled) their programmed works are nullified. **Attachment 5** is a copy of the transport issues statement from their structure plan.
31. NZTA staff have indicated that they have included the full access ramps in the Notice of Requirement for public notification and that decisions as to whether they are ultimately built will rest in investigation and negotiation between the UDS partners. Inclusion of land for the ramps in the width of the Notice of Requirement will protect the land from inappropriate use while the matter is resolved. While NZTA have included the land for the ramps in the Notice of Requirement they see the matter being elevated to an appropriate Urban Development Strategy Partner forum for investigation and resolution.

³ Similar to the Council's South West Area Plan

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32. Further, there may be Long Term Plan funding issues for the Council from the inclusion (or exclusion) of the ramps in regard to works on the Council's network that need to be reallocated or have funding created for. Investigation into this can be undertaken as part of the wider investigation into the ramps.
33. To resolve these issues in regard to the model and the conflicting views of the Council and SDC staff over the full access ramps NZTA initiated a series of facilitated workshops between the Council, SDC and NZTA staff. Four workshops have been completed (the latest on 1 November 2012) where staff worked on identifying the benefits and costs to the three parties of including the ramps on network wide basis. NZTA announced the inclusion of the ramps and the reason for their inclusion in the Notice of Requirement at this last workshop and the preceding workshop. Staff also agreed it would be in the best interests of all parties to work collaboratively on a 'one network' basis to identify works in the respective territorial areas

(within SDC, the Council and on the State Highway network), that will seek to mitigate adverse effects on the amenity values of Prebbleton. On this basis it is recommended that the Council agree to enter into a memorandum of understanding with SDC, NZTA and Ecan as UDS partners. This would be subject to the ramps remaining in the project. At the workshop of 1 November staff of SDC, NZTA and the Council identified potential mitigation measures for the potential effects on Prebbleton. These included:

- Work on an Elsmere link; and/or
 - Works on Marshs and Springs Road (subject to Public Transport constraints); and/or
 - Ramp metering; and/or
 - Cross connections; and/or
 - Proceeding with the Wigram Magdala link.
34. Given that the width of land required for the ramps has been included in the Notice of Requirement to protect the corridor, and the ramps themselves are also shown, staff see this as a pragmatic way forward to resolve the issue. Given the projected timeline for design and construction of the CSM 2 a final decision on the inclusion of the ramps would need to be negotiated and made between the UDS partners within four years.
35. However for strategic and legal reasons of 'scope' and protecting the Council's ability to pursue assurance that sufficient width remains in the designation at the end of the Notice of Requirement process, staff recommend that the Council make a submission in support of at least the inclusion of sufficient width in the designation to include the ramps in the project in the future. This will also be important given SDC's apparent resistance to the ramps. While this is not a complete solution to the issue of the ramps, not including sufficient width in the designation at this stage may completely foreclose the option of the construction of the ramps in the future.
- (ii) Submission Issue 2: The safety of the design of the Springs Road over-bridge and the signalised intersection of Shands and Marshs Roads.
36. This matter is linked to the full access ramps at Halswell Junction Road issue. Should the full access ramps at Halswell Junction Road remain in the project then the form, function and safety of the Shands Road and Marshs Road intersection will be at what Council staff consider to be an acceptable level. However if the full access ramps are removed then traffic volumes using the intersection will increase dramatically significantly reducing the efficiency and safety of the design of the intersection.
37. The intersection will need to be redesigned (and perhaps the extent of the Notice of Requirement altered) to accommodate a new design. For this reason, the Council should support the inclusion of the full access ramps and identify the adverse efficiency and safety considerations at this intersection in particular as justification for its position.

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(iii) Submission Issue 3: Landscaping within the motorway corridor where it traverses the Plan Change 54 area.

38. The Calder Stewart privately requested Plan Change 54 process to rezone the land shown in **Attachment 3** from Rural to Industrial has concluded and is now 'operative' in the City Plan. The proposed motorway will sever about one third of the site from the balance two thirds. The motorway is not shown on the outline development plan (ODP) for the site in the City Plan and there are no landscaping provisions associated with the ODP that would screen users of the motorway from the adverse visual effects of the industrial development. This site will be the first urban entrance point to the City from the South. It is important as an entrance point to the City that there is a reasonably high level of visual amenity. Council and NZTA staff have met to discuss this issue and Council staff have indicated that it is a significant concern to them. NZTA subsequently provided a landscape plan through the area that, subject to clarification of species height and spacing would address concerns.
39. However the subsequent draft application documents provided to the Council staff have not included the amended plans and NZTA staff have indicated that they do not intend lodging the application with the landscape plan. The draft documents did provide a cross section of potential development and the motorway. A copy of that cross section is attached as **Attachment 4**.
40. The Council's legal counsel, Simpson Grierson, have provided an opinion that the landscape matter of concern to Council staff is a legitimate adverse resource management effect that the Council can submit on:

17. *In our opinion, the Council is fully entitled to seek in its submission that landscaping be provided within the CSM2 corridor to mitigate the adverse visual impacts from surrounding land uses on users of the motorway.*

(iv) Submission Issue 4: Stormwater Facilities.

41. The design of the stormwater basins at Owaka for the CSM 2 could impact on the form and function of the Council's stormwater system for the South West Integrated Catchment Management Plan. NZTA have previously provided Council staff with drawings of the relationship and effects on the Council stormwater systems. On 5 October 2012 Council staff provided NZTA staff with the following review comments on their draft Notice of Requirement:

Owaka Basin

The footprint of CSM2 encroaches on the Owaka Basin. The extent of this encroachment is about 20 per cent of the land owned by the Council. Basin capacity lost to CSM2 will need to be replaced nearby. NZTA's consultants now suggest capacity may be able to be restored by expanding onto contiguous NZTA land.

Details need to be confirmed by NZTA and discussed with the Council Capital Investigations Team. Arrangements for land purchase or swap need to be made prior to CSM2 construction commencing.

Owaka Culvert

It now appears that the existing twin pipe Owaka Culvert that conveys diverted flows from Owaka Basin north under CSM1 will be affected by CSM2. The Council Capital Investigations Team understands that the culvert will need to be lengthened by an indeterminate amount between CSM1 and Owaka Basin. This should not lead to a reduction in the capacity of the basin.

Owaka Underpass

It appears that the existing Owaka Underpass box culvert will also need to be lengthened. This should not lead to a reduction in the capacity of the basin.

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Montgomerys Drain

Montgomery's Drain conveys overflows from HJR⁴ Retention Basin east along the side of HJR as far as the proposed "Ramp" roundabout. The drain will be re-aligned to accommodate CSM2. Details need to be confirmed by NZTA and discussed with the Council.

42. While Council staff are confident that these are matters that can be resolved through design, the ability for the Council to review, and certify, the final CSM2 stormwater design to ensure that the Council's stormwater system is protected or accommodated for should form part of the conditions on the Notice of Requirement and hence be subject of the Council submission.

(v) Submission Issue 5: Advice note on conditions.

43. The draft Notice of Requirement conditions provided to Council staff contain the following advice note:

The documentation provided in support of the Notices of Requirement for the designations contains all of the information that would be required to be provided within an outline plan under section 176A of the RMA, and no separate outline plans for construction will be submitted.

44. Section 176A(3) of the RMA states:

(3) *An outline plan must show—*

- (a) *The height, shape, and bulk of the public work, project, or work; and*
- (b) *The location on the site of the public work, project, or work; and*
- (c) *The likely finished contour of the site; and*
- (d) *The vehicular access, circulation, and the provision for parking; and*
- (e) *The landscaping proposed; and*
- (f) *Any other matters to avoid, remedy, or mitigate any adverse effects on the environment.*

45. The Council's legal Counsel have been asked to give an opinion as to whether this advice note would be problematic if the Notice of Requirement did not contain, in the Council's opinion the information required by Section 176A of the RMA. Their opinion is:

24. If the Council considers that the level of detail provided within the NoR does not meet the minimum level required by section 176A(3), we recommend that the Council submit in opposition to this proposed advice note or otherwise make a submission seeking that further sufficiently detailed information be provided by NZTA in order to justify the proposed advice note.

46. As discussed in the preceding sections staff have concerns about the proposed design incorporated in the Notice of Requirement. The matters set out in the preceding sections of the report fall within all of the subsections in 176A(3). While matters in regard to design in the NoR remain outstanding it is recommended that the Council make a submission in opposition to the advice note.

Conclusions

47. The Christchurch Southern Motorway Stage 2 is a strategically significant project that the Council has shown support for in a number of strategies. Any submission by the Council on the Notice of Requirement should show support for the concept, timing and general location of the motorway. Taking into account the wider strategic importance of the CSM 2 the proposal meets the purpose of the Act. However there are some specific design details and aspects of the proposed conditions on the Notice of Requirement that are of concern to Council staff. It is recommended that the Council authorise staff to make a submission to the EPA supporting the

⁴ Halswell Junction Road

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CSM 2 but seeking resolution of the following matters so that it better meets the purpose of the Resource Management Act 1991.

- (a) That the 'full access ramps' connecting the CSM to Halswell Junction Road in both directions are supported and therefore should be retained in the Notice of Requirement be included in the designation and constructed as part of the CSM 2.
- (b) In the alternative to '(a)' if the full access ramps at Halswell Junction Road are either down graded to 'freight only' or removed completely then the diamond interchange on CSM 2 and intersection at Marshs Road and Shands Road be redesigned so that it can safely and efficiently operate with the increased vehicle movements that will result from the downgrade or removal of the full access ramps. It is noted that this may require redesign and re- public notification of the Notice of Requirement to extend the area of the proposed designation.
- (c) That the proposed landscaping within the motorway corridor through the Plan Change 54 area be designed and implemented to the satisfaction of the Christchurch City Council form part of the conditions on the designation.
- (d) That the ability for the Christchurch City Council to review, and certify, the final CSM2 stormwater design at the Owaka facility to ensure that the Council's stormwater system is protected or accommodated form part of the conditions on the designation.
- (e) That the proposed advice note on conditions that reads as per the text below, or has the same effect as being opposed in the Council's submission.

The documentation provided in support of the Notices of Requirement for the designations contains all of the information that would be required to be provided within an outline plan under section 176A of the RMA, and no separate outline plans for construction will be submitted.

- (f) That, providing the Selwyn District Council does not oppose the inclusion of the Halswell Junction Road ramps in the Notice of Requirement and their construction, the Council agree to enter into a memorandum of understanding with its UDS partners Selwyn District Council, New Zealand Transport Agency, and Environment Canterbury to work collaboratively and investigate what works might be needed to manage the wider transportation network to alleviate significant 'place and space' amenity effects on Prebbleton, if any are identified through investigation. Works on the wider transportation network might include:
 - Work on an Elsmere link; and/or
 - Works on Marshs and Springs Road (subject to Public Transport constraints); and/or
 - Ramp metering; and/or
 - Cross connections; and/or
 - Proceeding with the Wigram Magdella link.

THE OPTIONS

Option 1: Do nothing: Not make a submission

- 48. This option is not recommended. There are matters of concern to Council staff, and there may be other matters of concern to the Councillors themselves, that should be raised in a submission on the Notice of Requirement. A submission on the Notice of Requirement is the only avenue within the Notice of Requirement statutory process that will enable the Council to raise its concerns and have them addressed by the EPA.

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Option 2: Make a submission in support of the CSM 2 but that seeks resolution of the matters raised in this report, and agree to work collaboratively with Selwyn District Council, New Zealand Transport Agency, and Environment Canterbury to investigate potential adverse effects of an increase in traffic volumes through Prebbleton.

49. This option is recommended. The CSM 2 is a strategically significant piece of infrastructure that will add to and enable regional economic growth. However as highlighted in this report there are matters of concern to staff that can be resolved through the submission process.

Option 3: Make a submission only on matters of concern to the Council

50. This option is not recommended. The CSM 2 is a strategically significant piece of infrastructure that the Council should support. The submission matters raised in this report, while of concern are secondary to the importance of the infrastructure to the region, the region's economy and earthquake recovery.

Option 4: Make a submission in opposition to the construction of the CSM 2

51. This option is not recommended. As outlined in this report the CSM 2 will be a strategically significant contributor to the region, the region's economy and earthquake recovery and its ultimate construction should be supported.

THE PREFERRED OPTION

52. The preferred option is Option 2.

(3.) INVESTIGATION INTO IMPOSING ADDITIONAL TEMPORARY ALCOHOL BANS

General Manager responsible:	General Manager Strategy and Planning, DDI 941-8281
Officer responsible:	Strategic Policy Unit Manager
Author:	Siobhan Storey, Senior Policy Analyst

PURPOSE OF REPORT

1. To investigate imposing temporary alcohol bans on Christmas Eve, New Year's Eve, New Year's Day, Cup Day and St Patrick's Day in each of those areas which have alcohol bans not currently covering those days and times.

EXECUTIVE SUMMARY

2. At its meeting of 23 August 2012 the Council resolved to:

"Undertake an additional piece of work to impose temporary liquor bans on Christmas Eve, New Year's Eve, New Year's Day, Cup Day and St Patrick's Day in each of those areas which have liquor bans not currently covering those days and times."

3. There are four areas to be considered under the resolution (refer **Attachment 1**) - Akaroa, Spencer Park, Sumner and Okains Bay. Three of these, Spencer Park, Akaroa, and Okains Bay, have bans on New Year's Eve but not on Christmas Eve, New Year's Day, Cup Day or St Patrick's Day. Sumner has a ban from Thursday to Sunday starting at 7.00pm on Thursday going through to midnight on Sunday. In Sumner, there will be years when some of the above days or nights fall outside the current liquor ban.
4. Staff contacted the Police and the Akaroa/Wairewa, Hagley/Ferrymead, and Shirley/Papanui Community Boards to determine whether there were any alcohol issues on any of these days and nights and whether the Police or the Boards felt there was a need for additional bans.

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5. There were no behavioural issues identified by the Police or any of the three Community Boards on Christmas Eve, New Year's Day, Cup Day and St Patrick's Day in Akaroa, Okains Bay, Spencer Park or Sumner. There was seen to be no need to impose bans additional to the current bans in these areas.
6. However, Police are in favour of imposing a ban for Sumner on New Year's Eve as they consider that alcohol related disorder is very likely to occur on these days unless this area has an alcohol ban in place. New Year's Eve falls outside the current alcohol ban in Sumner (Monday-Wednesday) in 2012, 2013 and 2104.
7. Staff recommend that as New Year's Eve 2012 falls on a Monday, the Council resolve to impose a Temporary Alcohol Ban Area for Sumner from 7.00pm 31 December 2012 to 7.00am 1 January 2013. A Temporary Alcohol Ban Area is recommended this year as it can be imposed by Council resolution and put in place in time for New Year's Eve 2012. There is insufficient time to impose a permanent ban for this year as that would require a Special Consultative Procedure (SCP). The Council could similarly apply temporary bans for New Years Eve in 2013 and 2014 if required.
8. As New Year's Eve in 2013 and 2014 will also fall outside the current Thursday-Sunday liquor ban in Sumner, the Council could consider making a permanent change to the bylaw to extend the Sumner alcohol ban to every New Year's Eve. Making a permanent change would require an SCP. The Alcohol Restrictions in Public Places Bylaw 2009 will be amended in the future, either in response to a further request for alcohol bans or as part of the regular bylaw review programme, and an SCP will be required. As the minimum cost for an SCP of this type is around \$30,000 staff suggest that a permanent ban in Sumner for New Year's Eve be included in a future SCP on this bylaw rather than as a stand alone process.

FINANCIAL IMPLICATIONS

9. If any bans were to be imposed, financial provision would be required for public notices and display advertisements, as well as appropriate signage, including production, erection and replacement if necessary. Based on previous costs, temporary signs, public notices and advertising would cost approximately \$6,000. As these signs would be temporary they would be funded through the City and Community Long Term Policy and Planning Activity budget.
10. If a permanent ban were to be imposed, there is the additional cost of the required SCP which, based on previous SCP costs, would be approximately \$30,000.
11. The costs of enforcement rest with the Police under powers in the Local Government Act 2002.

Do the Recommendations of this Report Align with 2009-19 LTCCP budgets?

12. See above.

LEGAL CONSIDERATIONS

13. The Christchurch City Council Alcohol Restrictions in Public Places Bylaw 2009 which incorporates the Alcohol Restrictions in Public Places Amendment (Riccarton/Illam) Bylaw 2011, the Alcohol Restrictions in Public Places Amendment (Okains Bay) Bylaw 2011, and the Alcohol Restrictions in Public Places Amendment Bylaw 2012 (the Bylaw) provides the power, by resolution, to put Temporary Alcohol Ban Areas in place. Clause 5 of the Bylaw specifies a number of matters the Council must consider before it imposes a Temporary Alcohol Ban Area. Clause 5 also requires that the resolution must describe the specific area that is the Temporary Alcohol Ban Area and the times, days or dates during which the alcohol restrictions apply to any public places in the area.

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14. The Bylaw defines a Temporary Alcohol Ban Area as meaning "an area described in a resolution made under this bylaw in which alcohol restrictions are temporarily in place in the public places within the area during the times, days or dates specified in the resolution."
15. Section 147 of the Local Government Act 2002 (the Act) allows for alcohol bans in public places which are under the control of the Council. Ban Areas can include for example, roads over which the Council has control but not private parking areas.
16. Under clause 5(2) of the Bylaw the Council must consider, in the case of resolving to introduce any Temporary Alcohol Ban Area, the following matters:
 - (a) If the proposed ban relates to an event, -
 - (i) the nature of the expected event;
 - (ii) the number of people expected to attend;
 - (iii) the history of the event (if any); and
 - (iv) the area in which the event is to be held; and
 - (b) The nature and history of alcohol-related problems usually associated with the area, together with any anticipated alcohol-related problems; and
 - (c) Whether the benefits to local residents and to the city would outweigh the restrictions the resolution would impose on local residents and other people, including those who may be attending any events, in the area covered by the resolution; and
 - (d) Any information from the Police and other sources about the proposed dates, the event or the area to be covered by the resolution; and
 - (e) Whether the Police support the proposed Temporary Alcohol Ban Area; and
 - (f) Any other information the Council considers relevant.
17. The Police have various powers to enforce the Bylaw, including the power to search containers and vehicles in public places for alcohol, seize and remove alcohol, and arrest any person who is found to be breaching the Bylaw. Before the Police exercise these powers they must comply with the warning provisions in section 170 of the Local Government Act 2002. However, in certain circumstances as set out in section 170(3), the Police can search immediately and without notice. In order to give the Police this power, the Council would need to resolve that clause 8(1) of the Bylaw applies to the Temporary Alcohol Ban.⁵ In the past the Council has exercised this power and passed a resolution under clause 8(1), where the Council has resolved to impose a Temporary Alcohol Ban Area for an event.

Have you considered the legal implications of the issue under consideration?

18. Yes. Any additional Temporary Alcohol Bans will apply to public places within the meaning of section 147 of the Act. In terms of clause 5(1) of the Bylaw, the proposed resolution describes the specific areas to which the Temporary Alcohol Ban Areas will apply and the times and dates that it will apply.
19. In respect of imposing a temporary ban for Sumner for New Year's Eve 2012 the matters of Clause 5(2) of the Bylaw have been considered as noted below.

⁵ Note that clause 8 provides as follows:

8. POLICE POWERS OF SEARCH IN TEMPORARY ALCOHOL BAN AREAS

(1) This bylaw authorises a member of the Police to exercise the power of search under section 169(2)(a) of the Act for the purposes of Section 170(2) of the Act in areas to which a resolution declaring a Temporary Alcohol Ban Area applies.

(2) Clause 8(1) only applies if the resolution declaring a Temporary Alcohol Ban Area provides that clause 8(1) of this bylaw will apply.

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20. **Clause 5(2)(a) - whether the proposed bans relate to events**
The proposed ban does not relate to an event.
21. **Clause 5(2)(b) - the nature and history of alcohol-related problems usually associated with the areas, together with any anticipated alcohol-related problems**
There is already an alcohol ban in place in Sumner, which applies from Thursday to Sunday starting at 7.00pm on Thursday going through to midnight on Sunday. The area covers the Sumner Esplanade.
22. The Esplanade, Sumner, is a residential street adjacent to the beach. It is a recreational area and attracts a broad range of people from the local community and the greater Christchurch area. The seaward side of the Esplanade has a promenade and grassed reserve which includes a children's paddling pool and picnic area. Most of those attracted to the area are families and surfers enjoying the recreational facilities. There are often sporting events held along the Esplanade, including surf festivals and triathlons.
23. Prior to the ban being imposed in Sumner, 'boy racers', and others had caused disorder, often aggravated by the consumption of alcohol. Incidents of fighting, foul language and the smashing of glass were common. The problems tended to occur during the summer, particularly at weekends and especially when the weather was good. The congregation of youths watching boy/girl racers using the Esplanade as part of a circuit was common on the reserve areas of the road. These youths often consumed alcohol in the area, causing disorder problems.
24. Since the ban has been imposed Police note there has been little evidence of these kinds of problems. The Police are of the view that the circumstances that gave rise to the creation of the Sumner alcohol ban are highly likely to be replicated on a New Year's Eve that falls outside the current ban days of operation. There has been no New Year's Eve since 2008 that was not covered by the current ban, 2012 is the first.
25. **Clause 5(2)(c) - whether the benefits to local residents and to the city would outweigh the restrictions the resolution would impose on local residents and other people, including those who may be attending any events, in the area covered by the resolution**
It is considered that the benefits to local residents and to the city would outweigh the restrictions imposed on local residents and other people in the area covered by the resolution.
26. **Clause 5(2)(d) - any information from the Police and other sources about the proposed dates, the event or the area to be covered by the resolution**
The local officers agree that the current alcohol ban has reduced alcohol intake and reduced potential disorder and crime. See also the information below under clause 5(2)(f).
27. **Clause 5(2)(e) - whether the Police support the proposed Temporary Alcohol Ban Area**
The Police support the following times for a temporary ban for Sumner: each New Year's Eve from 7.00pm 31 December to 7.00am 1 January.
28. **Clause 5(2)(f) - any other information the Council considers relevant**
The Police are of the view that the circumstances that gave rise to the creation of the Sumner alcohol ban are highly likely to be replicated on a New Year's Eve that falls outside the current ban days of operation. Police believe that there now exists an "alcohol ban culture" in Sumner. That is, the residents are aware of, and used to, the alcohol ban, although not necessarily the details of it, and assume the ban would be in operation on any given New Year's Eve - thus eliminating the issues that gave rise to it. Police also believe, especially in the current climate, there exists a real risk of a group or groups realising the ban does not cover New Year's Eve as a matter of course and will, at some stage, seek to hold or promote a public place event focusing on the consumption of alcohol. Such an event would place significant pressure on Police resources and unnecessarily endanger nearby residents. There has been no New Year's Eve since 2008 that was not covered by the current ban, 2012 is the first.

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ALIGNMENT WITH LTCCP AND ACTIVITY MANAGEMENT PLANS

Do the recommendations of this report support a level of service or project in the 2009-19 LTCCP?

29. Introducing additional temporary alcohol bans, if required, could be considered to broadly align to the following LOS in the Strengthening Communities Activity Management Plan, 2.2.3.1. *Maintain Safe City Accreditation every 15 years.*

Do the recommendations align with the Council's strategies?

30. The Safer Christchurch Strategy aims to see rates of injury and crime decline, for people to feel safe at all times in Christchurch City and for Christchurch to have excellent safety networks, support people and services.

CONSULTATION FULFILMENT

31. Staff consulted the Akaroa/Wairewa, Hagley/Ferrymead, and Shirley/Papanui Community Boards via the Board Advisers, regarding the proposal for additional temporary alcohol bans for Spencer Park, Akaroa, Okains Bay and Sumner to apply on Christmas Eve, New Year's Eve, New Year's Day, Cup Day and St Patrick's Day. Staff advised the Boards that Spencer Park, Akaroa and Okains Bay already had bans on New Year's Eve and asked the Boards whether they would be in favour of imposing alcohol bans, whether temporary or permanent, on the additional days or nights in the current ban areas. In the case of Sumner, the current ban applies Thursday to Sunday only and finishes at midnight on Sunday. Thus if New Year's Eve falls on Sunday, Monday, Tuesday or Wednesday, there is no ban in place in Sumner, and thus a temporary ban in these years could be warranted.
32. The three Boards reported no knowledge of alcohol related problems on any of the proposed days and nights and considered there is no need to impose additional temporary bans to the current ban areas.
33. Staff contacted the relevant Police Area Commanders and asked if there had been any complaints relating to alcohol on Christmas Eve, New Year's Eve, New Year's Day, Cup Day or St Patrick's Day in these ban areas and whether they would support the proposal for further temporary bans.
34. The Police advised they had not had any complaints relating to alcohol on any of the days or nights under consideration, except for New Year's Eve, which is already covered in Akaroa, Okains Bay and Spencer Park, and they saw no need to impose further bans in these areas. However in the case of Sumner, the Police support imposing a temporary ban on New Year's Eve during those years that New Year's Eve falls on a Sunday, Monday, Tuesday or Wednesday as the current ban for Sumner applies Thursday to Sunday only and finishes at midnight on Sunday.
35. The Police support the following times for a temporary ban for Sumner: each New Year's Eve from 7.00pm 31 December to 7.00am 1 January. In each year this will occur, a report to Council will need to be prepared addressing the matters in Clause 5 of the Bylaw, unless the Alcohol Restrictions in Public Places Bylaw 2009 is to be amended in the future and an SCP is required, which could include making a permanent ban in Sumner.

STAFF RECOMMENDATION

It is recommended that the Council:

- (a) Impose a Temporary Alcohol Ban Area for Sumner (being the area shown on the attached map of the Sumner Alcohol Ban Area), from 7.00pm 31 December 2012 to 7.00am 1 January 2013.

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- (b) Does not impose any other further alcohol bans on Christmas Eve, New Year's Day, Cup Day or St Patrick's Day in Spencer Park, Akaroa, Okains Bay, or Sumner.
- (c) Note the opportunity to consider imposing a Temporary Alcohol Ban Area in Sumner in 2013 and 2014, unless the Alcohol Restrictions in Public Places Bylaw 2009 is to be amended in the future and a Special Consultative Procedure is required, which could include making a permanent ban in Sumner.

COMMITTEE RECOMMENDATION

That the staff recommendation be adopted.

BACKGROUND (THE ISSUES)

36. At its meeting of 23 August 2012 the Council resolved to:

"Undertake an additional piece of work to impose temporary liquor bans on Christmas Eve, New Year's Eve, New Year's Day, Cup Day and St Patrick's Day in each of those areas which have liquor bans not currently covering those days and times."

37. Current Bans

The table below shows the permanent alcohol bans which are currently in place.

Area	Days	Start	Finish
Central City	Monday - Sunday	24 hours	
Hagley Park and Environs	Monday - Sunday	10.00pm	7.00am
South Colombo	Monday - Sunday	24 hours	
New Brighton Mall, Marine Parade and Environs	Monday - Sunday	24 hours	
Sumner Esplanade	Thursday - Sunday	7.00pm Thursday	Midnight Sunday
Jellie Park	Monday - Sunday	24 hours	
Akaroa	New Year's Eve	5.00pm 31 December	7.00am 1 January
Spencer Park	New Year's Eve	8.30pm 31 December	6.00am 1 January
Riccarton/Ilam	Monday - Sunday	24 hours	
Okains Bay	New Year's Eve	5.00pm 31 December	7.00am 1 January
Papanui	Monday - Sunday	6.00pm	6.00am
Merivale	Monday - Sunday	6.00pm	6.00am

38. There are four areas to be considered under the resolution - Akaroa, Spencer Park, Sumner and Okains Bay. Three of these, Spencer Park, Akaroa, and Okains Bay, have bans on New Year's Eve but not Christmas Eve, New Year's Day, Cup Day or St Patrick's Day.
39. Sumner has a ban from Thursday to Sunday starting at 7.00pm on Thursday going through to midnight on Sunday. There will be years when some of the above days or nights fall outside the current liquor ban.

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40. Under the Christchurch City Council Alcohol Restrictions in Public Places Bylaw 2009 the Council may declare a Temporary Alcohol Ban Area by resolution. Before doing so the Council must consider the nature and history of alcohol-related problems associated with the area together with any anticipated alcohol-related problems. The Council must consider whether the benefits to local residents and to the city outweigh the restrictions placed on other persons; consider any information from the Police about the proposed dates and times and whether Police support the Temporary Alcohol Ban Area.
41. The Akaroa/Wairewa, Hagley/Ferrymead, and Shirley/Papanui Community Boards have been consulted, as discussed in paragraphs 31 – 32 above.
42. With respect to the Police, Area Commander Alan Weston advised that he discussed the proposal for further temporary bans with staff at relevant police stations. They had not received any complaints relating to alcohol related disorder on any of the days or nights under consideration and they saw no need to impose further bans in Akaroa, Okains Bay or Spencer Park. However in the case of Sumner, Police consider that alcohol related disorder is very likely to occur on New Year's Eve in Sumner unless there is an alcohol ban in place in the area. Therefore the Police are in favour of imposing a temporary ban on New Year's Eve in those years when it falls on a Sunday, Monday, Tuesday or Wednesday. In other years the current Thursday to Sunday ban covers New Year's Eve.

THE OBJECTIVES

43. To investigate imposing temporary alcohol bans on Christmas Eve, New Year's Eve, New Year's Day, Cup Day and St Patrick's Day in each of those areas which have alcohol bans not currently covering those days and times.

THE OPTIONS

Option 1 – Do nothing

44. The Community Boards do not consider that there is a requirement for further alcohol bans on Christmas Eve, New Year's Eve, New Year's Day, Cup Day or St Patrick's Day in Spencer Park, Sumner, Akaroa or Okains Bay and thus the status quo should prevail.

THE PREFERRED OPTION

Option 2 – Impose a Temporary Alcohol Ban Area in Sumner on New Year's Eve 2012

45. The Community Boards and Police do not identify any need for further alcohol bans for Sumner on Christmas Eve, New Year's Day, Cup Day or St Patrick's Day. However the Police are in favour of a ban on New Year's Eve in Sumner when New Year's Eve falls outside the days of the current ban.
46. A Temporary Alcohol Ban Area is recommended this year as it can be imposed by Council resolution and put in place in time for New Year's Eve 2012. There is insufficient time to impose a permanent ban for this year as that would require a Special Consultative Procedure (SCP).
47. As the minimum cost for an SCP is \$30,000 and the Alcohol Restrictions in Public Places Bylaw 2009 will be amended in the future either in response to a further request for alcohol bans or as part of the regular bylaw review programme, a permanent ban in Sumner for New Year's Eve could be included in a future SCP.
48. New Year's Eve in 2013 and 2014 will also fall outside the current Thursday-Sunday liquor ban in Sumner. Until the Alcohol Restrictions in Public Places Bylaw 2009 is amended the Council may, by resolution, determine that a temporary alcohol ban be applied in Sumner on New Year's Eve when required, on the evidence that a problem could exist during the period.

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(4.) PLAN CHANGE 74 AIRPORT NOISE CONTOURS

General Manager responsible:	General Manager Strategy & Planning Group DDI 941-8281
Officer responsible:	City Planning Unit Manager
Author:	Marie Pollisco, Policy Planner

PURPOSE OF REPORT

1. The purpose of this report is to seek the Committee's approval for the public notification of Proposed Plan Change 74 to the Christchurch City Plan under clause 5 of the First Schedule to the Resource Management Act 1991 (RMA). The recommendation is for the Council to notify the proposed plan change, and its supporting Section 32 Assessment (both at **Attachment 1**).

EXECUTIVE SUMMARY

2. This plan change seeks to amend the airport noise contours in the City Plan to be consistent with the revised lines shown in Proposed Change 1 (PC1) to the Canterbury Regional Policy Statement (RPS), which have already been adopted in the district plans of neighbouring Waimakariri (November 2011) and Selwyn (April 2011) districts.
3. The revised airport noise contour lines (**Attachment 2**) were based on updated assumptions about aircraft mix and the flight technology now used, and updated figures for ultimate capacity of the airport as a result of the proposed Simultaneous Operations (SIMOPs) mode of operation. Further information on SIMOPs is in the attached background information.
4. The need to amend the existing noise contours (**Attachment 3**) in the City Plan planning maps arises because of its inconsistency with Chapter 6 (containing PC 1/Chapters 12A and 22) of the Proposed RPS 2011, and it being inconsistently reflected across district boundaries within the Greater Christchurch area with different contours being used on different sides of local authority boundaries.
5. **Attachment 4** shows the existing 50 dBA Ldn noise contour in the City Plan overlaid on the proposed new contours that are within the Council's territorial area. In the main on the western side of the airport there is considerable reduction in the area that the 50dBA noise contour covers (reduced area shown yellow) – with a slight extension for the northwest flight path (extended area shown red). On the eastern side of the airport the 50 dBA noise contour extends slightly (relative to the size of the reduction on the western side – extended area shown red) closer to and over the existing urban area - with an exception of a reduction of the 50dBA contour of the north west flight path from Hagley Park into Fendalton/Riccarton (reduced area shown yellow).
6. This new extended 50 dBA Ldn contour on the eastern side of the airport forms the boundary to which new Greenfield residential development may extend towards the airport in proposed Change 1 to the RPS. New urban development signalled by proposed Change 1 to the RPS can sit between the 50 and 55dBA Ldn contours – but it cannot be noise sensitive activity (including residential activity).
7. There are existing rules in the City Plan, related to protecting airport operations from noise related reverse sensitivity effects.⁶ Different rules and consent thresholds e.g. discretionary or non-complying or even prohibited activities apply to establishing noise sensitive activities in the different contour areas. In general the consent threshold becomes a higher hurdle the closer a noise sensitive activity gets to the airport. These rules are not being changed by this plan change.

⁶ Rules that control the establishment of activities (e.g. residential activities) that might be affected by noise generated by airport activities – thereby leading to complaints and potential curbing of airport operations.

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8. However there are no existing rules that will affect existing residential development between the new 50dBA and 55dBA noise contours. The new 50 dBA contour is effectively a policy line delineating the point at which future residential development cannot extend. There are some small pockets of existing residential urban development (e.g. at Yaldhurst, Belfast, Nunweek) that sit inside the new 50 dBA contour – however these zones were established prior to these new contours and are not affected. The reduction in the extent of noise contour of the northwest flight path over the central city shows that fewer existing residents in these areas will be affected by noise from airport operations in the future.
9. The proposed amendments will alter one policy (6.3A.7 in Volume 2 of the City Plan), and the Explanation and Reasons for Policies 6.3A.7 and 7.8.1-7.8.3. The amendment changes the emphasis from *discouraging* noise activities within the 50 dBA contours to *avoiding* these activities within the contour – with the exception of listed existing activities. This change strengthens the policy and helps it be consistent with Policy 1 and Map 1 of proposed Change 1 to the RPS.
10. While PC1 is still subject to appeal, and therefore a 'Proposed' RPS, there is a requirement under section 74(2)(b) of the RMA for regard to be had to it when preparing or changing a district plan. It is considered that considerable weight should be given to PC1 in considering the need for the location of the contour in the City Plan to align with that in PC1.
11. Section 74(2)(c) also requires the Council to have regard to the extent that the City Plan needs to be consistent with the plans or proposed plans of adjacent territorial authorities. Given that the issues around the airport noise contour and the policy approach should be dealt with consistently irrespective of the district, it is considered that considerable weight should be given to this matter as a reason to pursue proposed Plan Change 74. Further, the new 50-55 dBA Ldn noise contours are now anchored at the northern and southern ends of the flight paths.

FINANCIAL IMPLICATIONS

12. Should the Council resolve to notify the plan change there are legal processes which must be followed in accordance with the First Schedule of the RMA. This is a standard process that all plan changes must follow and if the processes are correctly followed, no particular financial risks are foreseen.
13. There would be costs arising at various stages of the plan change process relating to consultation, the preparation of officer reports and a hearing in response to submissions. The scale of costs would depend on the level of complexity of the submissions received. There is the potential for costs associated with responding to any Environment Court appeals received. Funding is provided from existing budget as part of the District Planning work programme agreed by the Council.

Do the Recommendations of this Report Align with 2009-19 LTCCP budgets?

14. The recommendations and costs incurred align with the relevant budgets and work programme as provided for under the 2009-2019 LTCCP budget.

LEGAL CONSIDERATIONS

Have you considered the legal implications of the issue under consideration?

15. There is a legal process which must be followed for plan changes in accordance with the First Schedule of the RMA is familiar to the Council through both the private plan change process and in respect of Council initiated plan changes. Proceeding in accordance with these procedures should create no particular risks.

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ALIGNMENT WITH LTCCP AND ACTIVITY MANAGEMENT PLANS

Do the recommendations of this report support a level of service or project in the 2009-19 LTCCP?

16. The process of Council initiated plan changes is provided for under the LTCCP and Activity Management Plans. This proposed plan change is specifically identified as a project within the Council's District Planning Work Programme.
17. The LTCCP identifies an ongoing programme of maintaining and reviewing the City Plan improvements in respect of enhancements to ensure an attractive built environment and to minimise adverse effects on the environment. The proposed plan change is specifically identified as a project within the Council's District Planning work programme.

ALIGNMENT WITH STRATEGIES

Do the recommendations align with the Council's strategies?

18. The Council, in partnership with neighbouring District Councils (Selwyn and Waimakariri), the Regional Council (Environment Canterbury - ECan) and the New Zealand Transport Agency (NZTA – formerly Transit NZ), produced the Greater Christchurch Urban Development Strategy and Action Plan (UDS) in 2007. The strategy aims to promote a collaborative and integrated approach to managing future urban growth of the Greater Christchurch area until 2041. The UDS encourages the parties to work together to develop actions which enrich lifestyles, enhance environments, encourage prosperous economics and manage growth.
19. The UDS recognises the economic importance of the Airport as strategic regional infrastructure that needs to be protected through growth management⁷. A specific action point is 'Reinforce reverse sensitivity boundaries for the Christchurch International Airport...'

CONSULTATION FULFILMENT

20. The revised airport noise contours have been through extensive public consultation through the proposed Change 1 to the RPS process and technical input through the expert panel appointed to determine the contours. There are appeals primarily against the policy response in proposed change 1 to the RPS rather than the technical process that was used to determine the contours. District Planning is also undertaking work in relation to the north west review area. As part of the consultation on that process land owners were asked their views on what were appropriate land uses within the contours. On proposed Plan Change 74 Airport Noise Contours, officers have consulted with ECan and Christchurch International Airport Limited (CIAL). Officers have informed Selwyn and Waimakariri District Councils, and New Zealand Transport Agency.
21. As part of the plan change process Council staff will continue to consult with affected landowners, though for existing 'developed' areas that the changes do not impact on established development rights. It is likely that those parties with Greenfield development aspirations who have challenged the RPS provisions will also challenge these, as a matter of course.

STAFF RECOMMENDATION

It is recommended that the Council:

- (a) Adopt the attached proposed plan change and assessment under Section 32 of the Resource Management Act 1991.

⁷ 6.9.4 Actions – Greater Christchurch Urban Development Strategy and Action Plan; 2007; P. 72

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- (b) Proceed to publicly notify proposed Plan Change 74 to the City Plan pursuant to the provisions of the First Schedule of the Resource Management Act 1991.

COMMITTEE RECOMMENDATION

That the staff recommendation be adopted.

Councillor Keown took no part in this item or voting due to a possible conflict of interest.

BACKGROUND (THE ISSUES)

22. The current City Plan does not contain an up-dated location of the noise contours which have been adopted in the district plans of neighbouring Waimakariri and Selwyn districts, and which are shown in Proposed Change 1 (PC 1) to the Regional Policy Statement (RPS).
23. It is appropriate that the inconsistency of the City Plan with the airport noise contours shown on Map 1 of PC1, and with the noise contours and associated regulatory regime in neighbouring districts, is addressed by a targeted change to the City Plan. This arises because the noise contours in the City Plan planning maps are now inconsistent with PC1, potentially creating confusion particularly for landowners in the north-west area of the City.
24. The provisions set out in the plan change, titled "Proposed Plan Change 74 Airport Noise Contours" would mean that the City Plan would be consistent with the Waimakariri and Selwyn District Plans on this matter, and the accepted location of the airport noise contours would be consistently reflected across district boundaries within the Greater Christchurch area, rather than different contours being used on different sides of local authority boundaries.

How the 50dBA contour has been established

25. The 50 dBA Ldn line is shown on Map 1 of PC1, ie the 50 dBA Line as remodelled by a panel of noise experts in 2007, and sanctioned by the Environment Court through the acceptance by the Environment Court of an agreed methodology for measuring the noise contour (DJ and AP Foster v Selwyn District Council, C138/2007, 1 November 2007). This modelling was reflected in the noise contour included in Variation 4 to PC1.
26. The revised shapes and sizes of the three noise contour lines (explained below) were based on updated assumptions about aircraft mix and the flight technology now used, and updated figures for ultimate capacity of the airport as a result of the proposed SIMOPs (of both runways) mode of operation.
27. The now established 50 dBA Ldn line is a line representing average noise (at the ultimate capacity of the airport) over the busiest three months of airport operation, weighted by a 10 dB penalty for night noise to account for sleep disturbance.

The City Plan's Existing Approach

28. In the Christchurch City Plan the 50 dBA line has been used for some years as a potential policy boundary in the urban growth chapter, Part 6 of Volume 2, to mark the limit of rezoning for noise-sensitive urban purposes in the direction of the airport. In recent years the relevant policy has been reworded to cover noise-sensitive activities in general in this location. The 50 dBA Ldn line is the outermost of three noise contours shown in the City Plan (see attached Map 1: Existing Airport Noise Contours in City Plan).
29. The remodelling of the noise contours affects all three contours (see attached Map 2: New Airport Noise Contours to go into City Plan). Moving inwards towards the airport proper and the airport runways, the "middle" line is the 55 dBA Ldn line. This line is used in the Christchurch City Plan as a regulatory boundary to mark the area within which acoustic insulation is required for those noise-sensitive uses, including dwellings) which are already located there, when they

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expand or redevelop, or when new noise-sensitive activities permitted by the Plan by exception to the general policy (see below), are developed.

30. The innermost noise contour in the Christchurch City Plan is the 65/95 SEL dBA line. This line cannot be directly compared to the other two noise contours as it is derived on a different basis. It is the outer extent of either the 65 dBA Ldn line or the 95 dBA SEL (single event) line, depending on which is outermost in any location. This line takes account of infrequent but at times loud noise produced, when planes land over the City onto the cross-runway in northwest wind conditions. The 65/95 SEL dBA line is the City's Air Noise Boundary as defined in NZS 6805: 1992 Airport Noise Management and Land Use Planning, and it is the line within which new noise-sensitive activities are prohibited, in accordance with that standard.
31. In Christchurch City, there are a number of noise-sensitive activities already located within the air noise contours. For example the 50 dBA noise contour around the cross or north-west runway already extends across a wedge of Avonhead, Ilam and Riccarton living zones. In addition, for some years the City Plan has acknowledged that it is appropriate to provide for houses on permitted rural lots around the airport, to facilitate productive use of this rural land. This means that some exceptions to the avoidance policy of PC1 are required for the Christchurch City situation.
32. Clarifying where in fact the airport noise contours should be located now that there is consensus on the appropriate location of the contours, has significant benefits for landowners in terms of certainty. This applies to both:
 - (a) where contour lines (eg the 65 Ldn/95 SEL composite air noise boundary) are shrinking inwards, and recognising the new smaller coverage of the contour would remove an unnecessary restriction to development; and
 - (b) where contour lines are expanding outwards (e.g. the 50 dBA Ldn line on the eastern side of the airport), and clear delineation on the City Plan maps would clarify where expectations of noise sensitive development eg further residential subdivision in the direction of the airport, are unrealistic.

Proposed Change 1 and Independent Fisheries' judicial review proceedings

33. Judicial review proceedings in the High Court were successfully pursued by Independent Fisheries Limited in relation to the decision by the Minister of Earthquake Recovery to make operative Chapters 12A and 22 of the RPS. That has resulted in the Minister's decision to make those chapters operative being quashed, meaning that PC1 has been reinstated. PC1 is still subject to a number of appeals, including in relation to the appropriateness of adopting a 50 dBA noise contour and an avoidance policy for noise sensitive activities within that contour.
34. The High Court decision has been appealed by the Minister and the UDS Partners to the Court of Appeal, with a hearing scheduled in November 2012. It is not known when a decision will be issued by the Court of Appeal, but may well be in early 2013.
35. While it is acknowledged that PC1 and the associated appeals have been reinstated at this stage, for reasons discussed below it is not considered to be a sufficient reason in itself not to pursue Proposed Plan Change 74 to the City Plan.

History of Planning Approach

36. There has been a long established policy approach supporting the use of a 50 dBA noise contour surrounding the airport, to prevent reverse sensitivity of residential subdivisions giving rise to restrictions on the operation of the airport. For decades the regional and district Councils in Greater Christchurch have adopted the stance that there needs to be a rural buffer between the strategic infrastructure that is the Airport, and residential housing.

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The Airport has historically been protected from encroachment by urban development under regional planning documents and district plans.

37. Although the description of the point where restrictions against residential development begin now has a modern name "50 dBA Ldn contour", a rural buffer has always existed between the Airport and residential zoning which begins at approximately the 50 dBA Ldn contour. That has been a deliberate policy decision by Councils, in both regional and district planning documents. It should be noted however that the former Paparua District Scheme used the 55 dBA noise contour, whereas the former Waimairi District Scheme adopted the more stringent 50 dBA. There was no noise level specified in the Canterbury Regional Planning Scheme (operative 1985), although there was a policy to restrain urban growth in the vicinity of the Airport which territorial local authorities had to give effect to.
38. In the City Plan as notified in 1995, the land containing the Airport is zoned Special Purpose (Airport). The majority of this land is also designated for Airport Purposes. Land surrounding the Airport is zoned Rural 5 (Airport Influences) Zone, and the more stringent 50 dBA was used as a basis for determining the limits of urban residential development.
39. In the operative RPS Christchurch International Airport is defined as a strategically important piece of physical infrastructure which can be put at risk by land uses and activities which impede its efficient and effective operation.
40. The purpose of the Special Purpose (Airport) Zone is stated to be "primarily the continuation of primary production while managing land use activities to avoid compromising airport operations and development" (Vol 3, page 4/5, Zone description and purpose). Among the environmental results anticipated in that statement is:

"(c) A level of intensity of land use activities and future subdivision activities within this zone so as to ensure that neither of these lead to demands for curfewed airport operations."

41. Minimum subdivision standards for that part of the Rural 5 zone to the east and south of the Airport, are set at 4.0 ha (as a critical standard) by rule 4.3.1 in Section 14 (subdivision) of Volume 3. The minimum net site area for a residential unit in this part of the Rural 5 zone is also set at 4.0ha (as a critical standard) by rule 2.5.2 in Section 4 (Rural Zones), Volume 3. To the north and west of the Airport, the corresponding subdivision and minimum net site area requirement is 20 ha. This continues the lot size minimum from the preceding plans.
42. This approach and the use of the 50 dBA contour has been upheld by the Courts in a series of cases, including: Gargiulo v Christchurch City Council, C137/00; Robinsons Bay Trust v Christchurch City Council, C060/04; and National Investment Trust v Christchurch City Council, C041/05. In essence, the Courts have upheld the approach that noise-sensitive uses should be avoided within the 50 dBA contour, and this approach is consistent with and gives effect to the operative RPS objectives and policies regarding the Airport.

ALIGNMENT WITH SUPERIOR PLANNING DOCUMENTS

43. While PC1 is still subject to appeal and therefore a proposed regional policy statement, there is a requirement under section 74(2)(b) of the RMA for regard to be had to it when preparing or changing a district plan. In light of the long established planning policy regarding the use of the 50 dBA contour and the protection of the Airport from noise sensitive uses locating within that contour, it is considered that considerable weight should be given to PC1 and the need for the location of the contour in the City Plan to align with that in PC1.

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44. Section 74(2)(c) also requires the Council to have regard to the extent that the City Plan needs to be consistent with the plans or proposed plans of adjacent territorial authorities. Given that the issues around the airport noise contour and the policy approach should be dealt with consistently irrespective of the district, it is considered that considerable weight should be given to this matter as a reason to pursue proposed Plan Change 74.

CONTENT OF PROPOSED PLAN CHANGE 74

45. The proposed amendments will alter one policy (6.3A.7 in Volume 2 of the City Plan), the Explanation and Reasons for Policies 6.3A.7 and 7.8.1-7.8.3, and the appropriate Planning Maps. No new objectives or amendments to objectives are proposed.
46. The proposed amendments to the City Plan are attached to this report. This section summarises the key amendments.

Volume 2, Section 6 Urban Growth: 6.3A.7 Airport Operations

47. The amendment to Policy 6.3A.7 changes the wording from “discouraging” noise-sensitive activities within the 50 dBA contour to the RPS wording “avoiding” them, but subject to certain necessary exceptions, which already existed in the City Plan. (No new exceptions are proposed). The exceptions recognise existing development lawfully established prior to the adoption of the original airport noise contours, and other developments established or approved prior to the revision of the airport noise contours in 2008. They also recognise the need for housing on rural blocks within the airport noise contours to enable best use and management of those lands.
48. The relevant objective for peripheral development is
- “6.3A Peripheral urban development of a scale and character consistent with a primary emphasis on urban consolidation; which avoids, remedies or mitigates adverse impacts on water, versatile soils, significant amenity values and other natural resources; and which makes efficient use of physical infrastructure.”*
49. Christchurch International Airport lies at the western periphery of Christchurch very near the built up areas of the City. The purpose of the airport noise contours being shown on the City Plan Planning Maps is to use them as policy and regulatory boundaries as described above, and thereby to provide for the uncurfewed operation and development of the airport, while at the same time limiting noise created by airport operations and avoiding adverse effects on the health and amenity of nearby residents.
50. The current policy and proposed amendment are considered necessary to address the amenity values referred to in the objective, and to enable efficient use of the important physical infrastructure which in this case is the airport. Water, versatile soils and other natural resources mentioned in the objective are not affected by this amendment.
51. The amended policy will still be efficient and effective in achieving the above Objective 6.3A

Planning Maps 3B, 6B-10B, 14B-18B, 22B-24B, 29B-31B, 35B-38B, 42B-43B, and 50B
(Attachment 1B)

52. The appropriate planning maps are proposed to be amended to provide integration across territorial boundaries than the alternative options of retaining the existing contours or devising alternative means of managing the effects of aircraft noise. It would neither be efficient nor effective to continue to rely on outdated contours because of the confusion it would cause.

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PROCESSING OF COUNCIL INITIATED PLAN CHANGES

53. This is a Council initiated plan change and is subject to the provisions of the First Schedule of the RMA. If the Council decides to notify the plan change then it would be notified in accordance with the provisions of this Schedule. The proposed plan change and Section 32 would be made available for submissions and further submissions. Submitters would then have the right to present their submission at a public hearing. Whether or not a hearing is held the Council would need to notify its decision. A right of appeal to the Environment Court would be available, for any person who made a submission on the proposed plan change.

THE OPTIONS

54. Amend the City Plan by adopting and publicly notifying proposed Plan Change 74:

It would run the risk of Chapters 12A/22 regaining its status, meaning that the Schedule 1 process wouldn't be necessary potentially meaningless because the Council would be required under the RMA to give effect to these Chapters. There is a possibility of the contours having to be amended again should the Court of Appeal uphold the decision of the High Court, *and* the contour lines be successfully challenged through the appeals on PC1.

55. Status quo - no change to the City Plan:

It could be argued that the Council should await the Court of Appeal decision on Chapters 12A and 22 before proceeding with this change. However, the change will be required irrespective of that decision because of the need for integrated planning and recognising the Proposed RPS. Both the northern and southern ends of the 50-55 dBA noise contours are pegged down and now the connection between them which runs through the Christchurch City needs to be secured.

THE PREFERRED OPTION

56. Amend the City Plan by:

- (a) Adopting the attached proposed plan change and assessment under Section 32 of the Resource Management Act.
- (b) Proceeding to publicly notify proposed Plan Change 74 to the City Plan pursuant to the provisions of the First Schedule of the Resource Management Act 1991.

(5.) PROPOSED PRIVATE PLAN CHANGE 73 – REZONING OF 245 WOOLDRIDGE RD AND 6-62 STANLEYS RD, HAREWOOD, FROM RURAL 5 TO BUSINESS 4T AND 4

General Manager responsible:	General Manager Strategy and Planning, DDI: 941 8281
Officer responsible:	City Planning Unit Manager
Author:	Anita Hansbury, Policy Planner

PURPOSE OF REPORT

1. This report describes a request to the Council for a private Plan Change (PC73) proposing to rezone 245 Wooldridge Road and 6 – 62 Stanleys Road, Harewood, from Rural 5 to Business 4T and Business 4. It recommends the process for dealing with the request in terms of the Resource Management Act 1991 (RMA) provisions. A decision is sought from the Council, pursuant to clause 25 of Schedule 1 of the RMA, on whether the proposed plan change should be publicly notified, and under what status.

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EXECUTIVE SUMMARY

2. PC73 seeks to rezone approximately 10.3 hectares of land (the site). The site comprises 8.37 hectares of land located at 245 Wooldridge Road and 32 – 62 Stanleys Road (Tait site), which is proposed to be rezoned from Rural 5 (Ru5) to Business 4T (B4T), as well as 1.96 hectares of land located at 6 Stanleys Road (Webster site), which is proposed to be rezoned from Rural 5 to Business 4 (B4). Refer to the attached aerial photograph and combined Planning Maps 23A and 24A (**Attachment 1**) for the location and extent of the rezoning.
3. The land subject to the plan change immediately adjoins a large area of B4 zone to the south and is contiguous with the existing Tait Communications factory/offices at 558 Wairakei Road. The proposed rezoning will facilitate consolidation of all Tait's operations, which are currently scattered over several sites, and allow for future growth. The Webster site at 6 Stanleys Road is already used in part for business operations for which resource consent has been obtained. The rezoning of this site to B4 will create a sensible and continuous zoning pattern. To the north and west, the plan change site is bordered by Ru5 zone, and to the east by Nunweek Park zoned Open Space 2 (O2).
4. Business 4T (Suburban Industrial - Technology Park) Zone is designed for technology industries developed to a higher amenity standard. It is characterised by a lower density of buildings, higher percentage of open space, substantial landscaping and setbacks from the roads. The zone is highly suitable to Tait's vision of creating a modern, sustainable, high amenity campus within a park-like setting reflective of the surrounding open space and rural environment.
5. The Business 4 (Suburban Industrial) Zone proposed for the Webster land at 6 Stanleys Road reflects the existing use of part of the site as a contractor's yard as well as the adjacent B4 uses to the south. The potentially more intensive use of the site will be buffered from the higher amenity of the nearby Ru5 zone by the proposed B4T zone of the adjacent Tait campus.
6. PC73 proposes an Outline Development Plan (ODP) for the site which is re-enforced by a set of site specific rules to ensure desired environmental outcomes are achieved. The ODP indicates eight building locations among extensively landscaped grounds of the Tait campus and a water feature combined with stormwater facilities set in a central open space. A walkway and cycleway providing links with Nunweek Park and the location of vehicle access points are also indicated on the ODP. The associated rules introduce a limit on building height and the overall floor area, increased road and internal boundary setbacks, reduced site coverage, and an increased amount of open space. For development over the first 10,000m² of floor area, PC73 proposes a reduced number of on-site car parks but that reduction is conditional on the success of the proposed Travel Management Plan and reduced demand for car parking. All the proposed amendments are appended to the Plan Change document (see **Attachment 2**).
7. The purpose of this report is not to consider the requested plan change on its merits. Rather, it is to recommend which of the options under clause 25(2)-(4) of Schedule 1 of the RMA is to apply to the processing of the plan change application. Consideration of merits of the proposal will occur after submissions have been received, as a part of the decision making process by the hearings panel or commissioner.
8. The process options available to the Committee are set out in Schedule 1, clause 25, subclauses (2), (3) and (4) and clause 24 of the RMA, and are summarised below. The Committee may recommend to the Council that the requested private Plan Change 73 be either:
 - (a) Rejected in whole or in part on one of the limited grounds set out in the Act;
 - (b) Dealt with as if it were an application for a resource consent (in which case the provisions of Part 6 of the Act would apply accordingly);
 - (c) Modified with the agreement of the person who made the request (clause 24);

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- (d) Adopted in whole or in part, as if it were a plan change made by the Council itself (this means accepting the responsibility for and costs of processing it);
 - (e) Accepted, in whole or in part, and that the Council proceed to notify the request, or part of the request, under clause 26, at the cost of the applicant.
9. The implications of the options under clauses 24 and 25 of the first schedule of the Act are discussed below.

PROCESS OPTIONS

Option 1 – Resolve to reject Private Plan Change 73

10. There are very limited grounds in the Act for rejecting an application. A plan change can be rejected if:
- (a) It is frivolous or vexatious;
 - (b) The substance of the change has been dealt with by the Council or the Environment Court in the last two years;
 - (c) The change is not in accordance with sound resource management practice;
 - (d) The change would make the District Plan inconsistent with Part 5 of the Act (other policies or plans, such as Regional Policy Statement or Plan); or
 - (e) The District Plan has not been operative for more than two years.
11. Plan Change 73 cannot be said to be frivolous or vexatious. The applicants have invested significant time and financial resources in preparing the plan change and have made a case for the plan change that warrants consideration in the plan change process. The substance of the plan change has not been considered in the last two years and the relevant parts of the City Plan have been operative since November 2005. Both Council officers and external consultants have been involved in assessing various aspects of the proposal. No significant or fundamental issues have been raised that would suggest that the proposed change is so inappropriate that it could be considered not in accordance with sound resource management practice.

Option 2 - Resolve to deal with Private Plan Change 73 as if it were an application for resource consent

12. Under this option the Plan Change is converted to a resource consent application and is processed by the Council as such. The applicant bears all of the associated costs. Resource consent could provide for the establishment of the development with one approved design and layout. Any proposals to alter the buildings, site or car parking would require further resource consents. Should the site be developed incrementally, each stage would require a new resource consent. Furthermore, such fragmented development may not result in a coherent integrated whole. This alternative is not considered efficient and it does not allow for consideration of consistency with the City Plan objectives and policies or the benefits of other options.
13. In this case a change of zoning to more closely reflect the future use of the site may assist the Council in meeting its obligations to achieve integrated management of effects of activities under s31 of the Act. It also gives certainty to adjacent land owners. Moreover, the North West Area

Review report, recently adopted by the Council, identified the site as one of a number of suitable sites for future business use. The report recommended that approximately 50 ha of land north of Wairakei Rd between Wooldridge Rd and Russley Rd, and which includes the PC73 land, be rezoned for industrial business purposes and developed in accordance with an Outline Development Plan. It is considered, therefore, that it remains appropriate for the Council to continue processing the plan change request, rather than place reliance on the resource consent process.

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Option 3 - Resolve to modify Private Plan Change 73 with the agreement of the person who made the request

14. Section 24 of Schedule 1 of the RMA provides that as a result of further or additional information, commissioned reports, or other relevant matters, the Council may, within 30 working days of the receipt of that information, modify the request with the agreement of the person who made the request. Council officers considered the draft proposal and its site specific modifications to the City Plan rules during the pre-application discussions with the applicant as well as during the review of the lodged application. Certain modifications, considered appropriate by the Council officers, have been made to the application by the applicant. No further modifications were considered necessary prior to the plan change being notified. It should however be noted that further amendments to the policies and/ or rules may still occur following submissions, report and decision making processes.

Option 4 - Resolve to adopt Private Plan Change 73 and publicly notify it as if it were the Council's own plan change

15. Under this option Private Plan Change 73 would become a Council plan change. It would be notified, heard and decided in the same way as a plan change prepared by the Council. Adopting the plan change would mean that:
- (a) The Council is indicating that the plan change has merit and that it generally supports the proposal; and
 - (b) The Council bears the costs of managing and processing the plan change.
16. Adoption of a private plan change application would generally only occur where there is a wider public good flowing from the plan change. A plan change promoting wider public good would normally be one that addressed an existing city wide or multiple zone-wide adverse environmental effect, for example, a change to a bulk and location control that avoids or mitigates adverse effects across the city.
17. This private plan change application creates a zone that facilitates a private development primarily benefiting the applicant. However, the proposal will have benefits to the public as well. Tait Communications, as well as being one of the largest private employers in the region, is a locally established industry important to Canterbury's economic recovery. Consolidation of Tait's business and partner companies on one site will provide additional employment opportunities in the area and potentially further increase the country's export earnings. Tait's ambition is to create an exemplary world class campus work environment, using a range of sustainable building techniques and renewable energy sources, which will attract top talent from around the world and contribute further to the region's economic growth. Other benefits include the creation of a public pedestrian and cycle link from Wooldridge Road and Nunweek Park to Stanleys Road and Tait's offer to make the car parking on the site available to the weekend sports park users.
18. In deciding whether or not to adopt this plan change, consideration needs to be given to the Council's appeal position on Proposed Change 1 (PC1) to the Regional Policy Statement (RPS) to the extent it affects this site. PC1 introduced Metropolitan Urban Limits (MUL) in order to contain and rationalise urban growth. The Commissioners' decision on PC1 confirmed that the North West Review Area (NWRA), including the Tait's site, is within the MUL but as a Special Treatment Area 1 (STA1). The Council appealed that part of the decision to the

Environment Court and sought removal of STA1 from being within the MUL. In Council's view expressed in the appeal, the STA provisions "raise an inference of the potential urban use of an additional 981ha in STA1 and 2 alone, and are likely to create unrealistic expectations for land owners that urban development will occur". The appeal is yet to be resolved.

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19. The pending appeal may potentially introduce some uncertainty with regard to Tait's site being within the MUL. In essence, the Council's current position means that the proposed plan change land could be considered to be outside of the MUL. There is, however, an agreement with the UDS partners that up to 100 hectares of additional business land can be provided within the NWRA, and this additional land would be deemed to be within the MUL.
20. The Council has undertaken extensive studies to identify how much land and where in the NWRA study area should be rezoned for business purposes. Subsequent report to the Council identified three areas as suitable for future urban business uses, one of which includes the Tait site. The report recommended that 100ha of land in total be rezoned to business through Council led plan changes. Therefore, adopting or accepting Plan Change 73 would not be inconsistent with the Council's appeal position.
21. The area recommended in the NWRA report, however, is significantly larger than the land proposed for rezoning by Tait Ltd. While it would be logical to introduce a Council led plan change covering the wider area, the Council is not in the position at the present time to do that. It is more advantageous to the applicant to enable them to progress their rezoning and development proposal, while ensuring that provisions are made to integrate their development with future business zoning where appropriate.

Option 5 - Resolve to accept Private Plan Change 73 and the Section 32 Assessment for public notification

22. Under this option Private Plan Change 73 would be notified in its current form as prepared by McCracken and Associates Ltd for Tait Ltd and Tait Foundation. Accepting the Plan Change means:
 - (a) Tait determine the nature of the plan change that is notified;
 - (b) The Council remains neutral as to its position on the proposal but is satisfied that the Change includes sufficient information to be publicly notified; and
 - (c) Tait bear the cost of the complete plan change process up until the point of any appeals.

All reasonable associated costs will be borne by the applicant.

23. Any concerns the Council may have regarding the Plan Change, such as the format of the amendments to the City Plan or ensuring completeness of technical information, can be raised in the officer's Section 42A Report.
24. The officer recommendation based on the analysis in the aforementioned options is to accept private Plan Change 73 – Rezoning of Ru5 land to B4T and B4, Harewood, for notification.

FINANCIAL IMPLICATIONS

25. Should the Council resolve to notify the plan change there are legal processes which must be followed in accordance with the First Schedule of the RMA. This is a standard process that all plan changes must follow and if the processes are correctly followed, no particular financial risks are foreseen.
26. There would be costs arising at various stages of the plan change process relating to the preparation of officer reports and a hearing in response to submissions. The scale of costs will depend on the level of complexity of the submissions received. As this is a private plan change, these costs are largely recoverable from the applicant. Costs associated with responding to any Environment Court appeals received are not recoverable, except in instances where the Court awards costs.
27. Should the Council resolve to adopt the plan change as its own, it will need to absorb all the processing costs.

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28. The 2012/13 budget for the District Planning work programme, adopted by the Council and provided for in the LTCCP, includes funding for processing this plan change. As this is a private plan change request, these costs are largely recoverable.

LEGAL CONSIDERATIONS

29. There is a legal process set out in the RMA which must be followed. It includes public notification of the plan change followed by submissions, reporting, hearings, decisions and possible appeals. Provided the process is followed correctly there are no particular legal risks associated with this plan change.

ALIGNMENT WITH THE 2009-19 LTCCP AND ACTIVITY MANAGEMENT PLANS

30. The proposal is part of the district planning levels of service in the LTCCP.

ALIGNMENT WITH STRATEGIES

31. Plan Change 73 proposal is consistent with:
- The Greater Christchurch Urban Development Strategy which seeks greater intensification and development in and around existing urban centres. This plan change would enable intensification in the north west area. The site is within the urban limits described in the decision on Proposed Change 1 to the Regional Policy Statement. While this decision was appealed by the UDS partners, the subsequent NWRA report recommendations, discussed earlier in paragraphs 18 – 21, clarify the Council's position with regard to that land and UDS Action Plan implementation.
 - The Greater Christchurch Travel Demand Management Strategy (accepted by the Urban Development Strategy Implementation Committee) through a commitment to develop and implement a Travel Management Plan to encourage public transport use, cycling and walking, and consequently reducing the number of employee vehicle trips generated by the development on the site;
 - The Council's Pedestrian Strategy for Christchurch City by providing new pedestrian links between Nunweek Park, Wooldridge Road and Stanleys Road,
 - The Cycle Strategy for Christchurch City by encouraging cycling through Travel Management Plan, providing cycle parking, changing rooms and showering facilities on site;
 - The Parking Strategy for Christchurch City by meeting the minimum City Plan requirements for on-site car parking for the first stage of the development, reducing the risk of on-street parking, and maintaining a high level of amenity. The overall parking ratio is proposed to be reduced during the second phase of the development, provided the monitoring report on the success of the Travel Management Plan confirms the reduced need for on-site car parking.

CONSULTATION FULFILMENT

32. The applicant has directly contacted the owners of properties in the vicinity of the site. Consultation has also been initiated by the applicant with Environment Canterbury, CERA, Christchurch International Airport, Mahaanui Kurataiao Ltd and Ministry for the Environment. Further, submissions will be sought when the plan change is publicly notified.
33. The plan change proposal has also been presented at a Council workshop on 20 the August 2012 and to the Fendalton/Waimairi Community Board for information and feedback on 18 September 2012. Both presentations received positive feedback.

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STAFF RECOMMENDATION

It is recommended that the Council:

- (a) Accept Private Plan Change 73 – Rezoning of 245 Wooldridge Rd and 6-62 Stanleys Rd, Harewood, from Rural 5 to Business 4T and 4 pursuant to Schedule 1, Clause 25(2)(b) of the Resource Management Act 1991 for public notification;
- (b) Accept the attached Section 32 assessment for public notification;
- (c) Note that in accordance with Council policy, the cost of processing the private plan change are to be borne by the applicant.

COMMITTEE RECOMMENDATION

That the staff recommendation be adopted.

COMMITTEE CONSIDERATION

The Committee accepted the amendments as tabled at the meeting as being part of the plan change and these are reflected in the updated **Attachment 2** to this report.

BACKGROUND AND DISCUSSION

The Private Plan Change Request

- 34. Private Plan Change 73 (refer **Attachment 2**) is requested by Tait Ltd and Tait Foundation and seeks to rezone 245 Wooldridge Road and 6 – 62 Stanleys Road, Harewood, from Rural 5 to Business 4T and Business 4. The site is adjacent to the existing Business 4 (B4) zone to the south, Rural 5 (Ru5) to the north and west and Opens Space 2 (O2) to the east (Nunweek Park). Part of the B4 zone to the south-east contains the existing Tait Communications factory/offices. Refer to the attached Planning Map (23A and 24A) (**Attachment 1**) for the location and extent of the rezoning.
- 35. The Rural 5 (Airport Influences) Zone surrounds most of Christchurch International Airport and extends to include the majority of that area within the 50 dBA Ldn noise contour. This zone includes areas of mixed rural activities, and soils of varying versatility. The zone's purpose is primarily the continuation of primary production and other rural activities while managing land uses to avoid compromising airport operations and development and excluding noise sensitive activities.
- 36. Business 4T (Suburban Industrial - Technology Park) Zone is designed for technology industries developed to a higher amenity standard. It is characterised by lower density of buildings, higher percentage of open space, substantial landscaping and setbacks from the roads. The only other area of B4T zoning is located around Sir William Pickering Drive, south of Wairakei Road. The zone is highly suitable to Tait's vision of creating a modern, sustainable, high amenity campus within a park-like setting reflective of the surrounding open space and rural environment.
- 37. The Business 4 (Suburban Industrial) Zone is intended to accommodate light industrial activities, warehousing, service industries, some commercial activities like offices and limited retail activities. The zone contains standards which exclude or control activities with a potential to have an unduly detrimental impact on adjoining sensitive zones. Some limits are imposed on the scale of building development, noise and other potential nuisance effects. This zone is proposed for the Webster land at 6 Stanleys Road and reflects the existing use of part of the site as a contractor's yard as well as the adjacent industrial B4 uses immediately to the south. The potentially more intensive light industrial use of the site will be buffered from the higher amenity of the nearby Ru5 zone by the proposed B4T zone of the adjacent Tait campus.

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38. The rezoning is required to facilitate consolidation of Tait Ltd operations, currently scattered over several sites, and allow for future growth and the changing needs of Tait's high-tech industry. The Webster site at 6 Stanleys Road is already used in part for business operations for which resource consent has been obtained. The rezoning of this site to B4 will create a sensible and continuous zoning pattern.

Description of the Site and the Proposal

39. The plan change covers four sites located north of the B4 zone on Wairakei Road, between Wooldridge Road and Stanleys Road. The site includes the Tait site comprising 245 Wooldridge Road (4.07ha) and 32-62 Stanleys Road (2.27ha plus 2.02ha), and the Webster site at 6 Stanleys Road (1.96 ha). The land is currently zoned Rural 5. The rural zoning restricts the extent to which business development is permitted on the site, therefore, the plan change request is seen as an appropriate method to facilitate the establishment of business activity on the land.
40. Prior to being purchased by the applicant, the Tait site was used for horticultural activities. During the Canterbury earthquakes of 2010 and 2011 the tomato growing glasshouses, covering a substantial part of the site, were badly damaged and had to be demolished. Due to considerable fragmentation of the land the continuation of rural uses on the land was not considered economical. This provided an opportunity for Tait to purchase the land and consolidate their operations in one contiguous area.
41. The Webster site is currently used in part as a contractor's yard in conjunction with the adjoining B4 zoned business to the south of the site. That use was established through a resource consent. The other part of the site contains a substantial private dwelling and is used as a lifestyle property. Rezoning of this site to B4 will ensure a sensible and continuous business zoning of the entire area, therefore avoiding any potential reverse sensitivity issued which could arise if the site were to remain zoned rural among business zoned properties.
42. Tait's vision for the site is to create a modern, sustainable, high amenity campus within a park-like setting reflective of and which will integrate with the surrounding open space and rural environment. PC73 proposes an Outline Development Plan (ODP) for the site which is re-enforced by a set of site specific rules to ensure desired environmental outcomes.
43. The ODP indicates eight building locations among extensively landscaped grounds of the Tait campus and a water feature combined with stormwater facilities set in a central open space. A walkway and cycleway providing links with Nunweek Park and the location of vehicle access points are also indicated on the ODP. The associated rules introduce a limit on building height and the overall floor area, increased road and internal boundary setbacks, reduced site coverage, and increased amount of open space. The type of office activity permitted on the site is limited to those associated with high-tech communication industries, computing and information industry. For development over the first 10,000m² of floor area, PC73 proposes a reduced number of on-site car parks but that reduction is conditional on the success of the proposed Travel Management Plan and reduced demand for car parking. All the proposed amendments are appended to the Plan Change document (see **Attachment 2**). The proposed area of B4 zone will be subject to the current Business 4 Zone rules.

Description of Alternatives and Issues

44. The Section 32 Analysis (**Attachment 3**), including an Assessment of Environmental Effects, provides a detailed discussion of the proposal, the subject site, its surrounding environment, the potential effects of the proposal, and a costs/benefits analysis of different alternatives. These alternatives are summarised below.

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45. Do nothing (status quo) – while retention of the Rural 5 (Airport Influences) zoning would allow the site to continue to be used for agricultural and horticultural uses, this option significantly limits any more efficient land uses and opportunities for urban business activity consolidation in an area identified as suitable for business uses through the NWRA study.
46. Rezoning to Business 4T – is consistent with the recommendations of the NWRA report which identifies the land north of the existing Wairakei Road B4 zone, between Wooldridge and Russley Roads, as suitable for urban business uses. The rezoning represents an efficient use of the site which, due to being within the 50dBA airport noise contour, is restricted to non noise sensitive activities. The rezoning will also allow for consolidation of business activities of Tait Ltd in the locality while creating a high amenity campus sensitive to and reflective of its immediate environment.
47. Rezoning to Business 4 – this option applies to the Webster site at 6 Stanleys Road only. The rezoning will allow to integrate the site with the existing B4 development immediately to the south and create a sensible continuous zoning pattern in the locality. The zone will be buffered from the more sensitive Ru5 zone by the higher amenity B4T zone on the Tait site. Such rezoning represents an efficient use of a land parcel which would otherwise be an isolated pocket of Ru5 zone potentially leading to reverse sensitivity issues.
48. Resource consent – would provide for the establishment of the development with one approved design and layout. Any proposals to alter the buildings, site or car parking would require further resource consents. Should the site be developed incrementally, each stage would require a new resource consent which is not considered cost effective. Furthermore, such fragmented development may not result in a coherent integrated whole. This alternative is not considered efficient and it does not allow for consideration of consistency with the City Plan objectives and policies or the benefits of other options.
49. The Section 32 assessment analyses the above options as well as the option promoted by this plan change in further detail. It includes the costs/benefits and the efficiency/effectiveness comparison of all options. The report concludes that the proposed rezoning of the subject site to B4T and B4 is the most appropriate option.
50. Taking into account the proposed mitigation methods, the overall adverse effects of the rezoning are considered to be outweighed by the benefits created by the proposed rezoning. The Section 32 report concludes that the proposed B2P zoning is consistent with the City Plan objectives. The applicant considers that by enabling the rezoning, the plan change will better achieve the purpose of the Resource Management Act 1991.

OPTIONS

51. In order for the Council to decide whether to notify the plan change and with what status the Committee is directed to Schedule 1, Clause 25, subclauses (2), (3) and (4) of the RMA as set out below:

25. Local authority to consider request

(...)

(2) *The local authority may either—*

- (a) *adopt the request, or part of the request, as if it were a proposed policy statement or plan made by the local authority itself (...); or*
- (b) *accept the request, in whole or in part, and proceed to notify the request, or part of the request, under clause 26.*

(...)

(3) *The local authority may decide to deal with the request as if it were an application for a resource consent and the provisions of Part 6 shall apply accordingly.*

(4) *The local authority may reject the request in whole or in part, but only on the grounds that—*

- (a) *the request or part of the request is frivolous or vexatious; or*
- (b) *the substance of the request or part of the request has been considered and given effect to or rejected by the local authority or Environment Court within the last 2 years; or*

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- (c) the request or part of the request is not in accordance with sound resource management practice;
or*
- (d) the request or part of the request would make the policy statement or plan inconsistent with Part 5; or*
- (e) in the case of a proposed change to a policy statement or plan, the policy statement or plan has been operative for less than 2 years.*

52. Option 1

Resolve to reject Plan Change 73 request pursuant to Clause 25(4) of the first schedule of the Resource Management Act 1991.

53. Option 2

Resolve to deal with Plan Change 73 request as if it were an application for resource consent pursuant to Clause 25(3) of the first schedule of the Resource Management Act 1991.

54. Option 3

Resolve to modify Plan Change 73 request with the agreement of the person who made the request pursuant to Clause 24 of the first schedule of the Resource Management Act 1991).

55. Option 4

Resolve to adopt Plan Change 73 request and publicly notify it as if it were the Council's own plan change pursuant to Clause 25(2)(a) of the first schedule of the Resource Management Act 1991.

56. Option 5

Resolve to accept Plan Change 73 request and the Section 32 Assessment for public notification pursuant to Clause 25(2)(b) of the first schedule of the Resource Management Act 1991.

57. The options were discussed in detail in paragraphs 10 - 23 above. Having considered all the relevant matters, it is recommended that the Council accept the request in whole and proceed to notification.

THE PREFERRED OPTION

58. The preferred option is **Option 5** - accept Plan Change 73 (Rezoning of 245 Wooldridge Road and 6-62 Stanleys Road, Harewood, from Rural 5 to Business 4T and 4) and its associated Section 32 Assessment in whole pursuant to Clause 25(2)(b) of Schedule 1 of the Resource Management Act 1991 and proceed to publicly notify it.

PART B - REPORTS FOR INFORMATION

(8.) DEPUTATIONS BY APPOINTMENT

Nil

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PART C – DELEGATED DECISIONS

(9.) APOLOGIES

It was **resolved** on the motion of Councillor Keown, seconded by Councillor Beck, that the apologies be accepted.

(10.) SUPPLEMENTARY REPORT

It was **resolved** on the motion of Councillor Wells, seconded by Councillor Keown, that the report be received and considered at the meeting of the Planning Committee on 20 November 2012.

(11.) RESOLUTION TO EXCLUDE THE PUBLIC

At 3.48pm pm it was **resolved** on the motion of Councillor Beck, seconded by Councillor Wells, that the resolution to exclude the public as set out on page 2 of the supplementary agenda be adopted.

(15.) CONCLUSION

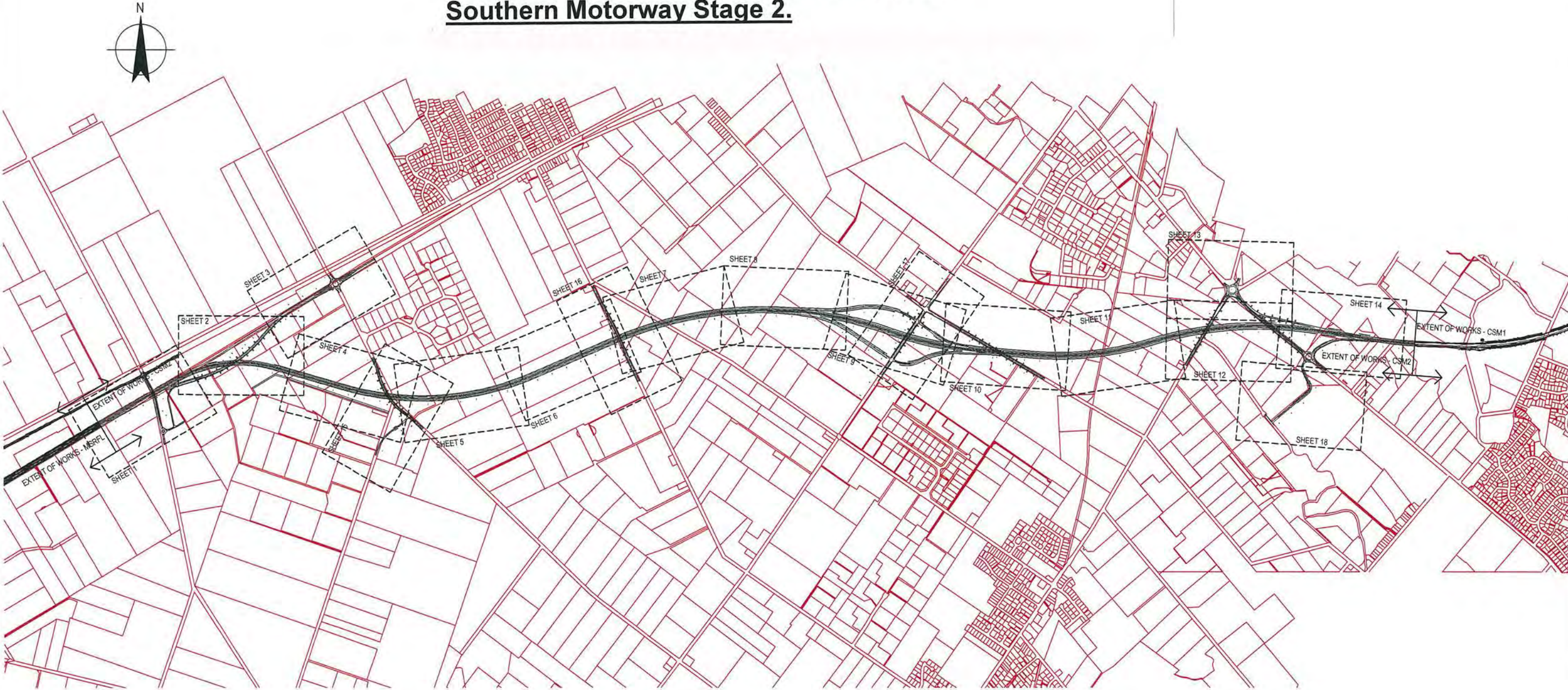
The public were readmitted at 4.27pm on Thursday 22 November 2012 at which time the meeting concluded.

The meeting concluded at 4.27pm, 22 November 2012.

CONSIDERED THIS 6TH DAY OF DECEMBER 2012

MAYOR

Attachment 1: Route of the Christchurch Southern Motorway Stage 2.



FOR CONSENT

C	FOR CONSENT	AF	DGA	GAP	29.08.12
B	FOR INFORMATION	AF	DGA	CG	01.05.12
A	FOR INFORMATION	CMcG	DGA	CG	14.10.11
No	Revision	Note: * indicates signatures on original issue of drawing or last revision of drawing			Date



NZ TRANSPORT AGENCY
WAKA KOTAHĪ

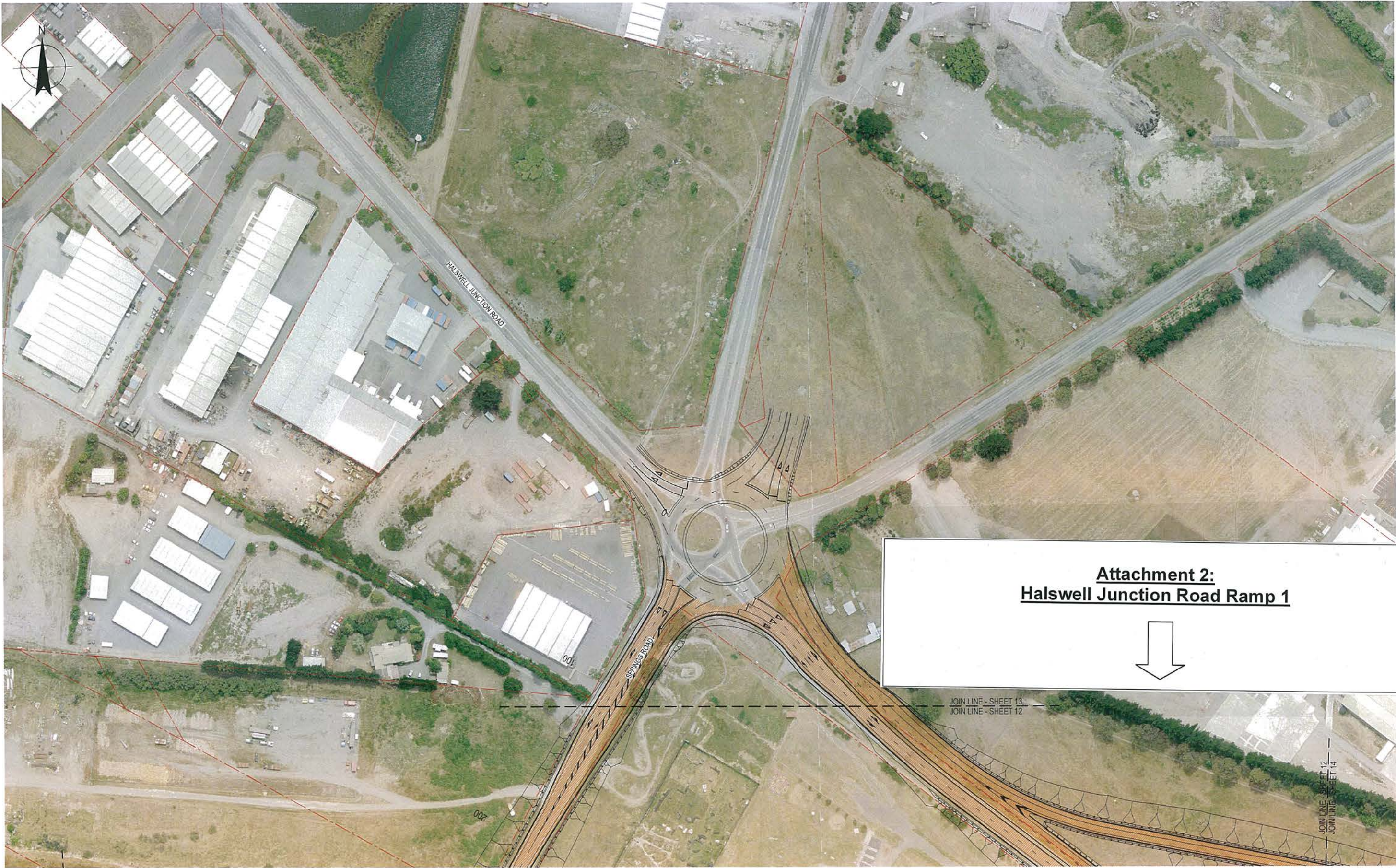


DO NOT SCALE
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This disclaimer shall apply notwithstanding that the drawing may be made available to other persons for an application for permission or approval or to fulfil a legal requirement.

Drawn	CMcG	Designed	JAS
Drafting	JAS	Design	DGA
Check		Check	
Approved	GARY PAYNE		
Date	29.08.12		
A1 Scale			
A3 Scale	N.T.S.		

This Drawing must not be used for construction unless signed as Approved

Client	NEW ZEALAND TRANSPORT AGENCY		
Project	SH1 REGION 11 RP350/3.92 TO RP365/2.11		
	CHRISTCHURCH SOUTHERN MOTORWAY STAGE 2		
Title	SHEET LAYOUT PLAN		
Drawing No:	62236-B-C020		Rev: 0



C	FOR CONSENT	AF	DGA	GAP	29.08.12	
B	FOR INFORMATION	AF	DGA	CG	01.05.12	
A	FOR INFORMATION	CMcG	DGA	CG	14.10.11	
No	Revision	Note: * indicates signatures on original issue of drawing or last revision of drawing	Drawn	Checked	Approved	Date



NZ TRANSPORT AGENCY
WAKA KOTAHI



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This disclaimer shall apply notwithstanding that the drawing may be made available to other persons for an application for permission or approval or to fulfil a legal requirement.

Drawn	CMcG	Designed	JAS
Drafting	JAS	Design	DGA
Check		Check	
Approved	GARY PAYNE		
Date	29.08.12		
A1 Scale			
A3 Scale	1:2000		

This Drawing must not be used for Construction unless signed as Approved

Client	NEW ZEALAND TRANSPORT AGENCY		
Project	SH1 REGION 11 RP350/3.92 TO RP365/2.11		
Title	CHRISTCHURCH SOUTHERN MOTORWAY STAGE 2 LAYOUT PLAN - SHEET 13		

Drawing No: 62236-B-C033

Rev: 0



FOR CONSENT

0	FOR CONSENT	AF	DGA	GAP	29.08.12
B	FOR INFORMATION	AF	DGA	CG	01.05.12
A	FOR INFORMATION	CMcG	DGA	CG	14.10.11
No	Revision	Note: * indicates signatures on original issue of drawing or last revision of drawing	Drawn	Checked	Approved Date



NZ TRANSPORT AGENCY
WAKA KOTAHĪ



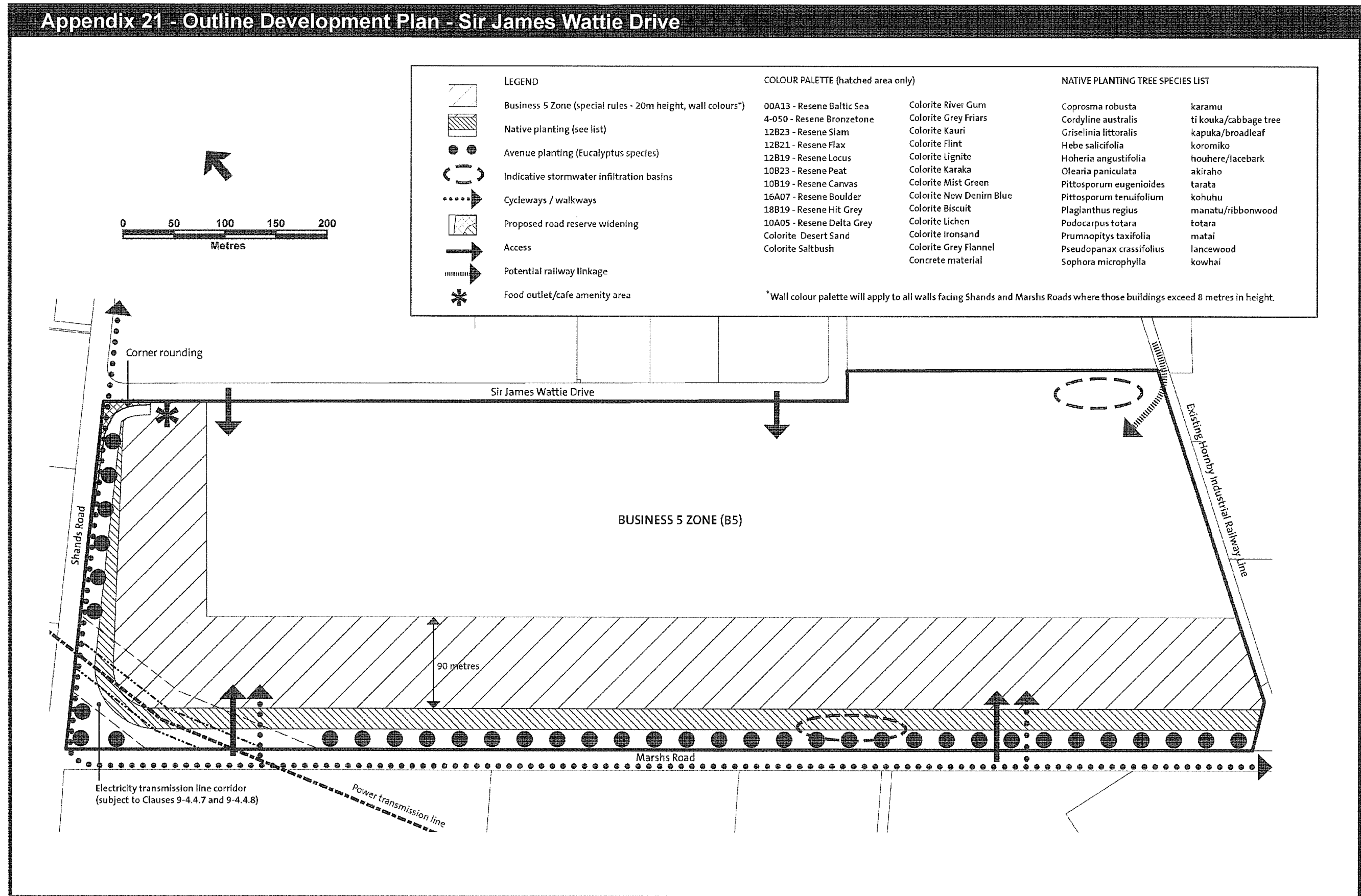
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Drawn	CMcG	Designed	JAS
Drafting Check	JAS	Design Check	DGA
Approved	GARY PAYNE		
Date	29.08.12		
A1 Scale	1:2000		
A3 Scale	1:2000		

Client	NEW ZEALAND TRANSPORT AGENCY		
Project	SH1 REGION 11 RP350/3.92 TO RP365/2.11		
Title	CHRISTCHURCH SOUTHERN MOTORWAY STAGE 2 LAYOUT PLAN - SHEET 14		
Drawing No:	62236-B-C034		Rev: 0

Appendix 21 - Outline Development Plan - Sir James Wattie Drive



Attachment 4: Cross Section PC 54 Area

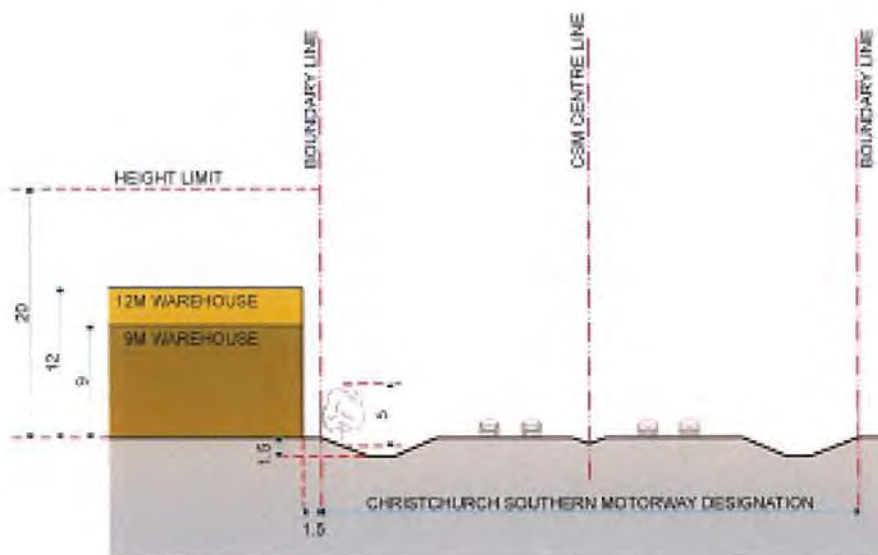


Figure 20: PC54 Outline Development Plan (top), PC54 Marshs Road landscape buffer (middle) and CSM2/PC54 section (bottom)

Attachment 5 Transportation Statement

Prebbleton Structure Plan

7. INFRASTRUCTURE

7.1. Transport

Springs Road is the busiest road in the 'Local Road' category in the Selwyn district, with 10,000 vehicles using the road each day. It acts as a barrier to the movement of people and goods around the township. There is a conflict between the need for traffic to turn onto and off of Springs Road from side roads and the need to retain the functionality of what is a busy arterial road. Problems for traffic turning onto Springs Road, particularly from Tosswill Road, are likely to increase as the township grows.

A roundabout is planned for the intersection of Springs Road and Hamptons Road, similar to the one currently in-situ at the junction of Springs Road and Blakes Road. This will be the southern threshold to the village and will serve to slow down traffic entering the built-up area of the township from the south. It will also encourage through traffic to follow alternative routes which by-pass Prebbleton, including the CSM2 interchange to the west or eastwards via the orbital route proposed for the south west area of Christchurch.

Springs Road has been enhanced between Blakes Road and Birchs Road. The section between Birchs Road and Hamptons Road is in need of enhancement. Improvement, including tree planting, is severely restricted by the limited space available in the 20m road reserve.

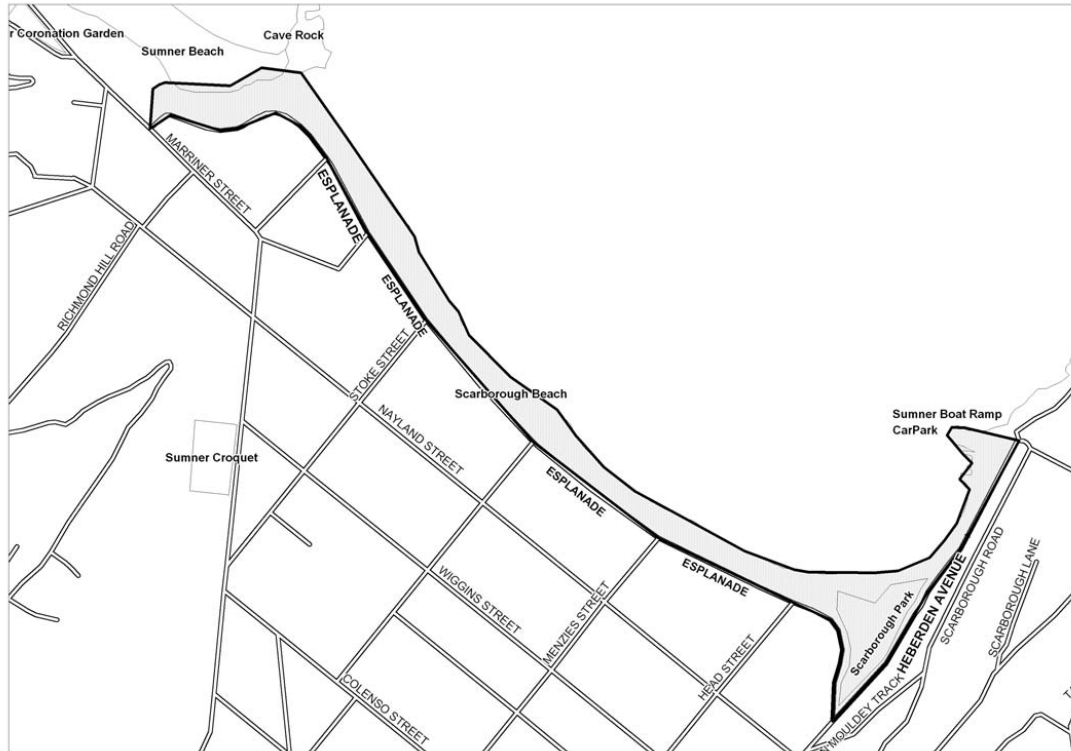
Birchs Road has been reconfigured to provide a public transport route and off-road cycleway (part of the Christchurch to Little River Rail Trail). It provides an alternative mode route (including walking) between Prebbleton and Lincoln. A cycling and pedestrian network proposed for the CSM1 and Halswell Junction Road could provide an additional corridor for alternative modes of transport.

7.2. Wastewater

Prebbleton has 906 permitted sewer connections which discharge to the Christchurch City Council sewerage reticulation. These connections have all been allocated therefore this scheme is effectively closed to further connections. This means that development cannot proceed unless and until alternative arrangements are made. A scheme for managing the wastewater from east Selwyn settlements has been devised (the Eastern Selwyn Sewage Scheme). This provides for the diversion of wastewater from Prebbleton via Lincoln and Springston to the Pines Wastewater Treatment Plant (PWTP), near Rolleston. It is intended that all households in Prebbleton will discharge to the PWTP when the necessary upgrading to extend its capacity is completed, this is anticipated to be within the next two years.

Sumner Alcohol Ban Area – shaded area

The area bounded by and inclusive of the whole of the Esplanade (from Marriner Street to Heberden Avenue) and along Heberden Avenue (from the Esplanade to the Sumner Boat Ramp car park), and including the Sumner Boat Ramp car park, as well as the beach that runs alongside this area (down to the mean low water spring level), as indicated in the map below.



Akaroa Achol Ban Area- shaded areas

All of, or the relevant parts of, the following streets: Rue Lavaud, Beach Road, Rue Jolie, Rue Balguerle up to Muter Street, Rue Brittan, Rue Croix, part of Woodills Road up to and including the milk station turning area, Bruce Terrace from Beach Road to Rue Jolie, as well as the lower part of Stanley Park (from Beach Road to Penlington Place).

This includes the following areas: Akaroa Beach and the waterfront area (including any wharf or jetty) from Children's Bay to Takapunueke Reserve, the Garden of Tane, Waeckerle Green, Reclamation Parking and Slipway Area, Akaroa Recreation Ground, Jubilee Park, Childrens Bay and the War Memorial Grounds.



Okains Bay Alcohol Ban Area – red area

The area being the Okains Bay Beach and Okains Bay Road as indicated on the map below. This excludes the Okains Bay Camping Ground and a small parcel of adjacent land owned by the Department of Conservation.



Spencer Park Alcohol Ban Area – shaded area

That part of Spencer Park situated on the southern side of Heyders Road, commencing from 71 Heyders Road, Spencerville, and continuing to the beach, including the beach access and car parking areas





Resource Management Act 1991
Christchurch City Plan
Proposed Plan Change

74

Note 1: The proposed rules in this Plan Change will **have no legal effect** under Section 9 and Clause 10(5) of Schedule 1 of the Resource Management Act until the Council gives public notice of its decision on the plan change and matter raised in submissions.

Note 2: All other provisions of this Proposed Plan Change have legal effect under Section 9 of the Resource Management Act from the date of notification but may be subject to submissions and will not have full legal effect until they are beyond the point of challenge.

AIRPORT NOISE CONTOURS

Explanation

Amendments to the Series B Planning Maps substitute revised airport noise contours around the Christchurch International Airport for those currently in the City Plan.

The amended contours are the product of a re-evaluation of the contours in the light of new aircraft types and engines, new ways of controlling aircraft movements at and near airports, and an updated assessment of the capacity of the runways at Christchurch International Airport, since the original contours were produced in 1994. The amended contours were prepared by a representative working party of experts from the Regional and all affected District Councils, airways authorities and affected landowners, and were approved by the Environment Court in 2008 for use in the Selwyn District. They now form part of the Proposed Regional Policy Statement (RPS) 2011 and have been included in the adjacent District Plans for the Waimakariri and Selwyn District Councils..

Amendments to Policy 6.3A.7 of the City Plan are also proposed. These amendments result from the fact that the Proposed RPS now provides for noise-sensitive activities to be *avoided* rather than *discouraged* within the 50dBA contour, and also amends the definition of noise-sensitive activities slightly. The City Plan amendments change the policy from *discouraging* noise-sensitive activities within the 50dBA contour to *avoiding* them, subject to certain exceptions. The exceptions recognise that:

- there is a continuing need for permitted housing on rural blocks within the airport noise contours in association with rural activities, to enable best use and management of this land, and
- some areas in the existing Living zones in Christchurch are within the 50dBA contour around the southern end of northwest runway and at Masham and Templeton, and
- there is existing development lawfully established prior to the RPS becoming operative, and that the RPS provides for limited new residential development within the revised airport noise contours at Belfast.

Date Publicly Notified:

Date Operative:

Plan Details:

Planning Maps 3B, 6B-10B, 14B -18B, 22B-24B, 29B -31B, 35B-38B, 42B- 43B, and 50B

File No: PL/CPO/3/74

CITY PLAN AMENDMENTS

Note: For the purposes of this plan change, any text proposed to be added by the plan change is shown as **bold underlined** and text to be deleted as ~~**bold strikethrough**~~.

Amend the City Plan as follows:

(A) AIRPORT NOISE CONTOURS

1. Volume 3, Planning Maps

Amend Planning Maps 3B, 6B-10B, 14B -18B, 22B-24B, 29B -31B, 35B-38B, 42B-43B, and 50B, by

- (a) Deleting all existing noise contours, and
- (b) Substituting new noise contours as shown on the attached planning maps.

2. Volume 2, Policy 6.3A.7 Airport operations

6.3A.7 Policy : Airport operations

(a) Amend the policy as follows:

To ~~discourage~~ **avoid** noise-sensitive activities within the 50 dBA Ldn noise contour around Christchurch International Airport **except**:

- **those permitted in conjunction with rural activities in the rural zones, and**
- **activities within the existing Living zones as defined in the city plan as at 17 October 2011;**
- **activities in any Greenfields Area – Residential CN1 shown in Proposed Change 1 to the Canterbury Regional Policy Statement, and**
- **activities in the Open Space 3D (Clearwater) zone as at 17 October 2011.**

(b) Amend the first paragraph of the Explanation and Reasons for Policy 6.3A.7 as follows:

For the purpose of this Policy "noise sensitive activities" means:

- Residential activities ~~other than those in conjunction with rural activities and which comply with the rules in the plan;~~

- Education activities including pre-school places or premises, but not including flight training, trade training or other industry related training facilities within the Special Purpose (Airport) Zone **or on other land zoned or used for business activities;**
- Travellers accommodation except that which is designed, constructed and operated to a standard to mitigate the effects of aircraft noise on occupants;
- Hospitals, healthcare facilities and any elderly person housing or complex.

(c) Insert a new paragraph after the second paragraph of the Explanation and Reasons for Policy 6.3A.7 as follows:

Exception are made to this policy to recognise existing noise-sensitive activities in zones established prior to the adoption of the airport noise contours or which were established in accordance with the 1994 version of the contours. It also provides for an area at Belfast which was accepted for rezoning to residential purposes prior to the 2007 revision of the noise contours and subsequently included as a Greenfields Area in the Canterbury Regional Policy Statement. The exceptions also allow for the continuation of existing provisions which provide for permitted residential activities in association with rural activities, in order to provide reasonable opportunities for the use and management of those properties.

(d) Amend the fourth paragraph of the Explanation and Reasons for Policy 6.3A.7 as follows:

Noise-sensitive activities will not be allowed to occur within the Air Noise Boundary. Acoustic insulation will be required for all new residential development and noise sensitive activities and all additions to such activities between the 55 dBA Ldn noise contour and the Air Noise Boundary.

⁽¹⁾ The Air Noise Boundary is a composite line formed by the outer extremity of the 65 dBA Ldn noise contour and the SEL 95 dBA noise contour for a Boeing ~~747-200~~ **777-300** aircraft on the main runway and a Boeing 767-300 aircraft on the subsidiary runway.

3. Volume 2, Policies 7.8.1-7.8.3 Airport services

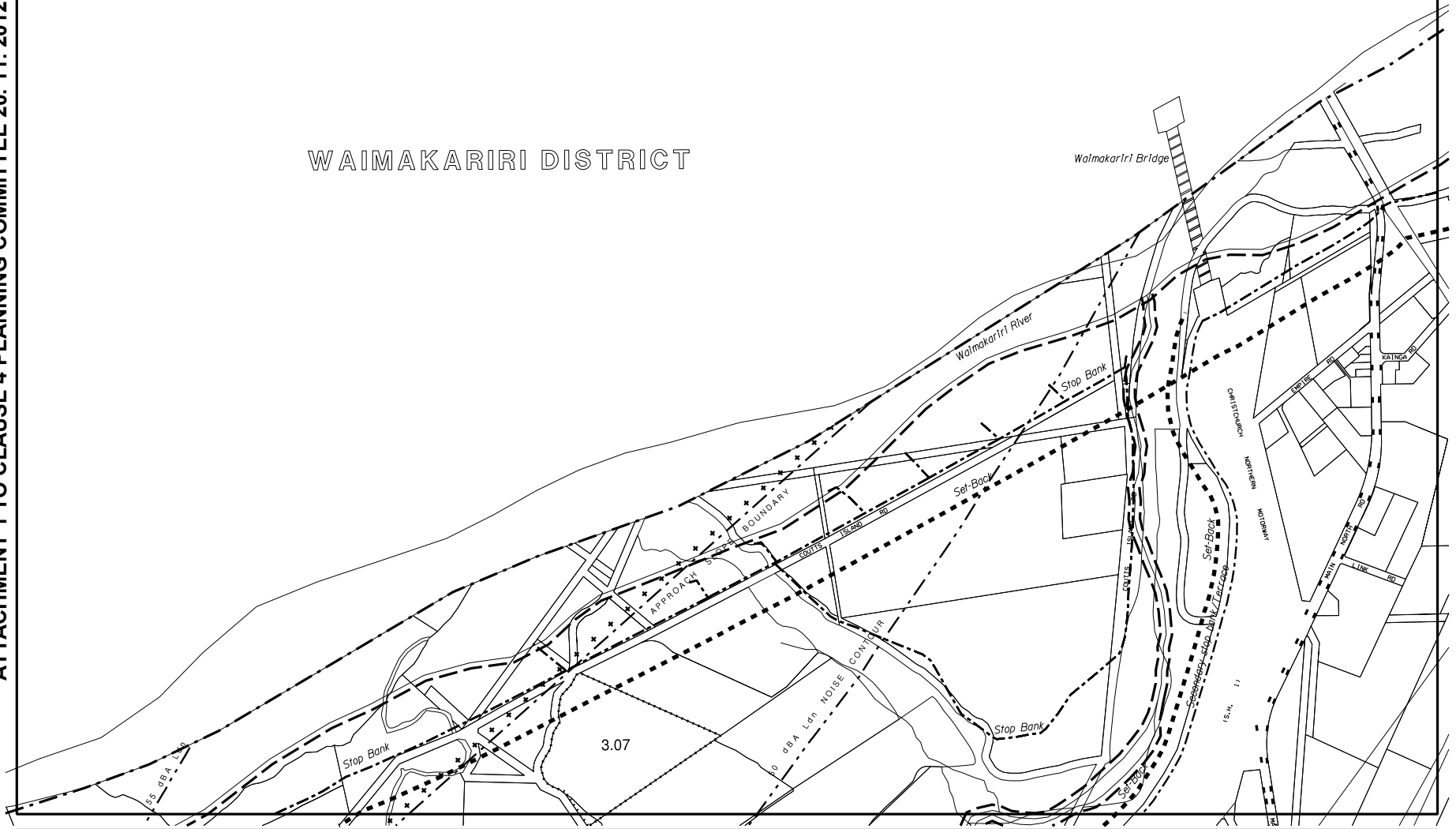
(e) Amend the last paragraph of the Explanation and Reasons for Policies 7.8.1 to 7.8.3, to match the definition of noise sensitive activities under Policy 6.3A.7, as follows:

In this explanation, "noise sensitive activities" means:

- Residential activities ~~other than those in conjunction with rural activities and which comply with the rules in the Plan;~~

- Education activities including pre-school places or premises, but not including flight training, trade training or other industry related training facilities within the Special Purpose (Airport) Zone, **or on other land zoned or used for business activities:**
- Travellers accommodation except that which is designed, constructed and operated to a standard to mitigate the effects of aircraft noise on occupants;
- Hospitals, healthcare facilities and any elderly persons housing or complex.

WAIMAKARIRI DISTRICT



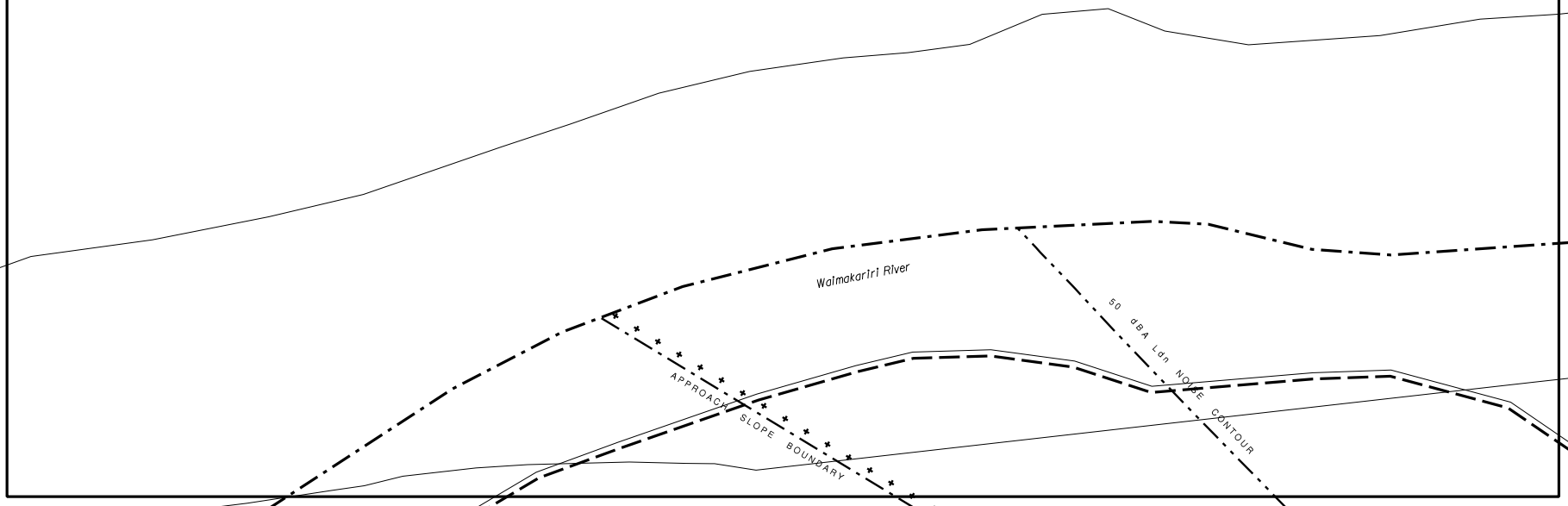
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| <ul style="list-style-type: none"> City Boundary Summit Road Protection Act Airport/Airfield Approach Slope Boundaries Airport/Airfield Noise Control Boundaries Pylons Hazard line 1 Esplanade Reserve or strip required Scheduled Activity M.H.W.S. Mean High Water Springs | <ul style="list-style-type: none"> Road to be stopped Limited Access Roads Indicative Roads Protected Object, Place or Building Protected Tree Group of Protected Trees Non-Operative Area | <ul style="list-style-type: none"> Waimakariri River stopbank floodplain (pc32 non-operative) High hazard area (pc32 non-operative) Area exempted from Waimakariri River Stopbank Floodplain flood protection provisions (pc32 non-operative) Flood Ponding Area Flood Management Area | <ul style="list-style-type: none"> Special Amenity Area Community Footprint Ecological Heritage "A" Sites Comprehensive Housing Improvement Area |
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WAIMAKARIRI DISTRICT



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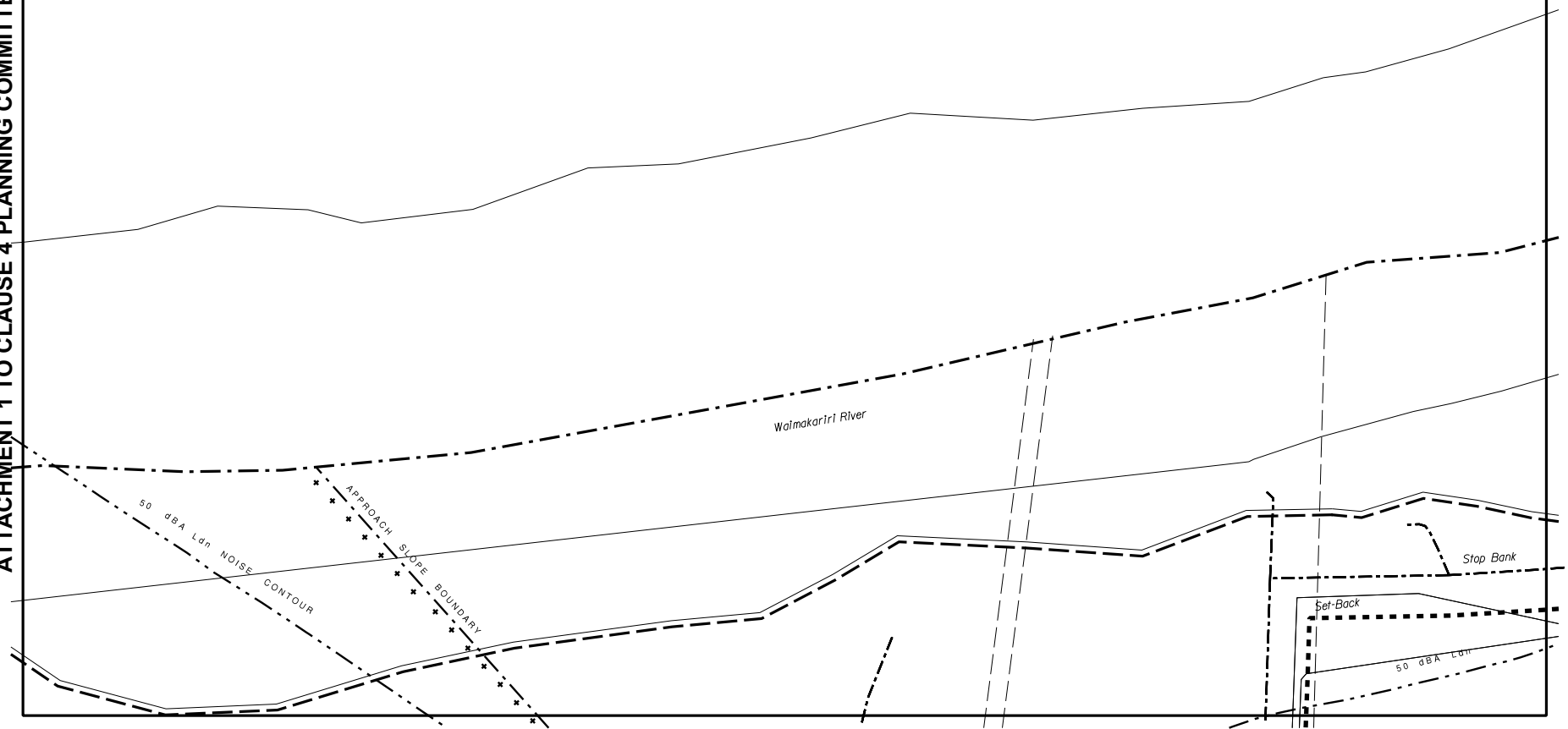
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City Planning Maps

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WAIMAKARIRI DISTRICT



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City of Christchurch
City Planning Maps

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WAIMAKARIRI DISTRICT

Waimakariri River

Stop Bank

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Stop Bank

50 dBA Ldn NOISE CONTOUR

55 dBA Ldn NOISE CONTOUR

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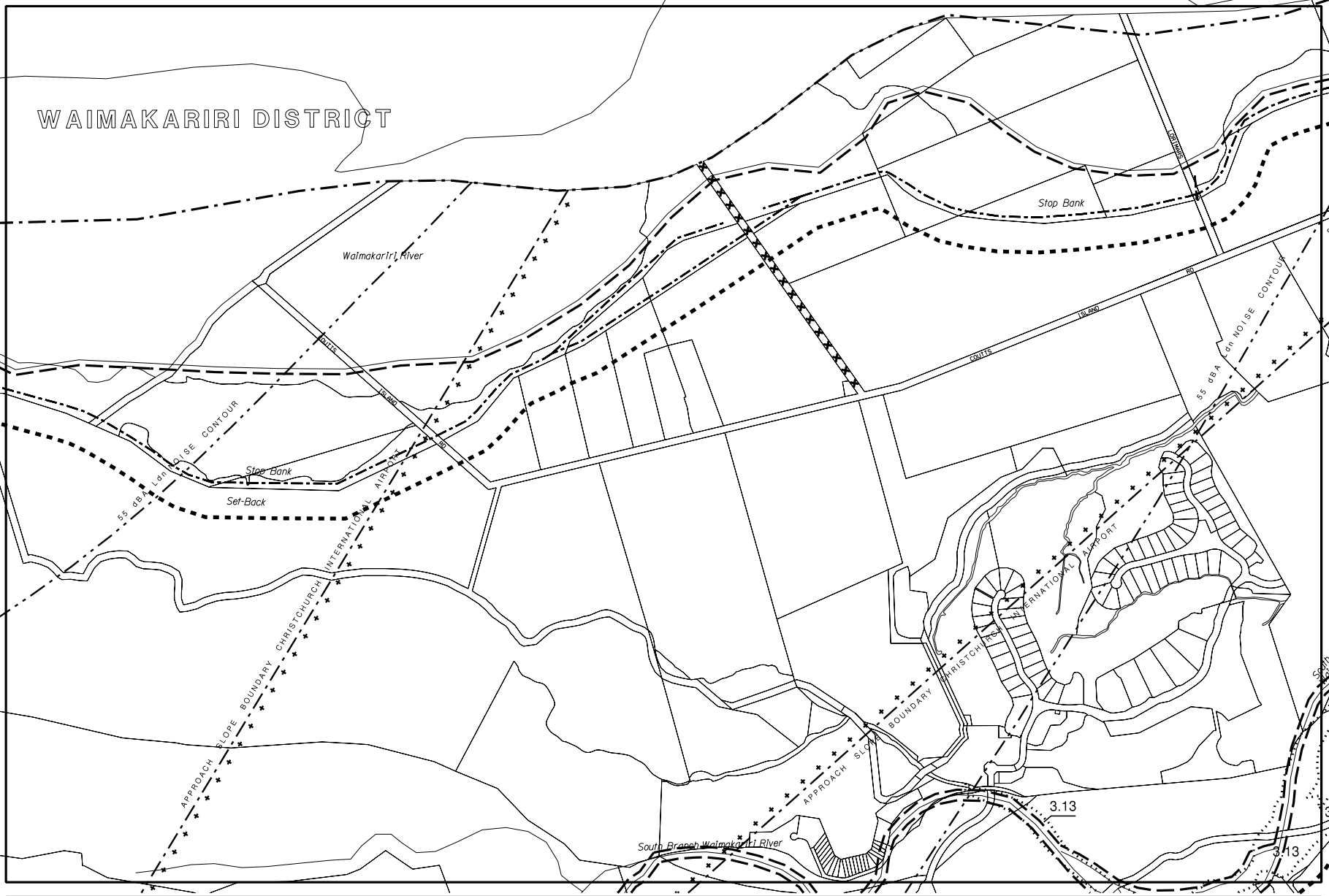
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City of Christchurch

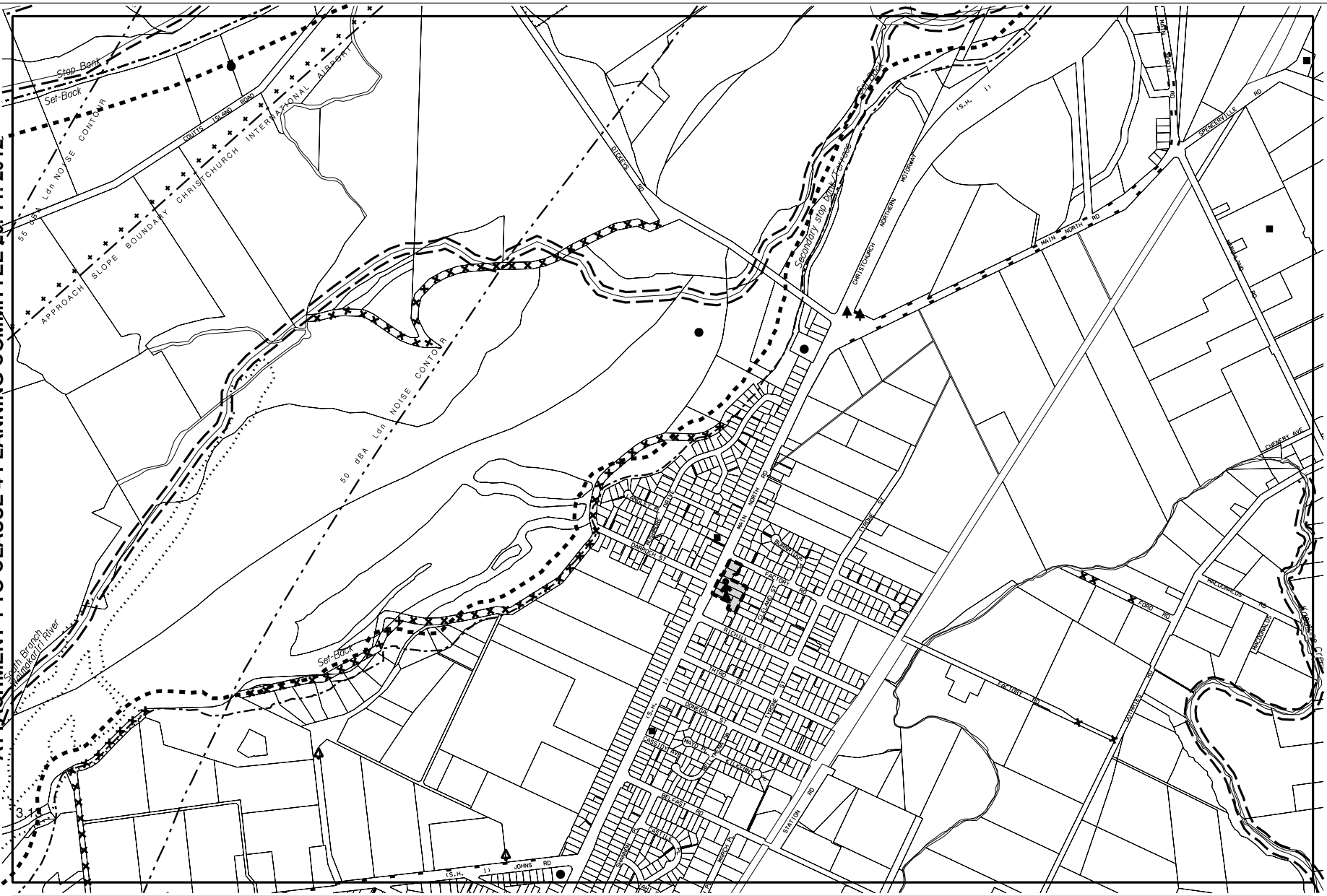
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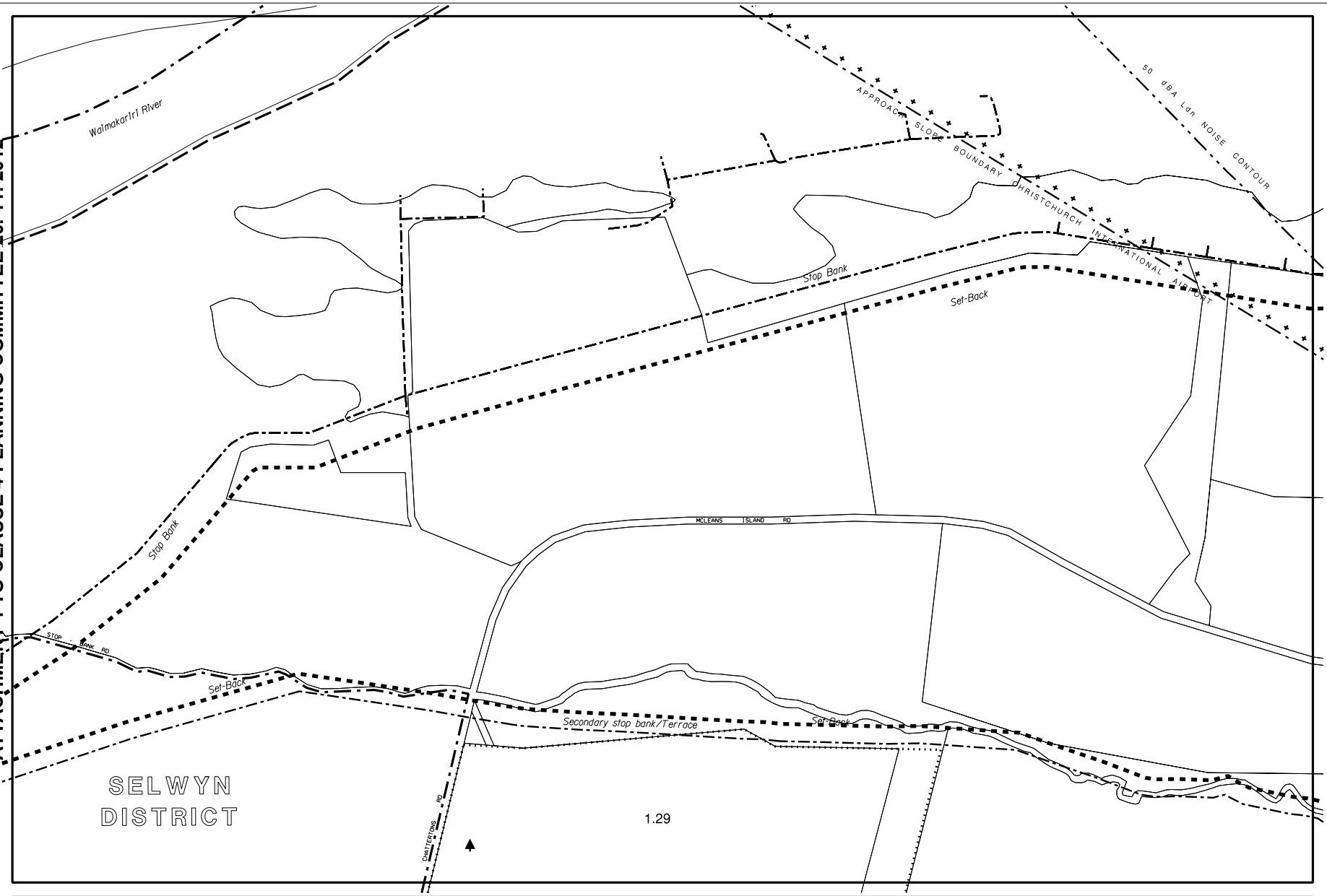
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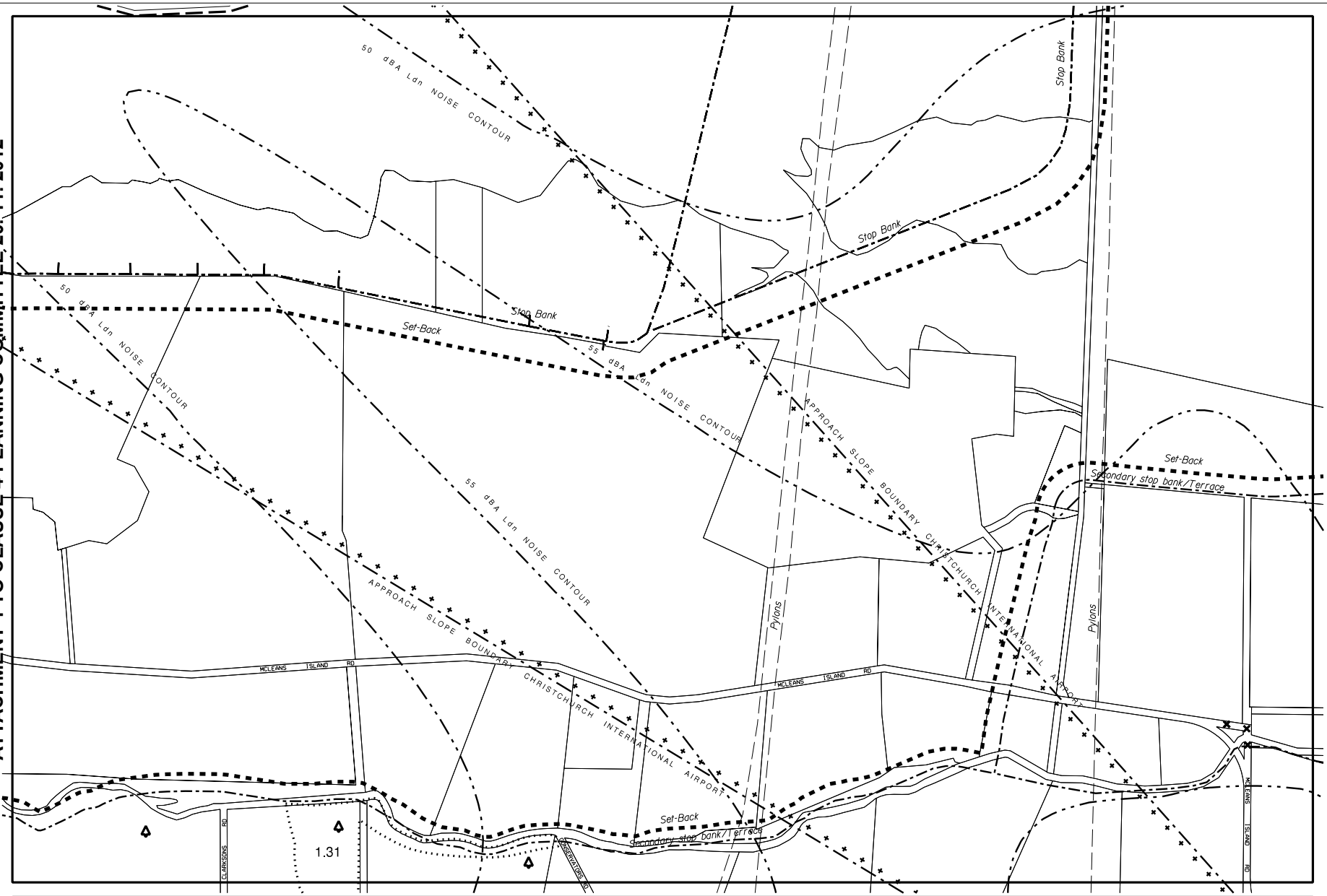
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City of Christchurch
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Proposed Plan Change 74 - Airport Noise Contour



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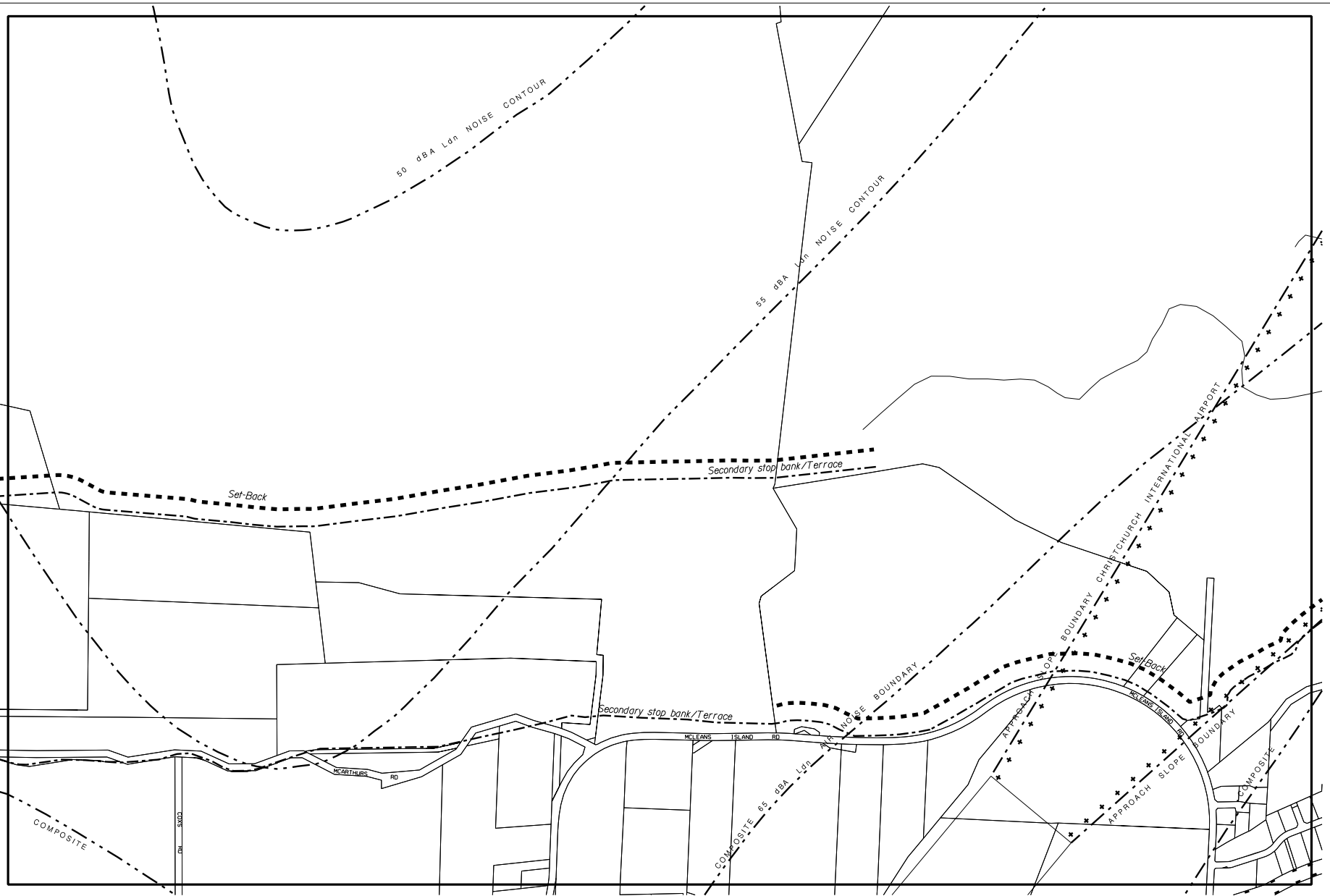
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Proposed Plan Change 74 - Airport Noise Contour



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City of Christchurch

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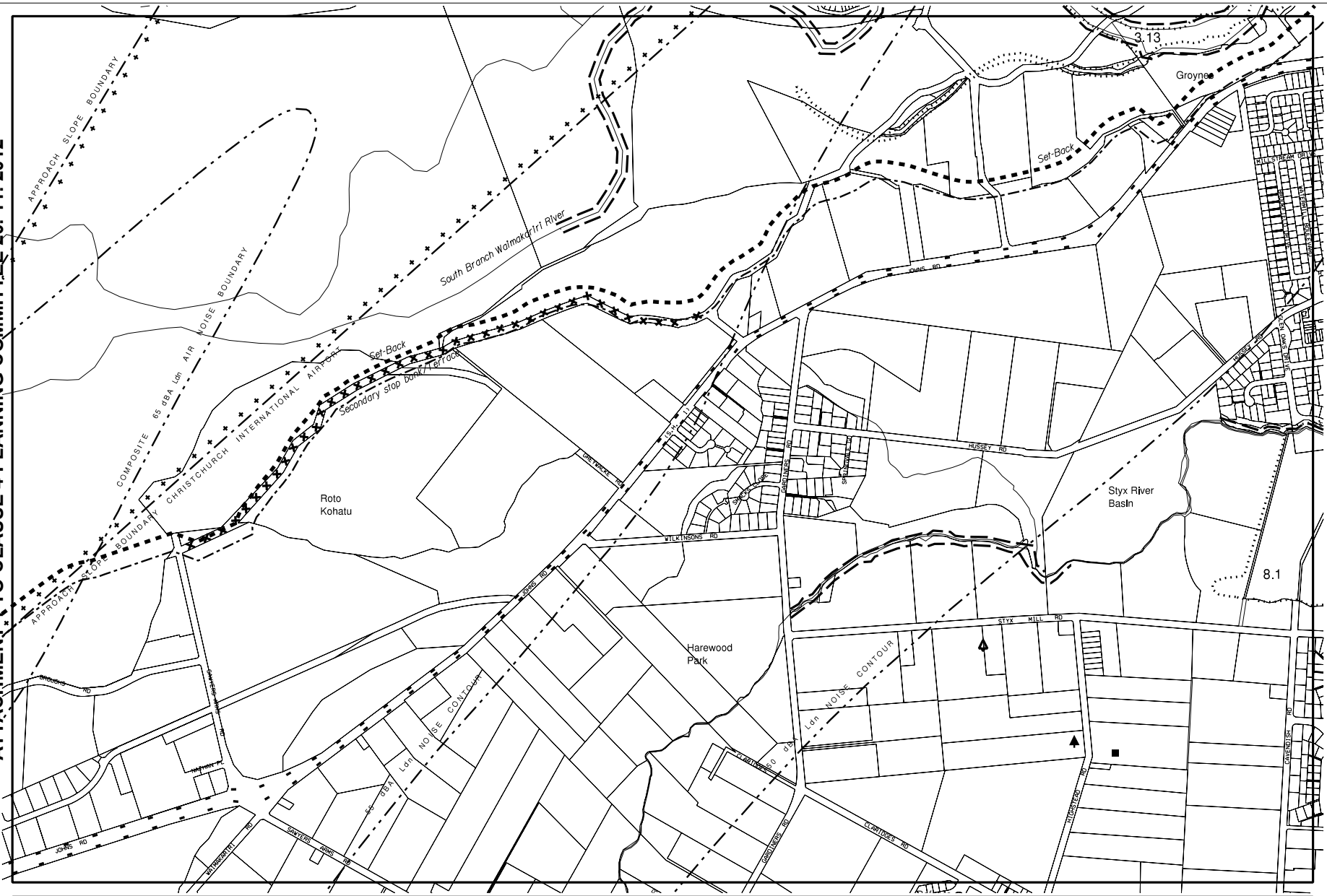
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Proposed Plan Change 74 - Airport Noise Contour



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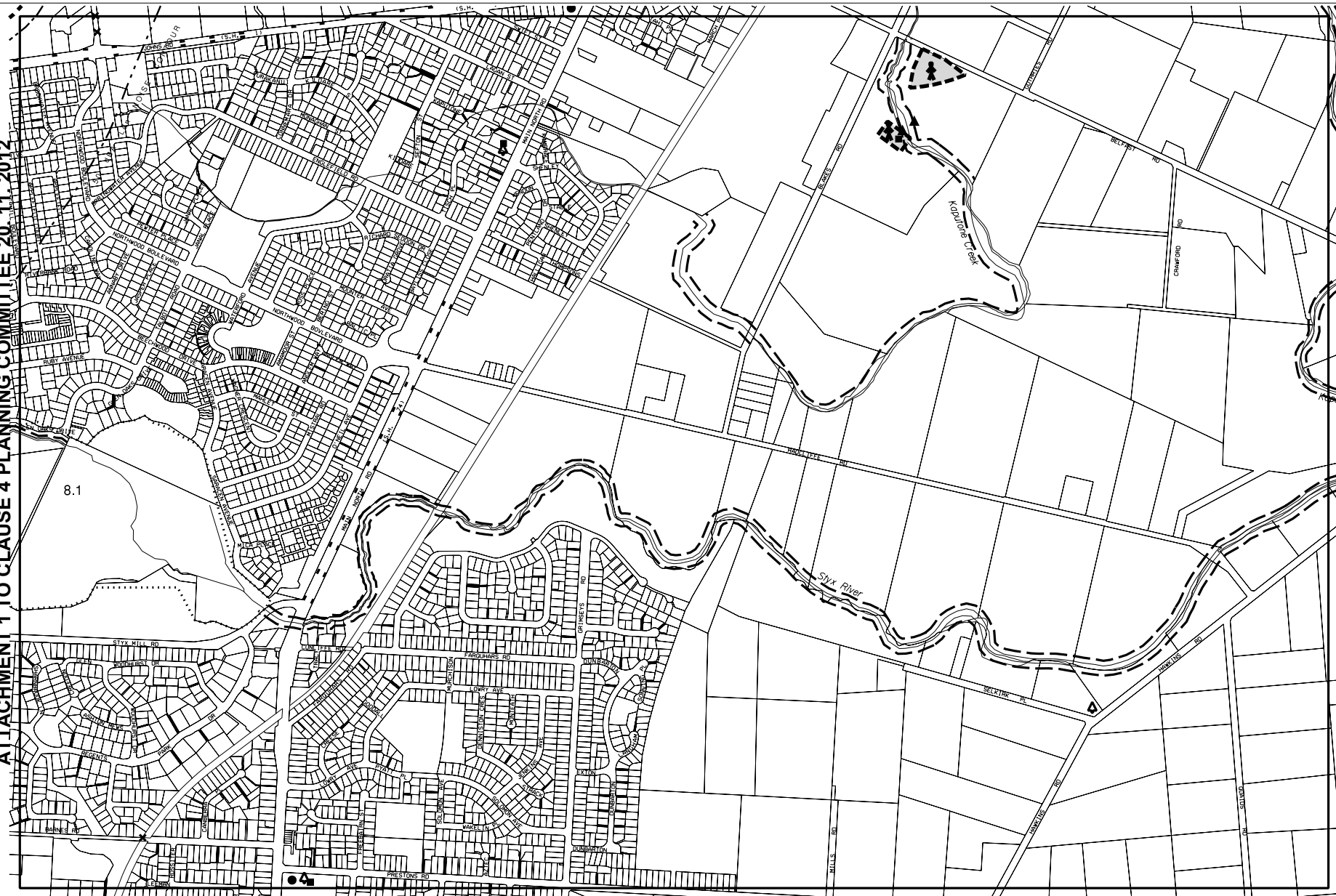
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City of Christchurch

City Planning Maps

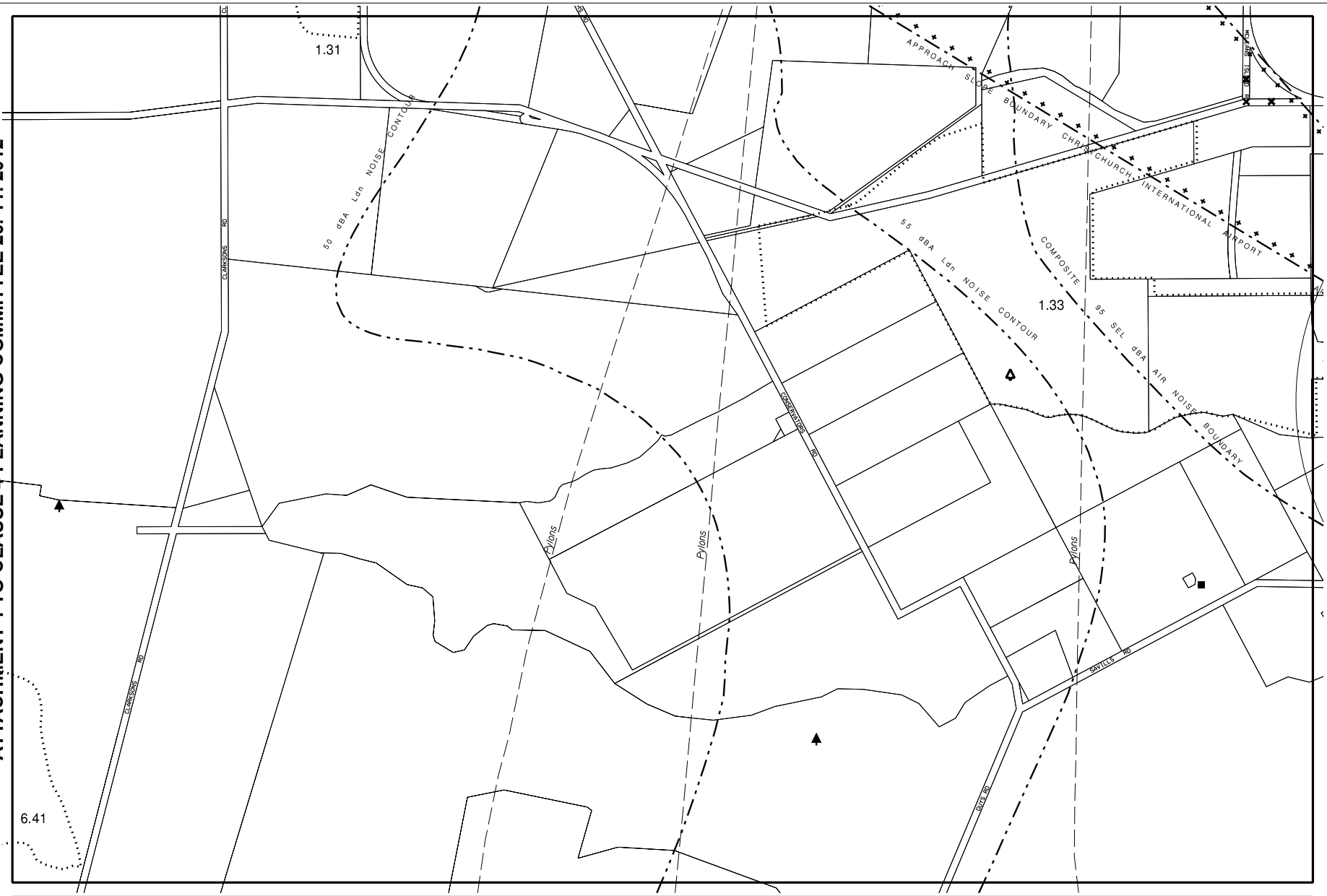
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Proposed Plan Change 74 - Airport Noise Contour



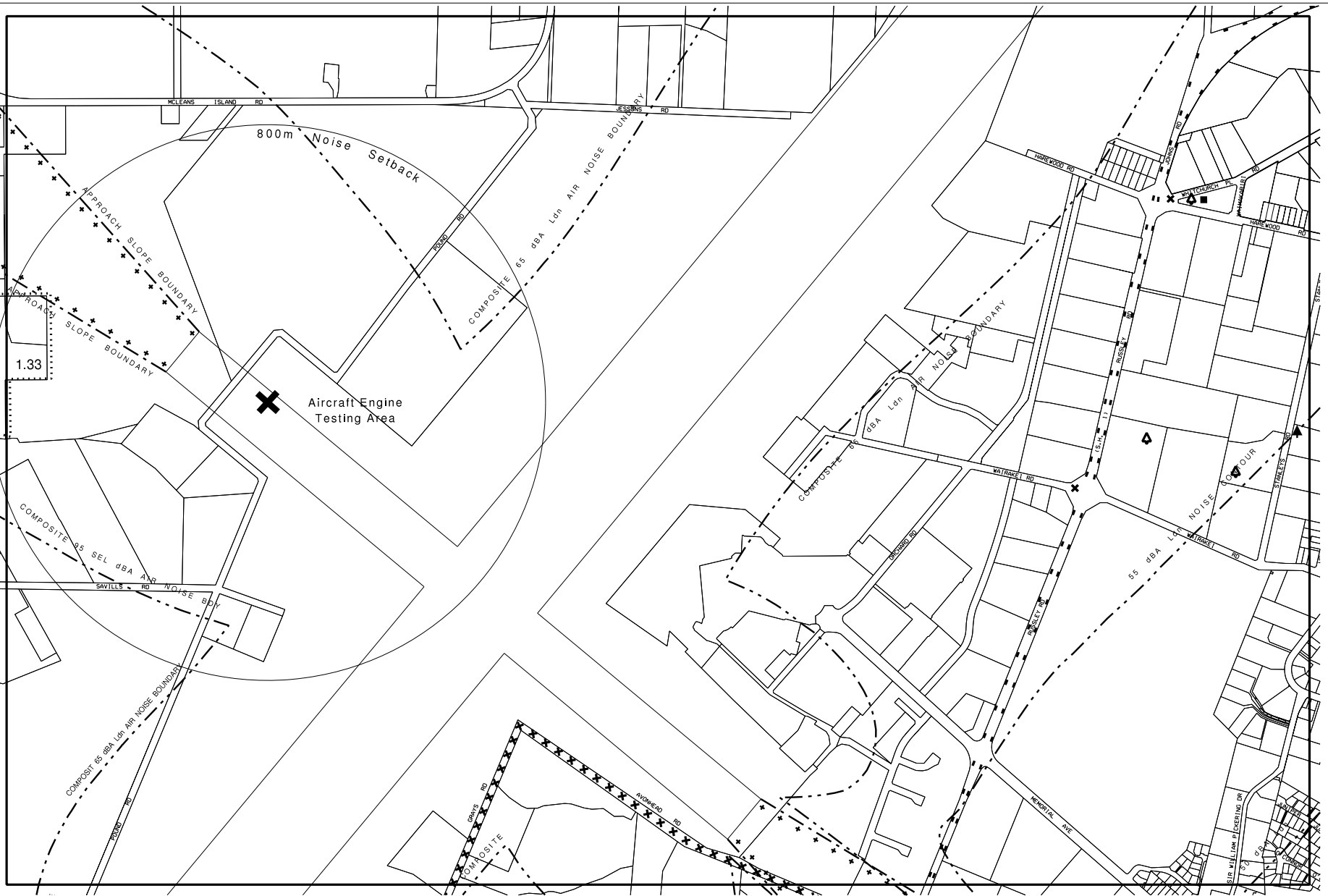
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City of Christchurch
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Proposed Plan Change 74 - Airport Noise Contour



Key cont'd

- City Boundary
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- Pylons
- Hazard line 1
- Esplanade Reserve or strip required
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- Area exempted from Waimakariri River Stopbank Floodplain flood protection provisions (pc32 non-operative)
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- Flood Management Area

- SA# Special Amenity Area
- Community Footprint
- # Ecological Heritage "A" Sites
- Comprehensive Housing Improvement Area

City of Christchurch
City Planning Maps

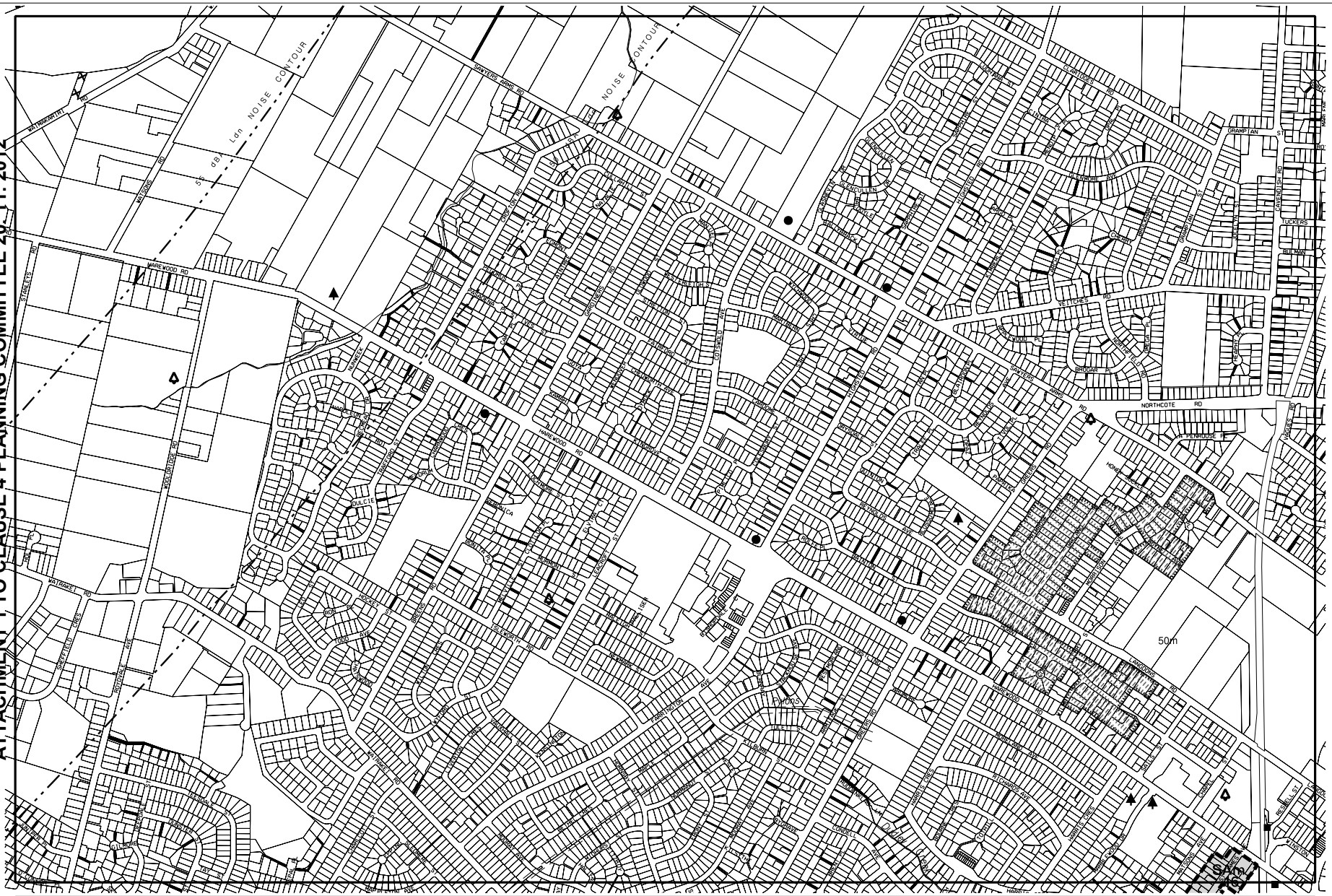
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Proposed Plan Change 74 - Airport Noise Contour



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City of Christchurch

City Planning Maps

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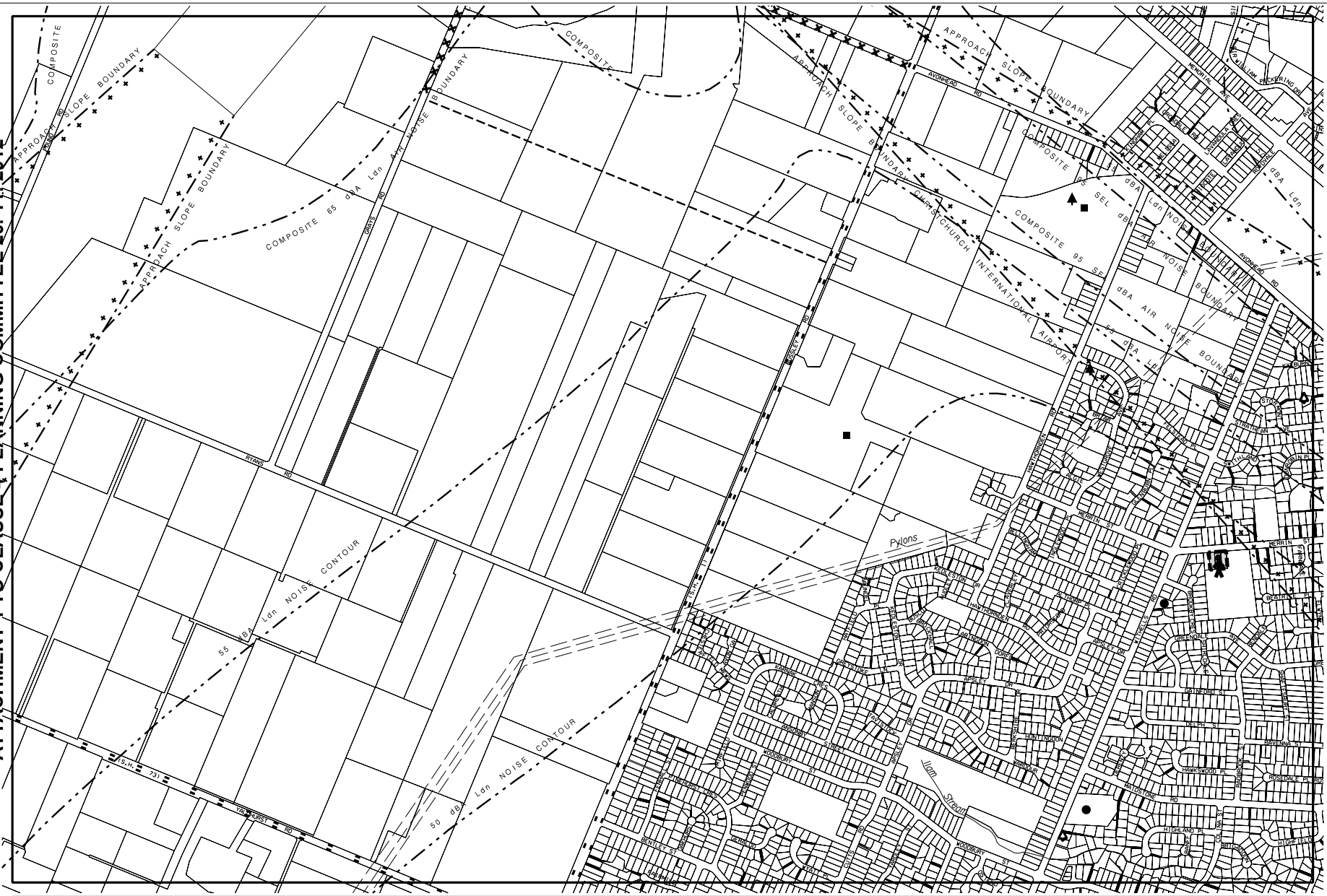
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-  **City of
Christchurch**
City Planning Maps

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| <ul style="list-style-type: none"> City Boundary Summit Road Protection Act Airport/Airfield Approach Slope Boundaries Airport/Airfield Noise Control Boundaries Pylons Hazard line 1 Esplanade Reserve or strip required Scheduled Activity M.H.W.S. Mean High Water Springs | <ul style="list-style-type: none"> Road to be stopped Limited Access Roads Indicative Roads Protected Object, Place or Building Protected Tree Group of Protected Trees Non-Operative Area | <ul style="list-style-type: none"> Waimakariri River stopbank floodplain (pc32 non-operative) High hazard area (pc32 non-operative) Area exempted from Waimakariri River Stopbank Floodplain flood protection provisions (pc32 non-operative) Flood Ponding Area Flood Management Area | <ul style="list-style-type: none"> Special Amenity Area Community Footprint Ecological Heritage "A" Sites Comprehensive Housing Improvement Area |
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City of Christchurch

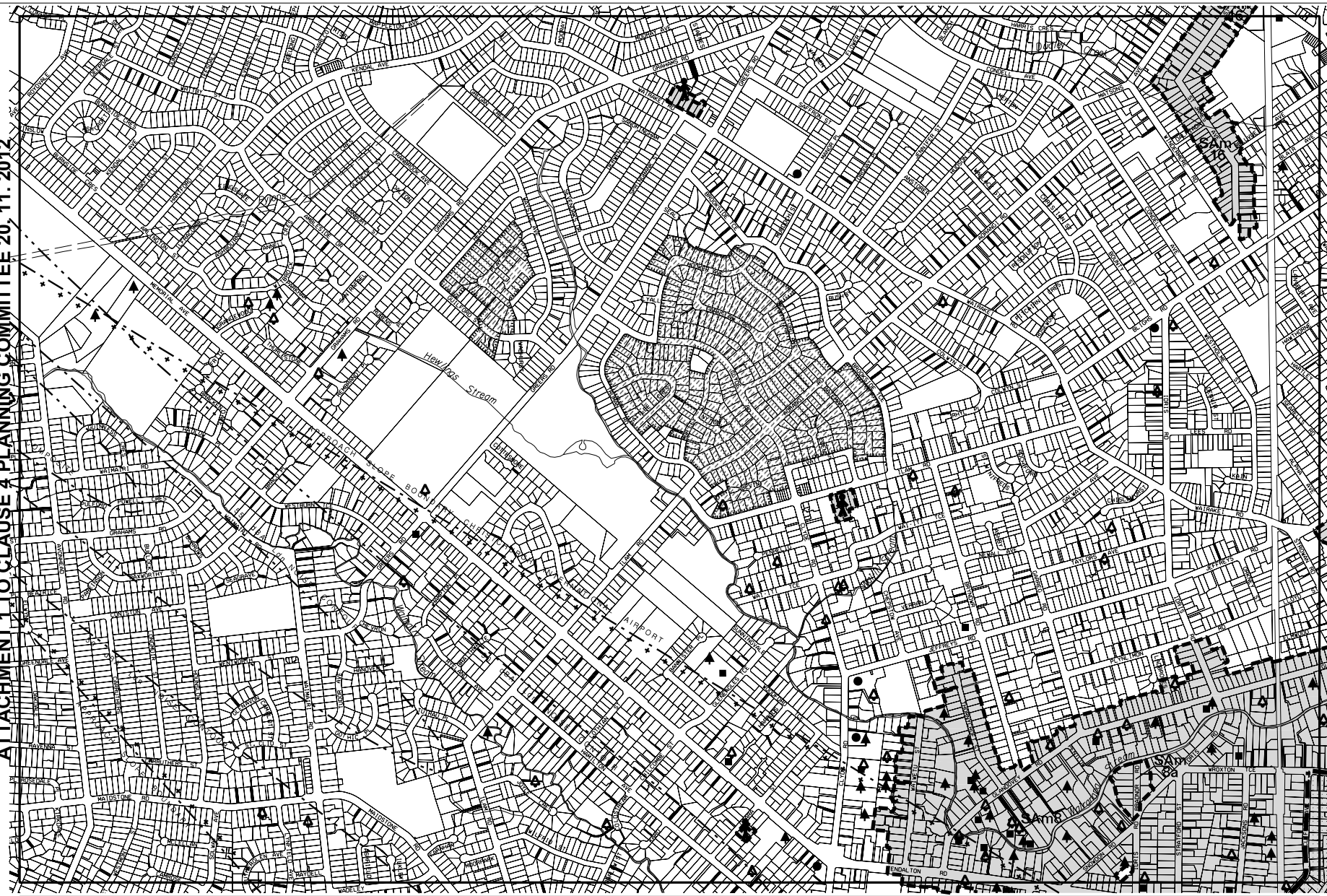
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City of Christchurch

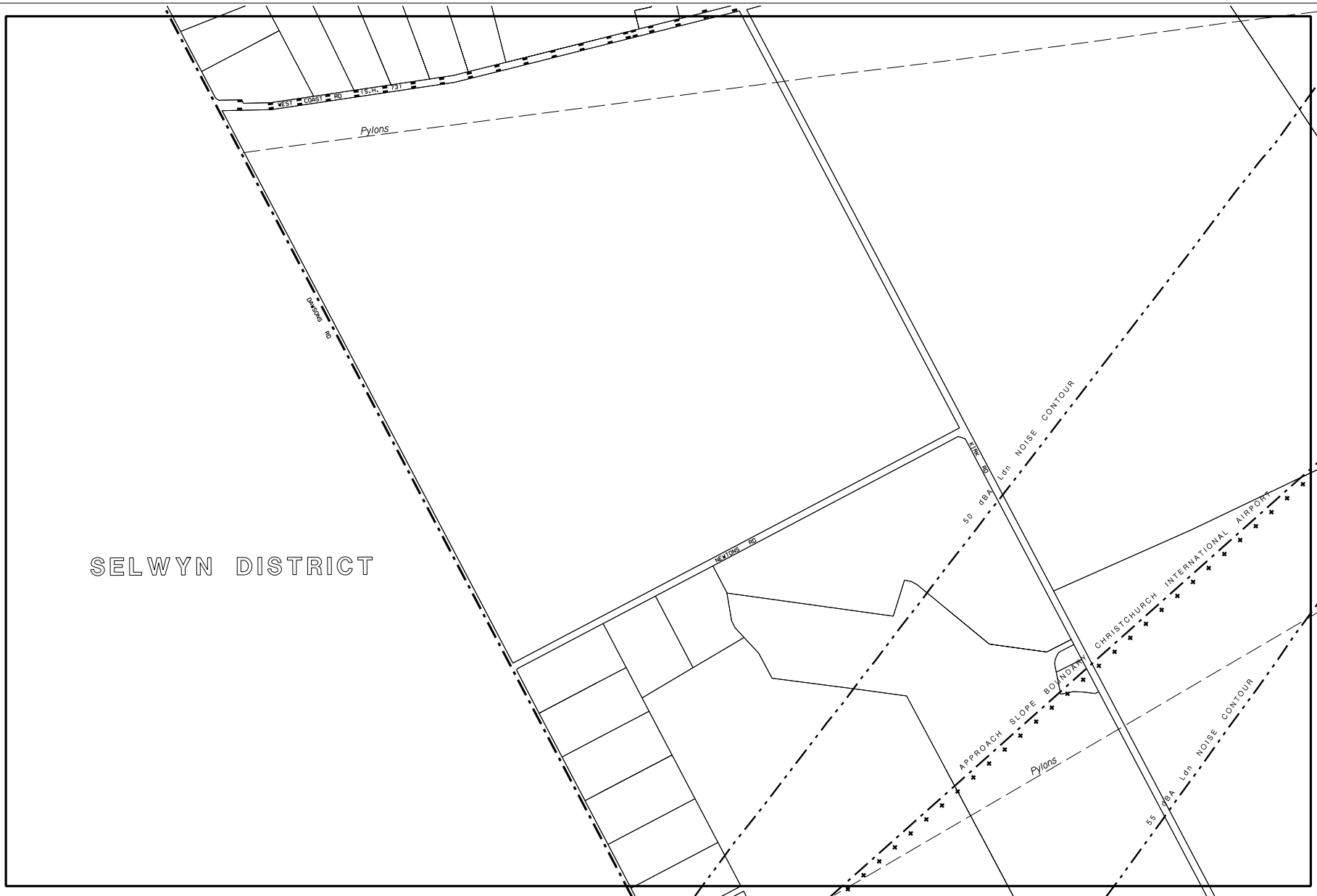
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Key cont'd

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- Airport/Airfield Approach Slope Boundaries
- Airport/Airfield Noise Control Boundaries
- Pylons
- Hazard line 1
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City of Christchurch
City Planning Maps

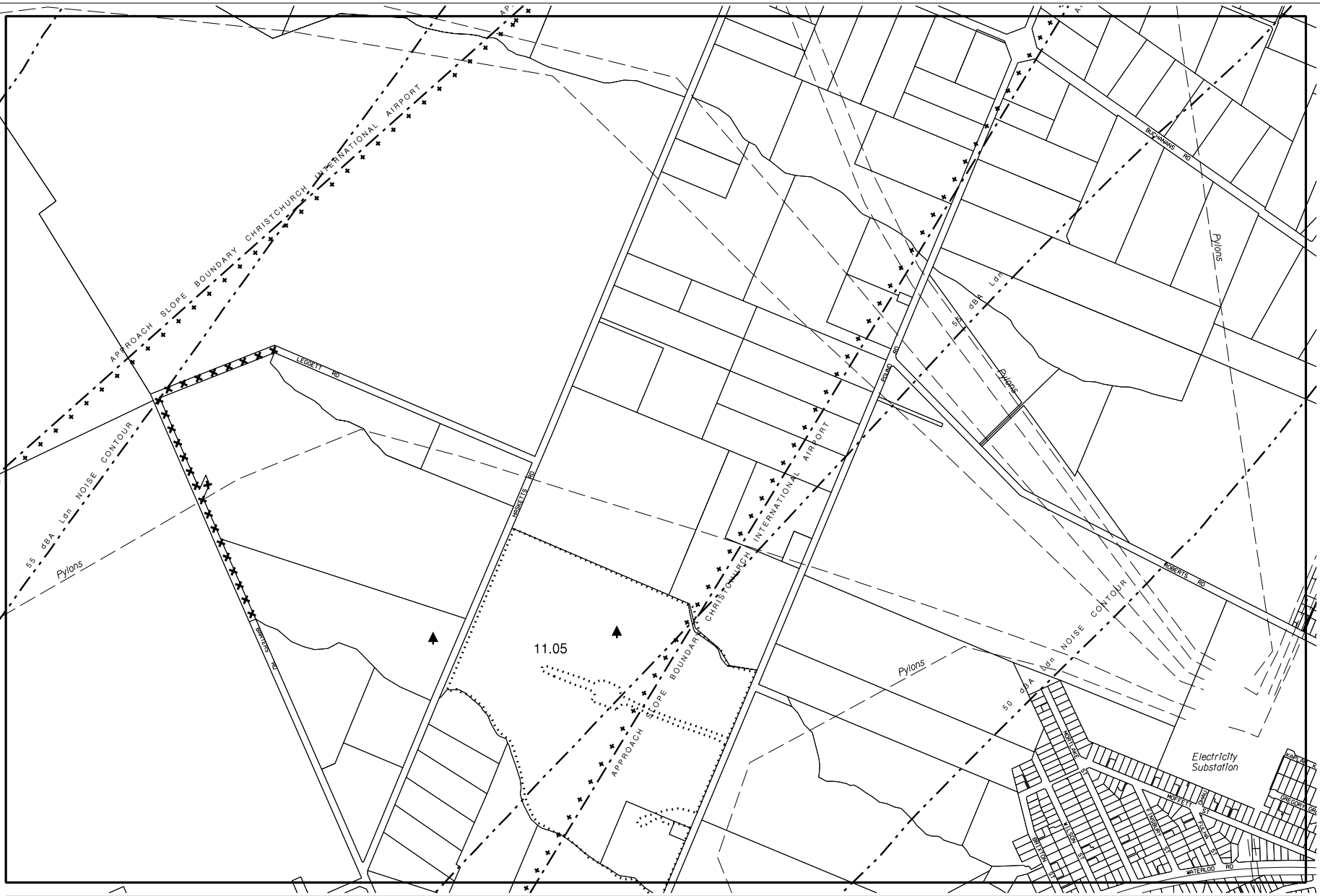
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Proposed Plan Change 74 - Airport Noise Contour



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- City Boundary
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- Airport/Airfield Approach Slope Boundaries
- Airport/Airfield Noise Control Boundaries
- Pylons
- Hazard line 1
- Esplanade Reserve or strip required
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- Community Footprint
- Ecological Heritage "A" Sites
- Comprehensive Housing Improvement Area

City of Christchurch

City Planning Maps

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




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Proposed Plan Change 74 - Airport Noise Contour

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- Summit Road Protection Act
- + • Airport/Airfield Approach Slope Boundaries
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- Pylons
- Hazard line 1
- Esplanade Reserve or strip required
- Scheduled Activity
- Mean High Water Springs

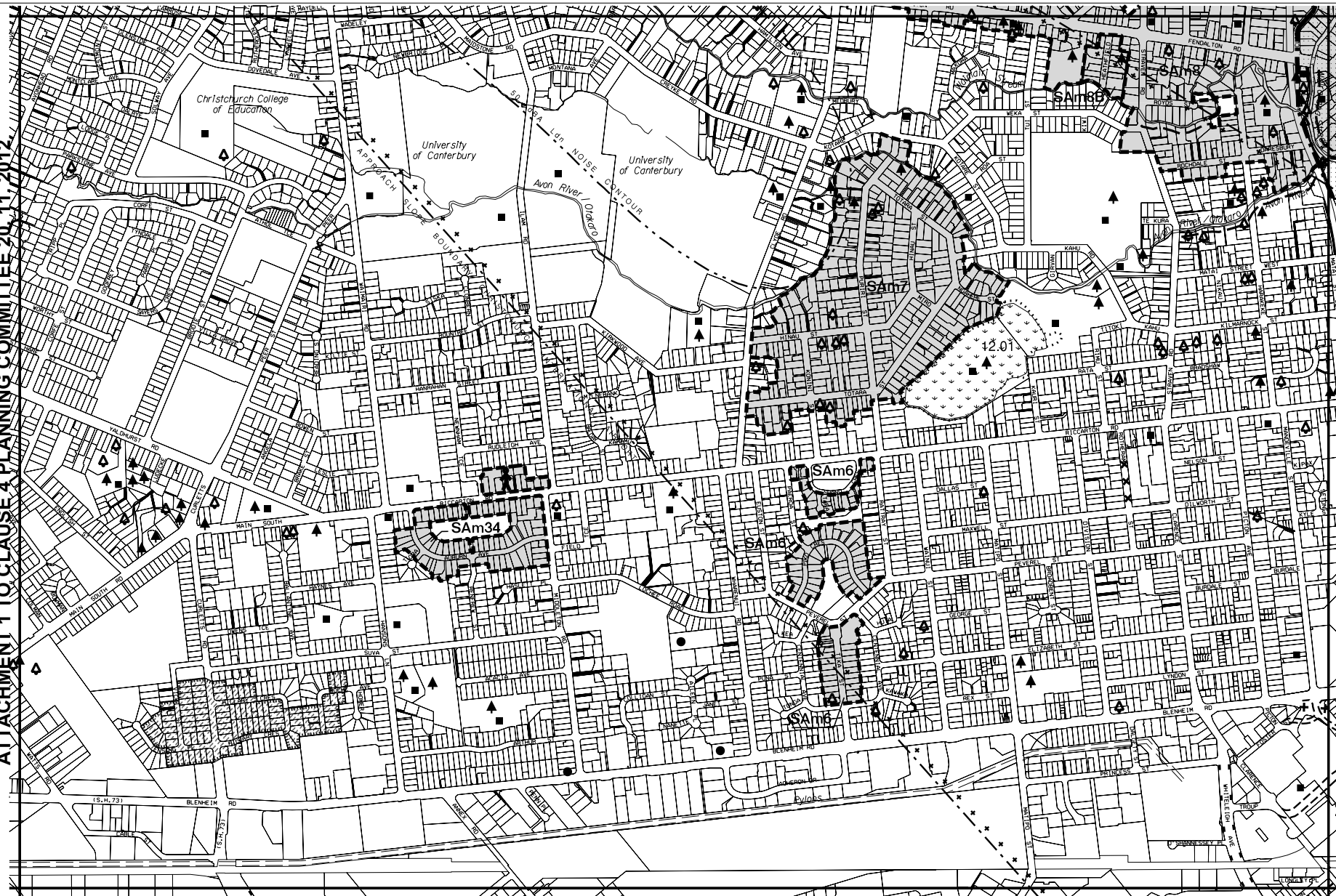
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 Area exempted from Waimakariri River Stopbank Floodplain flood protection provisions (pc32 non-operative)
 Flood Ponding Area
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|  | Ecological Heritage "A" Sites |
|  | Comprehensive Housing Improvement Area |

 **City of
Christchurch**
City Planning Maps
Scale 1:15,000


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Key cont'd

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City of Christchurch

City Planning Maps

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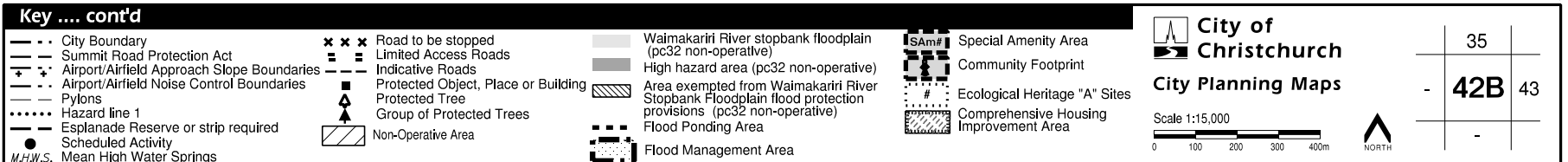
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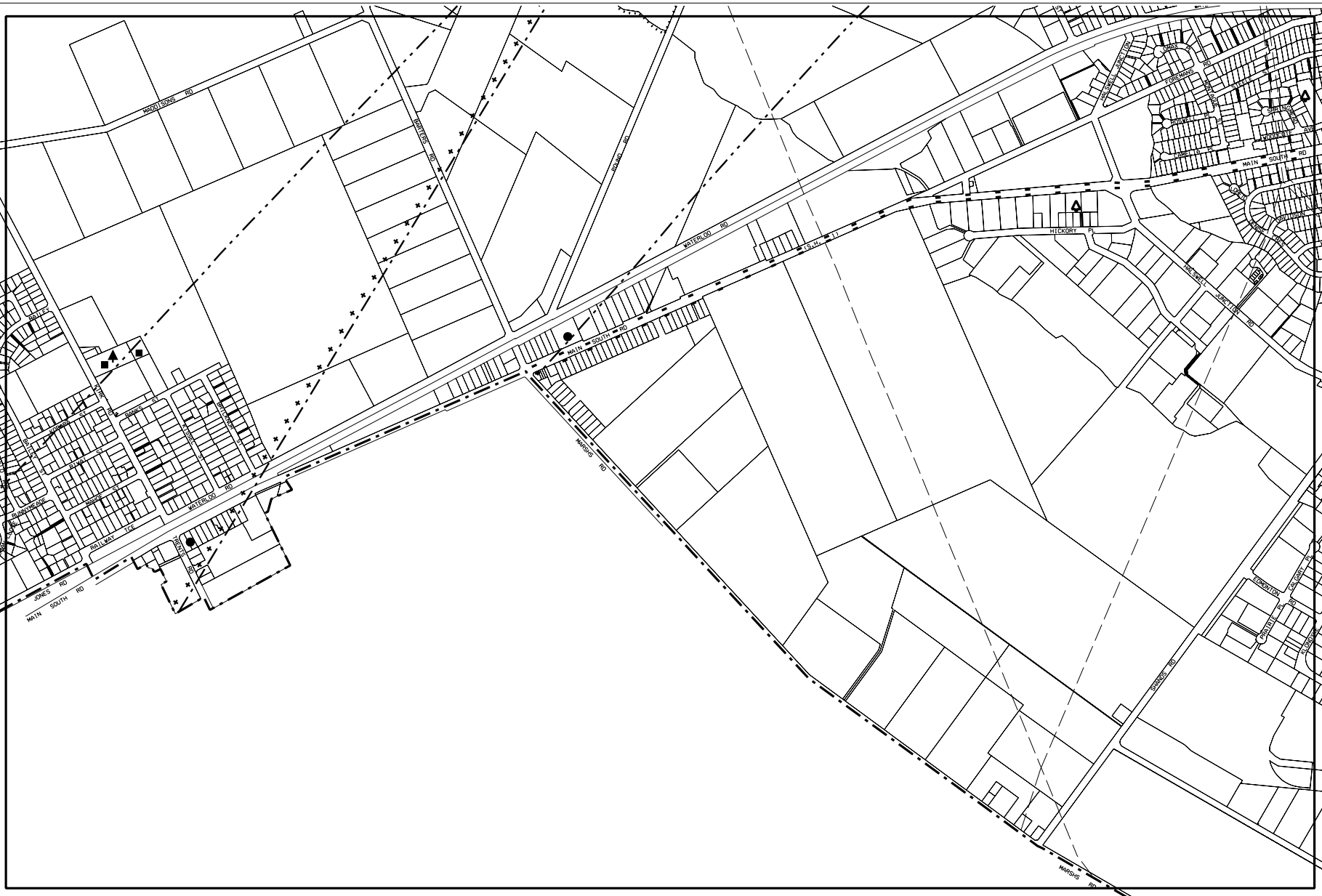
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Proposed Plan Change 74 - Airport Noise Contour

SELWYN DISTRICT





Key cont'd

- City Boundary
- Summit Road Protection Act
- Airport/Airfield Approach Slope Boundaries
- Airport/Airfield Noise Control Boundaries
- Pylons
- Hazard line 1
- Esplanade Reserve or strip required
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- Community Footprint
- Ecological Heritage "A" Sites
- Comprehensive Housing Improvement Area

City of Christchurch
City Planning Maps

Scale 1:15,000 Date 29/02/2012

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Proposed Plan Change 74 - Airport Noise Contour

SELWYN DISTRICT

Key cont'd


<ul style="list-style-type: none"> City Boundary Summit Road Protection Act Airport/Airfield Approach Slope Boundaries Airport/Airfield Noise Control Boundaries Pylons Hazard line 1 Esplanade Reserve or strip required Scheduled Activity Mean High Water Springs 	<ul style="list-style-type: none"> Road to be stopped Limited Access Roads Indicative Roads Protected Object, Place or Building Protected Tree Group of Protected Trees Non-Operative Area 	<ul style="list-style-type: none"> Waimakariri River stopbank floodplain (pc32 non-operative) High hazard area (pc32 non-operative) Area exempted from Waimakariri River Stopbank Floodplain flood protection provisions (pc32 non-operative) Flood Ponding Area Flood Management Area 	<ul style="list-style-type: none"> Special Amenity Area Community Footprint Ecological Heritage "A" Sites Comprehensive Housing Improvement Area
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City of Christchurch
City Planning Maps

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	Resource Management Act 1991 Christchurch City Council Christchurch City Plan Plan Change Section 32 Assessment	74
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AIRPORT NOISE CONTOURS

PURPOSE OF THIS REPORT

1. The purpose of this report is to satisfy the requirements under section 32 of the Resource Management Act 1991 ('the Act') as part of preparing Plan Change 74 to the Christchurch City District plan (City plan Section). Plan Change 74 (PC 74) replaces the current airport noise contours for Christchurch International Airport on Planning Maps 3B, 6B-10B, 14B-18B, 22B-24B, 29B-31B, 35B-38B, 42B-43B, and 50B to align with Proposed Change 1 (PC1) to the Canterbury Regional Policy Statement, which defines the 50 dBA airport noise contour based on more recent modelling. The plan change is to enable consistency with PC1 while achieving the objective in the City Plan of urban consolidation.

CITY PLAN – PROPOSED AMENDMENTS

2. The proposed amendments will alter one policy (6.3A.7 in Volume 2 of the City Plan), the Explanation and Reasons for Policies 6.3A.7 and 7.8.1-7.8.3, and the appropriate Planning Maps. No new objectives or amendments to objectives are proposed.
3. The proposed amendments to the City Plan are attached to this report. This section summarises the key amendments.

Volume 2, Section 6 Urban Growth: 6.3A.7 Airport Operations

4. The proposed amendment to Policy 6.3A.7 changes the wording from "discouraging" to "avoiding" noise-sensitive activities within the 50dBA contour. Exceptions for some activities, which already existed in the City Plan, are maintained. (No new exceptions are proposed). The exceptions recognise existing development lawfully established prior to the adoption of the original airport noise contours, and other developments established or approved prior

to the revision of the airport noise contours in 2008. They also recognise the ability for a residential unit on a rural allotment within the airport noise contours to enable best use and management of those lands.

5. The relevant objective in the City Plan for peripheral development is:

“6.3A Peripheral urban development of a scale and character consistent with a primary emphasis on urban consolidation; which avoids, remedies or mitigates adverse impacts on water, versatile soils, significant amenity values and other natural resources; and which makes efficient use of physical infrastructure.”

The evaluation which follows below also recognises relevant objectives in Proposed Change 1 to the Canterbury Regional Policy Statement. In October 2011 the Crown, by gazette notice pursuant to section 27(1)(a) of the Canterbury Earthquake Recovery Act deleted Proposed Change 1 to the Regional Policy Statement and implemented its own changes to the RPS by inserting new Chapters 12A and 22 in the RPS.

6. An application for judicial review of the Minister's decision to revoke PC1 and insert Chapters 12A and 22 into the RPS was lodged and subsequently granted on 24 July 2012. The effect of this ruling was for the Minister's decision to be set aside and PC1 to be reinstated in the Environment Court meaning all appeals on PC1 continue at this stage. The High Court's ruling on the Minister's decision has also been appealed to the Court of Appeal.
7. Christchurch International Airport lies on the western periphery of Christchurch within the urban limit as defined in PC1. The purpose of showing the airport noise contours on the City Plan Planning Maps is to define boundaries within which the policy framework is more restrictive. This provides for the operation and development of the airport without curfews while avoiding adverse effects on the health and amenity of people and communities by minimising the potential exposure to noise.

HISTORICAL CONTEXT

8. The City Plan has a long established policy framework supporting the use of a 50 dBA noise contour surrounding the airport, to prevent reverse sensitivity effects from residential subdivisions giving rise to restrictions on the operation of the airport. For decades the regional and district Councils in Greater Christchurch have adopted a policy approach that ensures a rural buffer is maintained between the Airport, as strategic regional infrastructure, and residential housing. Specifically, the Airport has historically been protected from encroachment by urban development under regional planning documents and district planning schemes.
9. Although the boundary where restrictions to residential development begin is now the “50 dBA Ldn contour”, a rural buffer has been recognised in historical planning documents separating the Airport and residential zoning at

approximately the 50 dBA Ldn contour. This has been a deliberate policy decision by Councils, in both regional and district planning documents, since before the 1970s. It should be noted however that the former Paparua District Scheme used the 55dBA noise contour, whereas the former Waimairi District Scheme adopted the more stringent 50dBA noise contour. There was no noise level specified in the Canterbury Regional Planning Scheme (operative 1985), although there was a policy to restrain urban growth in the vicinity of the Airport which territorial local authorities had to give effect to.

10. In the City Plan, as notified in 1995, the land containing the Airport is zoned Special Purpose (Airport). The majority of this land is also designated for Airport Purposes. Land surrounding the Airport is zoned Rural 5 (Airport Influences) Zone, and the more stringent 50 dBA was used as a basis for determining the limits of urban residential development.
11. In the operative RPS the Christchurch International Airport is defined as a strategically important piece of physical infrastructure which could be put at risk by land uses and activities which impede its efficient and effective operation.
12. A large area surrounding the airport and within the 50dBA airport noise contour line as defined in PC1 is zoned Rural 5 in the Christchurch City District Plan, the purpose of which is stated to be “primarily the continuation of primary production while managing land use activities to avoid compromising airport operations and development”. (Vol 3, page 4/5, Zone description and purpose). Among the environmental results anticipated in that statement is:

“(c) A level of intensity of land use activities and future subdivision activities within this zone so as to ensure that neither of these lead to demands for curfewed airport operations.”

13. Minimum subdivision standards for that part of the Rural 5 (Airport Influences) zone to the east and south of the Airport, are set at 4.0ha (as a critical standard) by rule 4.3.1 in Section 14 (subdivision) of Volume 3. The minimum net site area for a residential unit in this part of the Rural 5 zone is also set at 4.0ha (as a critical standard) by rule 2.5.2 in Section 4 (Rural Zones), Volume 3. To the north and west of the Airport, the corresponding subdivision and minimum net site area requirement is 20ha. The minimum allotment size in the Rural 5 zone is designed to constrain the density of noise sensitive residential activity close to the airport. This continues the lot size minimum from the preceding plans.
14. This approach and the use of the 50 dBA contour have been upheld by the courts in a series of cases. In essence, the courts have upheld the approach that noise sensitive uses should be avoided within the 50dBA contour, and that this approach is consistent with and gives effect to the operative RPS objectives and policies regarding the Airport.

Location of Airport Noise Contours in PC1

15. Proposed Change 1 to the Regional Policy Statement as decided by the Canterbury Regional Council (and recommended by Independent Commissioners) defines the projected 50 dBA airport noise contour in 2030 based on modelling of aircraft noise by an Expert Panel. While these decisions have been appealed to the Environment Court, the decisions have weight until such time that the Court decides these appeals and confirm, modify, or delete the commissioner's decisions.
16. A discrepancy exists in respect of the noise contour lines used by Selwyn, Waimakariri and Christchurch City Councils due to the timing of updates to each Council's District Plan. Selwyn District Council (SDC) made a change to its District Plan in April 2011 to reflect the 50 dBA Ldn contour line defined in Proposed Change 1 (PC1) and Waimakariri District Council's (WDC) District Plan was amended by the Minister of Earthquake Recovery on the 1st November 2011 to reflect the 50 dBA Ldn contour line in PC1 and the exemption provided for in Kaiapoi. The City Plan (or District Plan) prepared by Christchurch City Council (CCC) is proposed to be updated to reflect the noise contour lines defined in PC1 because it currently shows the Ldn 50 dBA airport noise contour line from historical modelling. The Council is therefore proposing this plan change to amend its City Plan to align with the noise contours in PC1.

RESOURCE MANAGEMENT ISSUES

- 17 Two types of issues need to be considered in promoting this Plan Change: substantive and procedural. The substantive issues are:
 1. The effects of altering the contours on the environment, particularly on options for land use, loss of development potential, and effects on peoples' livelihood; and
 2. Whether the change is required in order to safeguard the operations of Christchurch International Airport.

The procedural issues are:

1. The extent to which the City Plan needs to have regard to dominant planning instruments in this case PC1; and
 2. Whether the Planning maps should be consistent with those of adjoining districts in respect of noise contours; and
 3. Whether the alterations, if required should be undertaken now, when the outcome of current action in the Court of Appeal on the RPS is known, or at the time of review of the District Plan.
- 18 As for the first set of issues, these have already been the subject of the Regional Council's" decision (and Commissioner's recommendation) on PC1. The 50 Ldn has been adopted after considering all the relevant submissions

within the framework of the RMA, including Section 32. These matters will be debated again, if not through appeals on PC1, then almost certainly as part of the review of the District Plan, scheduled to start in 2014-15. Much hinges on whether or not the Court of Appeal reverses the decision of the High Court and makes Chapters 12A and 22 of the RPS operative as to when 'merits' issues will be litigated again (as discussed in paragraphs 5 and 6.).

19 The second set of issues is more relevant to this Plan Change. Having regard to the legislative framework and policy documents that follow, it is assumed that:

- PC1 should be given considerable weight (given how far it is through the statutory approval process); and
- The planning maps in the City Plan should align with those of Selwyn and Waimakiriri Districts with respect to locating the noise contours; and
- Notifying the Plan change now is more efficient and effective than either waiting for the outcome of the Court of appeal proceedings or delaying making the amendments until the District Plan review.

LEGISLATIVE FRAMEWORK

Resource Management Act 1991

20 Section 74 of the Act requires the council to prepare and change its district plan in accordance with its functions under section 31, the provisions of Part 2, its duty under section 32, and any regulations.

In addition to the requirements of section 75(3) and (4), when preparing or changing a district plan, a territorial authority shall have regard to (including)

- proposed regional policy statement; and
- proposed regional plan of its region in regard to any matter of regional significance or for which the regional council has primary responsibility under; and
- management plans and strategies prepared under other Acts; and
- The extent to which the district plan needs to be consistent with the plans or proposed plans of adjacent territorial authorities.

Section 75(3) requires district plans to give effect to the operative Regional Policy Statement. Section 75(4) doesn't apply in this instance.

Section 32

21. Under Section 32 of the Act, before the Council publicly notifies a plan change, it must carry out an evaluation to examine:

- (a) *The extent to which each objective is the most appropriate way to achieve the purpose of this Act; and*
- (b) *Whether, having regard to their efficiency and effectiveness, the policies, rules, or other methods are the most appropriate for achieving the objectives.*

22. The evaluation is required to take into account;

- (a) *The benefits and costs of policies, rules, or other methods; and*
- (b) *The risk of acting or not acting if there is uncertain or insufficient information about the subject matter of the policies, rules, or other methods*

23. In assessing whether the policies, rules or other methods are appropriate, the Council must have regard to the efficiency and effectiveness¹ of those policies and rules in achieving the objective(s).

- ‘Effectiveness’ measures how successful a particular option is in addressing the issues in terms of achieving the desired environmental outcomes described in the District Plan. Effectiveness is also relevant when considering how successful the proposed policies, rules and other methods would be in achieving district plan objectives. Only provisions that are effective in achieving objectives should be adopted.
- Efficiency measures and compares the costs and benefits of the proposed policies, rules and other methods. The option that produces the greatest level of environmental, social and economic net benefits to the community is the most efficient option.

24. In short, a Proposed Plan Change and Section 32 report is part of an evolving overall supporting Section 32 document for the whole City Plan and this present document assesses the issues and the potential package of provisions to be reviewed by Christchurch City Council. The evaluation provides an understanding of the costs and benefits associated with a proposed plan change. The document will further evolve because the Council is required to undertake a further evaluation of costs and benefits prior to making a decision on a plan change, taking into account matters raised in submissions.

25. **Part 2** of the Act underpins the exercise of the Council’s functions, duties and powers. Section 5 states that the purpose of the Act is to promote the sustainable management of natural and physical resources. “Sustainable management” means,

“.....managing the use, development, and protection of natural and physical resources in a way, or at a rate, which enables people and communities to provide for their social, economic, and cultural well-being and for their health and safety while—

¹ Taken from <http://www.qualityplanning.org.nz/plan-development/implementation.php>

- (a) Sustaining the potential of natural and physical resources (excluding minerals) to meet the reasonably foreseeable needs of future generations; and*
- (b) Safeguarding the life-supporting capacity of air, water, soil, and ecosystems; and*
- (c) Avoiding, remedying, or mitigating any adverse effects of activities on the environment.”*

26. **Section 6** sets out matters of national importance. There are no matters under Section 6 that pertain to this Plan change

27. **Section 7** sets out certain other matters to which persons exercising function and powers under the Act are required to have particular regard. Those matters which are considered to have particular significance to this Plan Change including the following;

- (b) The efficient use and development of natural and physical resources:*
- (c) The maintenance and enhancement of amenity values*
- (f) Maintenance and enhancement of the quality of the environment*

28. **Section 31** sets out Council's functions for the purpose of giving effect to the Act. The Council's functions include;

“The establishment, implementation, and review of objectives, policies, and methods to achieve integrated management of the effects of the use, development, or protection of land and associated natural and physical resources of the district”, and, “the control of any actual or potential effects of the use, development, or protection of land....”.

And

- (d) The control of the emission of noise and the mitigation of the effects of noise*

29. The following provisions of **Section 76** are also relevant;

- “(1) a territorial authority may, for the purpose of—*
 - (a) Carrying out its functions under this Act; and*
 - (b) Achieving the objectives and policies of the plan,—**include rules in a district plan.*
- (3) In making a rule, the territorial authority shall have regard to the actual or potential effect on the environment of the activities including in particular, any adverse effect”*

Case Law

30. Case Law has established that a Plan Change is to be evaluated by the considerations listed in the decision ‘Eldamos Investments v Gisborne District Council’². In applying the Eldamos criteria to the proposed provisions the following must be taken into consideration:

1. Would the proposed provision assist Christchurch City Council to carry out its functions (i.e. Section 31 of the RMA) in order to achieve the purpose of the Act?

² *Gisborne DC v Eldamos Investments Ltd* 26/10/05, Harrison J, HC Gisborne CIV-2005-485-1241

2. Would the proposed provision (i.e. objectives) be the most suitable way to achieve the purpose of the Act? Each objective must be examined during evaluation, but it is not necessary that each objective individually be the most appropriate way of achieving the purpose of the Act.
3. Would the proposed policies and rules be the most suitable way to achieve the purpose of the Act?
4. Would the proposed policies be the most suitable way to achieve the objectives of the Christchurch City Plan?
5. Would the proposed rule be the most suitable way to achieve the policies of the Christchurch City Plan?

RELEVANT PLANS, STRATEGIES, AND DOCUMENTS

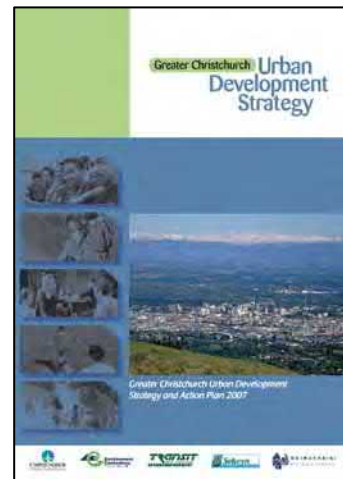
31. Documents and initiatives that are relevant to Plan Change 74 and assist to inform the plan change process include the following:

- Non-statutory plans, strategies and documents, such as;
 - Greater Christchurch Urban Development Strategy;
- Statutory plans, strategies and documents, such as;
 - Canterbury Regional Policy Statement (Proposed 2011)
 - Proposed Change 1 to the Canterbury Regional Policy Statement
 - Christchurch City District Plan
 - The District Plans of Selwyn District Council and Waimakariri District Council.

These will be discussed below.

Greater Christchurch Urban Development Strategy and Action Plan (2007)

32. The Council, in partnership with neighbouring District Councils (Selwyn and Waimakariri), the Regional Council (Environment Canterbury - ECan) and the New Zealand Transport Agency (NZTA – formerly Transit NZ), produced the Greater Christchurch Urban Development Strategy and Action Plan (UDS) in 2007, which aims to have a collaborative and integrated approach to managing future urban growth of the Greater Christchurch area until 2041. The UDS promotes the parties to work together to develop actions which enrich lifestyles, enhance environments, encourage prosperous economics and manage growth.



33. The UDS recognises the economic importance of the Airport as strategic regional infrastructure that needs to be protected through growth management³. A specific action point is 'Reinforce reverse sensitivity boundaries for the Christchurch international Airport...'
34. Plan Change 74 has been developed having regard to the provisions of with the actions of the UDS.

Canterbury Regional Policy Statement (Proposed 2011)

35. The Canterbury Regional Policy Statement (RPS) sets the framework for resource management in Canterbury. It provides an overview of the significant resource management issues facing the region, and sets out objectives, policies and methods to address the region's resource management issues. Its goal is the integrated management of the region's natural and physical resources. The RPS was made operative in 1998, however has recently been reviewed and the Proposed RPS has been notified, a decision made (21st July 2012) and is now subject to appeals limited to points of law.



36. The Proposed RPS has a chapter that addresses the development of Greater Christchurch, (Chapter 6) however this has been left blank as Plan Change 1 (PC1) to RPS will be incorporated as Chapter 6 when it is made operative. The purpose of this Chapter is to give effect to the UDS. This will be discussed below.
37. Consideration of a Regional Policy Statement of is a matter to have regard to in undertaking this S.32 assessment as the City Plan is required by Section 74(2) of the Act to have regard to any proposed Regional Policy Statement and to give effect to the Regional Policy Statement once it is made operative (Section 75(3) of the Act). Any proposed City Plan amendments considered in this assessment therefore have to be examined in the light of the provisions of the Proposed RPS and PC1. Plan Change 56 has been informed by the Proposed RPS.

Proposed Change 1 to the Canterbury Regional Policy Statement and Independent Fisheries' judicial review proceedings

38. Proposed Change 1 (PC 1) to the RPS is designed to implement the UDS by setting out a policy framework for how urban growth is to be accommodated over the next 35 years. Change 1 has been publicly notified; a decision made

³ 6.9.4 Actions – Greater Christchurch Urban Development Strategy and Action Plan; 2007; P. 72

(10th December 2009), and currently subject to appeals before the Environment Court and as such regard must be had to its contents.

39. The following objectives from PC 1 are particularly relevant to the noise contours surrounding Christchurch International Airport

Objective 8: Development and Protection of Strategic Infrastructure
"Achieve urban land use and patterns of urban development that does not adversely affect the efficient operation, use and development of strategic infrastructure..."

Christchurch International airport is listed under the definitions of Strategic Infrastructure.

Policy 1 Urban Limits
"Except as provided for in Policy 12, 13 and in Chapter 12, Policy 8 (Papakainga Housing), urban activities within Greater Christchurch shall occur only within the Urban Limits delineated on Map 1."

The definition identifying the position of the Urban Limits includes the following considerations for identified growth areas and intensification areas within Greater Christchurch:

in some areas they avoid limit noise sensitive activities occurring within the 50 dBA Ldn air noise contour surrounding Christchurch International Airport so as not to compromise the future efficient operation of Christchurch International Airport or taking into account the health, well-being and amenity of people.

40. On October 2011 the Minister of Earthquake Recovery revoked PC1 and inserted Chapters 12A and 22 into the RPS, pursuant to section 27(1)(a) of the Canterbury Earthquake Recovery Act 2011 (CER Act) .
41. An application for judicial review of the Minister's decision to revoke PC1 and insert Chapters 12A and 22 into the RPS was lodged and subsequently granted on 24 July 2012. The effect of this ruling was for the Minister's decision to be set aside and PC1 to be reinstated in the Environment Court meaning all appeals on PC1 continue at this stage.

42. While the High Court's decision has subsequently been appealed to the Court of Appeal and there is therefore the possibility of Chapters 12A and 22 being reinstated, the current policy document for managing the future growth of Greater Christchurch is the decisions version of Proposed Change 1 December 2009. In view of the statutory processes that have been completed, considerable weight should be attached to the PC 1 policy framework.

Should Chapters 12A and 22 be reinstated, the relevant objectives and policies from Chapter 22 that are particularly relevant are set out in Appendix 1.

Recovery Strategy for Greater Christchurch (2012)

43. The Canterbury Earthquake Recovery Authority (CERA), in conjunction with its' strategic partners; the Regional Council (Environment Canterbury) District Councils (Christchurch City, Selwyn and Waimakariri), and Iwi (Te Runanga o Ngai Tahu); have recently developed the Recovery Strategy for Greater Christchurch. The Plan Change cannot be inconsistent with the Recovery Strategy and there is nothing in the Plan Change that will create inconsistencies.



Adjoining District Plans and best practice

44. The 50 Ldn noise contours extend into the Waimakariri and Selwyn Districts. Revised lines to 'give effect to' Chapters 12A and 22 were included in the District Plans for Waimakariri (through the use of CER Act s27(1)(a) Notice dated 1 November 2012) and Selwyn (through Plan Change 23, made operative on 23 April 2011) District Councils, thus making the Christchurch City Plan noise contours inconsistent.

EVALUATION

The extent to which each objective is the most appropriate way to achieve the purpose of this Act;

45. There are no new objectives or alterations to an objective as part of this plan change.

Whether, having regard to their efficiency and effectiveness, the policies, rules, or other methods are the most appropriate for achieving the objectives.

46. The relevant City plan objective is:

Peripheral urban development of a scale and character consistent with a primary emphasis on urban consolidation; which avoids, remedies or mitigates adverse impacts on water, versatile soils, significant amenity values and other natural resources; and which makes efficient use of physical infrastructure.

- 47 Policy 6.3A.7 has been amended to replace the word 'discourage' (noise sensitive uses) with 'avoid'. This is a stronger policy test which has been inserted having regard to PC1 and the urban limits contained in that document. 'Avoid' conveys a stronger message on the intent of the policy and therefore should provide more certainty for decision makers and future applicants around that intent. From that, it can be deduced that the amendment will be more effective in achieving the outcomes sought by the objective including the overarching objective of urban consolidation. Whether there are any implications for efficiency from this change is unclear but it could be argued that greater certainty should indirectly lead to greater efficiencies for public and private decision makers.

Planning Maps 3B, 6B-10B, 14B-18B, 22B-24B, 29B-31B, 35B-38B, 42B-43B, and 50B

48. The appropriate planning maps are proposed to be amended to provide consistency across territorial boundaries and with the decisions version of PC1. The alternative options are to retain the existing contours or devise an alternative means of managing the effects of aircraft noise. It would neither be efficient nor effective to continue to rely on outdated contours because of the confusion it would cause. It is also appropriate that the noise contour lines are amended to reflect the analysis undertaken by an expert panel on projected aircraft noise...

Alternatives to the use of the airport noise contours include

- *Noise insulation on buildings*
The introduction of regulatory methods requiring the insulation of buildings would only apply to new buildings. This option would also only protect people from noise inside, on the assumption that windows are closed
- *Noise emission limits on aircraft*
Limits on the noise emissions of aircraft could make it less attractive for airlines to use Christchurch International Airport, which could have an adverse effect on the economic sustainability of the airport due to reduced aircraft movements
- *Curfews on flight operations and engine testing*
A limit on the times that aircraft can take off or land would also influence the attractiveness of Christchurch for airlines, potentially having an adverse effect on the economic sustainability of the airport
- *No complaints covenants on properties*

An alternative method is a restrictive covenant on properties that removes the ability for residents regarding aircraft noise. This would be an ad hoc approach to avoiding effects on the operation and development of the airport.

- 49 The net effect of shifting the noise contours in Christchurch city is to impose more restrictions on property owners, whilst enabling this critical regional transportation facility to function efficiently. However there are some areas where there will be less restrictions, and a significant area to the west of the Airport here noise restrictions will be removed altogether. The effect of introducing the 50 dBA airport noise contour has been considered through hearings on variation 4 to PC1 and the Regional Council's decisions, notwithstanding appeals on this matter.
- 50 A common concern is that land owners are being permanently denied development 'rights' by the imposition of air-noise controls around the Airport. However, no land currently zoned 'rural' (even when located adjacent to an existing urban area) has an absolute expectation of zoning to enable noise sensitive activities at some future date. Where and how urban development occurs is subject to evaluations that consider a suite of resource management considerations – including the objectives and policies of the existing City Plan. These have already been traversed through the PC1 process and previous cases e.g.
 - (a) *Gargiulo v Christchurch City Council*, C137/00;
 - (b) *Robinsons Bay Trust v Christchurch City Council*, C060/04;
 - (c) *Canterbury Regional Council v Waimakariri District Council*, C19/05; and
 - (d) *National Investment Trust v Christchurch City Council*, C041/05.
 - (e) *Suburban Estates v Christchurch City Council*
51. The evaluation is required to take into account;
 - (a) *The benefits and costs of policies, rules, or other methods; and*
- 52 A common alternative method is noise abatement flight procedures. These have been discussed at length in other statutory hearings and it is not considered necessary to consider them here. Suffice to say that past decisions have tended to prefer noise contours as the most effective and efficient methods of reducing the effects of noise on surrounding environments.

Options On Timing

Amend the City Plan by adopting and publicly notifying proposed Plan Change

- 53 If the judicial review decision deleting Chapters 12A and 22 is overturned by the Court of Appeal the Schedule 1 RMA process for this plan change wouldn't necessarily be meaningless because the Council would be required under the RMA to give effect to Chapters 12A and 22 anyway, and this plan change aligns with Chapters 12A and 22..
54. There is a possibility of the contours having to be amended again should the Court of Appeal uphold the decision of the High Court, *and* the 50Ldn contour be successfully challenged through the appeals on PC1. This not considered to be a significant impediment to notification of this plan change as the Council, as proponent of the plan change, has the options of withdrawing the plan change after its publicly notified or amending and (if necessary for 'scope reasons') re-notifying the plan change.

Status quo - no change to the City Plan until the outcome of the Court of Appeal action is known.

- 55 It could be argued that the Council should await the Court of Appeal decision on Chapters 12A and 22 before proceeding with this change. However, the Change will be required irrespective of that decision because of the need for integrated planning (with Selwyn District Council and Waimakariri District Council) and to recognise the Proposed RPS.

Risk Of Acting Or Not Acting

56. Section 32(4)(b) of the Act requires an assessment of the risk of action or not acting if there is insufficient or uncertain information about the subject matter of the policies, rules or other methods.
57. While there is always some level of uncertainty over the level of impact that a new set of rules may have on development, it is considered that in this case there is sufficient information available on the issues of concern and the methods to address them.
58. A possible risk of not acting is the inconsistency between key planning documents that would potentially create confusion, particularly for landowners in the north-west area of the City. The current policy and proposed amendment are considered necessary carry out the Council's functions under Section 31, having regard to, in this case, the need for consistency across territorial boundaries.

CONCLUSION

- 59 The amendments put forward by proposed Plan Change 74 have been assessed as the most appropriate package of rules in terms of section 32 of the Act and have been determined to be the most efficient and effective way of achieving the objectives and policies of the City Plan and therefore the purpose

of the Act. Significant consultation has occurred as part of the submissions process for Proposed Change 1 to the RPS and discussions with ECan and CIAL during the preparation of this plan change. In terms of the requirements under section 32 therefore, this Plan Change is placing significant weight on the processes that have preceded it in establishing policy framework and the location of the air noise contours in PC1 and Chapters 12A and 22 of the RPS.

60. There are efficiencies in the timing of this Plan Change, irrespective of whether or not PC1 remains as the dominant planning document.
61. Establishing alignment of the air-noise contours across territorial boundaries will remove the potential confusion and uncertainties that currently exist within the affected communities and therefore could assist in meeting their social, economic and cultural wellbeing. Because of the weight given to PC1's statutory status in administering the Plan there is unlikely to be additional restrictions placed on property rights.

APPENDIX 1

Objectives and Policies in Chapter 22 of the RPS (currently not in effect and subject to proceedings in the Court of appeal).

Objective 1: Christchurch International Airport Noise Contour

Provide for and manage urban growth within greater Christchurch while protecting:

- a. *the safe and efficient operation, use, future growth and development of Christchurch International Airport; and*
- b. *the health, wellbeing and amenity of the people through avoiding noise sensitive activities within the remodelled (2007) 50 dBA Ldn air noise contour (the 50 dBA Ldn air noise contour).*

Policy 1: Kaiapoi

Provide for residential development inside the 50 dBA Ldn air noise contour in Kaiapoi to offset the displacement of residential activities which were within that part of the Kaiapoi Residential Red Zone inside the 50 dBA Ldn air noise contour, and also provide for the contiguous and consolidated development of Kaiapoi.

Explanation to Policy 1: Kaiapoi

Notwithstanding Policy 2, this policy provides for households to establish within the 50 dBA Ldn air noise contour in Kaiapoi to offset the displacement of households within the Kaiapoi Residential Red Zone which were already within the 50 dBA Ldn contour and which were displaced as a consequence of the 2010/2011 Canterbury earthquakes. It also provides, as part of greenfields residential development, for Kaiapoi's long term projected growth. Such development provides for the contiguous and consolidated urban development of Kaiapoi.

Policy 2: Christchurch International Airport

To avoid noise sensitive activities within the 50 dBA Ldn air noise contour around Christchurch International Airport except as provided for by Policy 1: Kaiapoi.

Noise sensitive activities means:

- *residential activities other than those in conjunction with rural activities that comply with the rules in the relevant district plan as at 23 August 2008;*
- *education activities including pre-school places or premises, but not including flight training, trade training or other industry related training facilities located within Special Purpose (Airport) Zone in the Christchurch District Plan or on other land used or available for business activities;*
- *travellers accommodation except that which is designed, constructed and operated to a standard that mitigates the effects of noise on occupants;*
- *hospitals, healthcare facilities and elderly persons housing or complex.*

Explanation to Policy 2: Christchurch International Airport

The 50 dBA Ldn contour provides the boundary for noise sensitive activities extending towards Christchurch International Airport. Within the 50 dBA Ldn the establishment of residential activities and the establishment and/or extension of other noise-sensitive activities is to be avoided. Noise sensitive activities are to be avoided from occurring within the 50 dBA Ldn air noise contour surrounding Christchurch International Airport

so as not to compromise the future efficient operation of Christchurch International Airport and taking into account the health, well-being and amenity of people:

- *Except that a limited number of households within the 50 dBA Ldn air noise contour within Kaiapoi is provided in accordance with Policy 1 as an offset for the displacement of noise sensitive residential activities within the 50 dBA Ldn air noise contours (Kaiapoi Residential Red Zone) as a consequence of the 2010/2011 Canterbury earthquakes. Such development also provides for the contiguous and consolidated development of Kaiapoi.*
- *This situation is unique to Kaiapoi and distinguishable from all other urban areas within greater Christchurch. Much of the Kaiapoi Residential Red Zone is already largely contained within the 50 dBA Ldn air noise contour.*
- *A secondary reason for accommodating residential development within the 50 dBA Ldn air noise contours in Kaiapoi is that the area under the 50 dBA Ldn air noise contour in Kaiapoi is surrounded by existing urban development or by urban limits, such that retaining non-residential zoning for this land would result in significant urban design and servicing issues for the surrounding urban development and a lack of cohesion for the separated neighbourhoods.*
- *Providing further household growth within the 50 dBA Ldn air noise contour in Kaiapoi does not create a precedent for allowing further household growth within the 50 dBA Ldn air noise contour at any other location within greater Christchurch.*

Legend

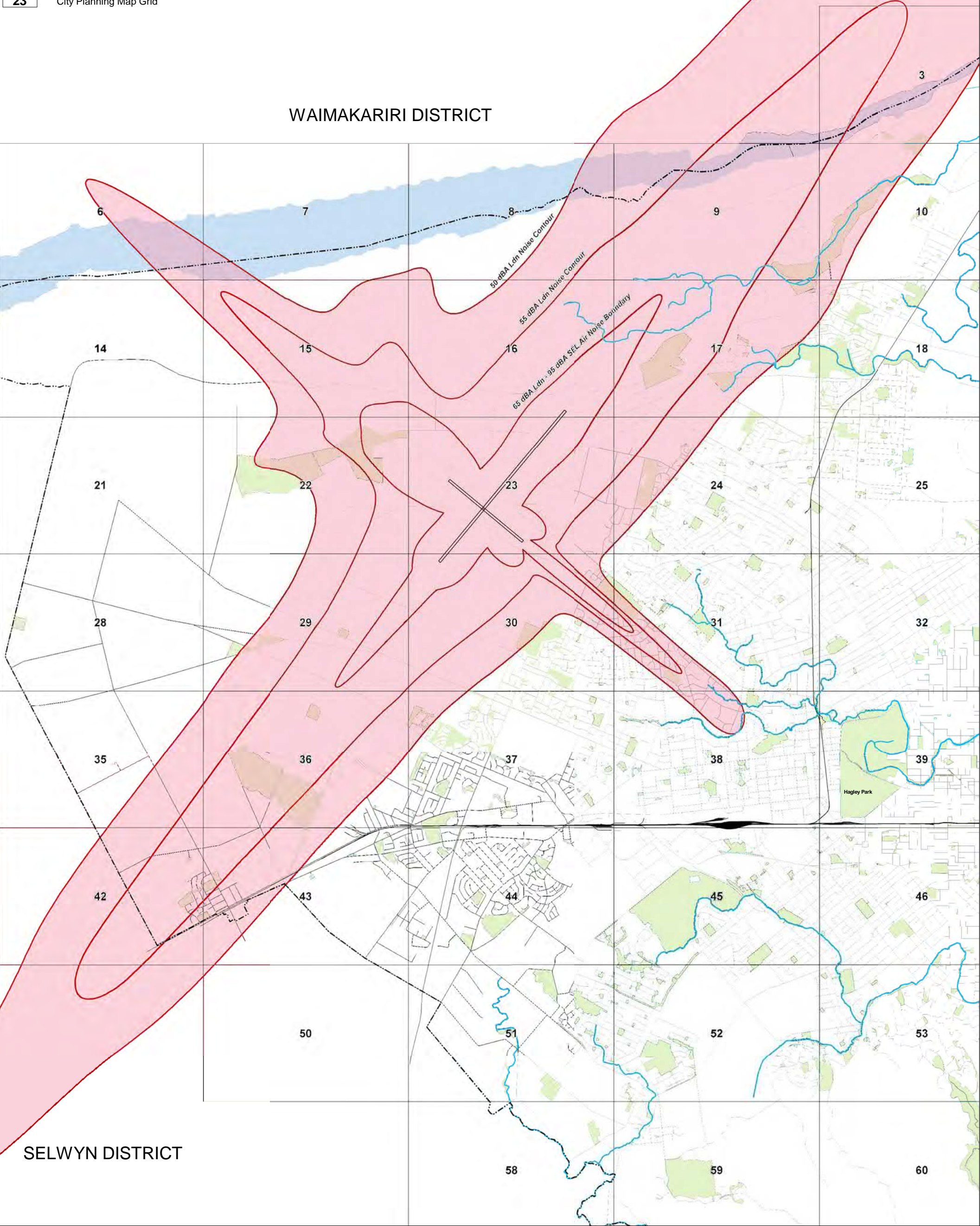
Christchurch City Boundary

New Airport Noise Contour

23

City Planning Map Grid

WAIMAKARIRI DISTRICT



SELWYN DISTRICT

Legend

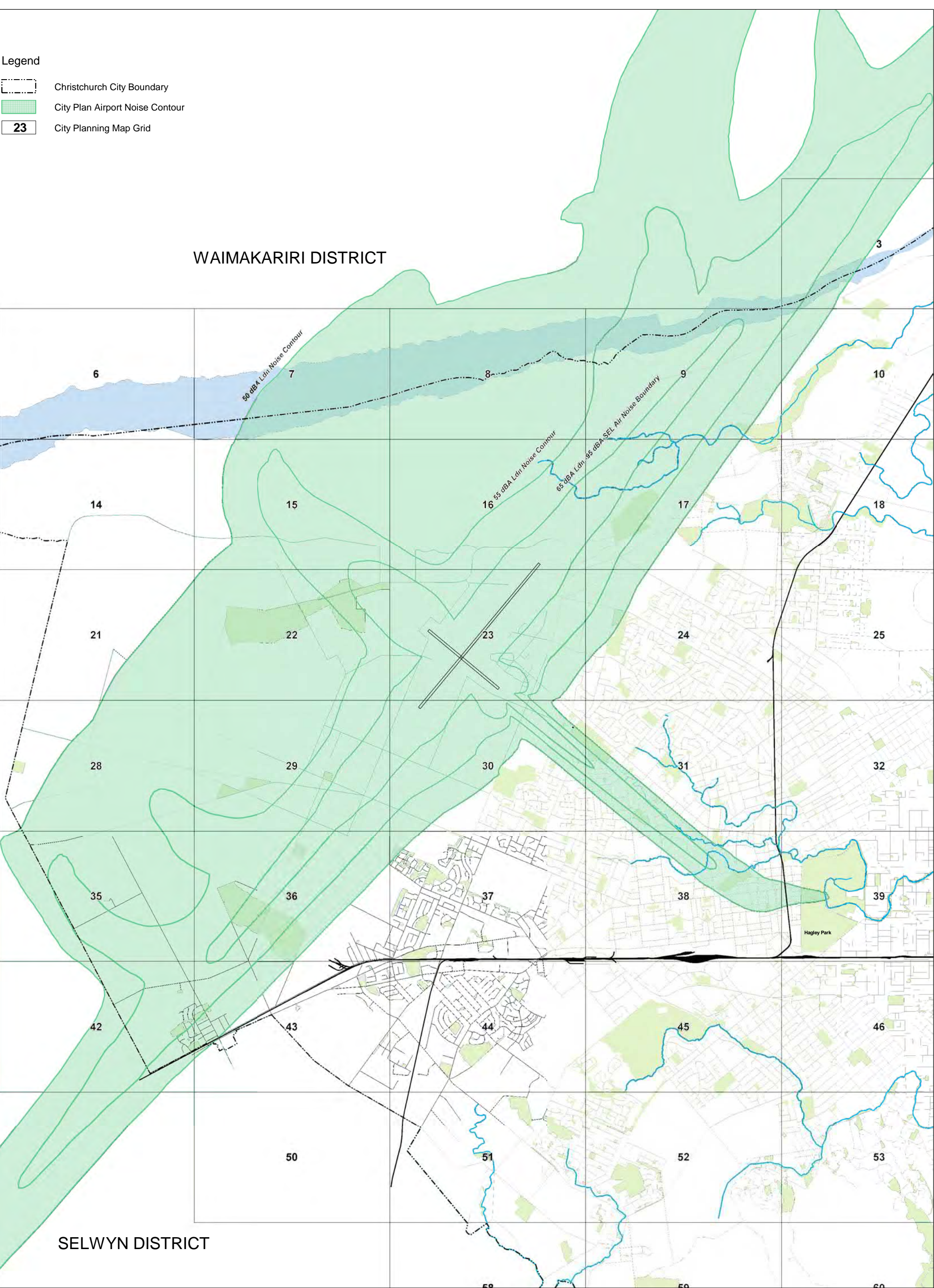
Christchurch City Boundary

City Plan Airport Noise Contour

23

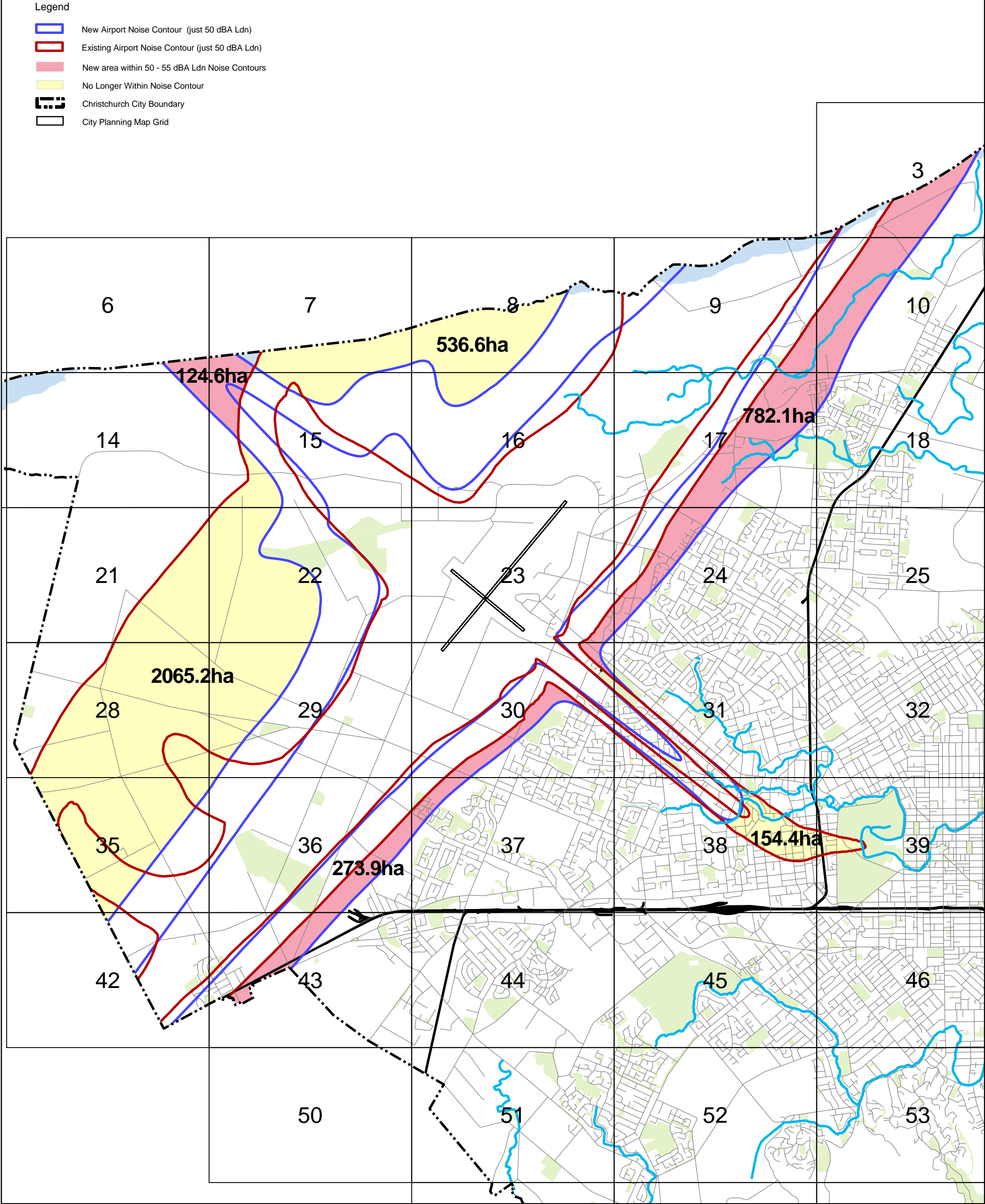
City Planning Map Grid

WAIMAKARIRI DISTRICT



SELWYN DISTRICT

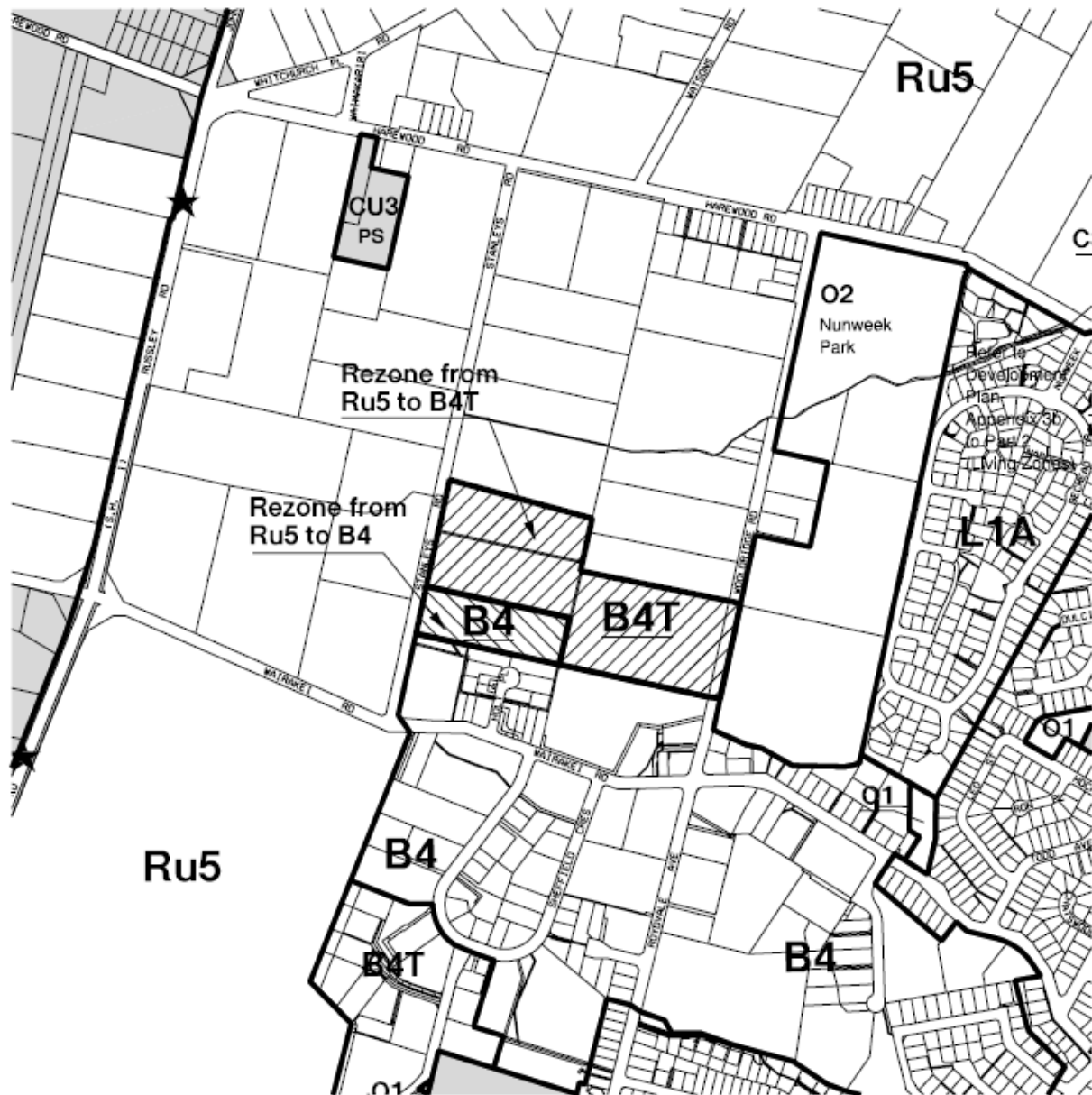
Existing Airport Noise Contours in City Plan.




ATTACHMENT 1

Locality Map (Planning Maps 23A and 24A)

Proposed Plan Change 73. City Planning Maps 23A and 24A.





	<p>Resource Management Act 1991</p> <p>Christchurch City Council</p> <p>Christchurch City Plan</p> <p>Proposed Private Plan Change</p>	<p>73</p>
<p>NOTE: This privately requested Plan Change will have no legal effect until the Council gives public notice of its decision on the plan change and matters raised in submissions.</p> <p>REZONING OF LAND AT 245 WOOLDRIDGE ROAD AND 6 – 62 STANLEYS ROAD, HAREWOOD, FROM RURAL 5 TO BUSINESS 4 AND 4T ZONES</p> <p>Explanation</p> <p>The purpose of this private plan change, initiated by Tait Limited and the Tait Foundation, is to rezone approximately 10.3295ha of land from Rural 5 to Business 4 and 4T Zones. The site comprises 8,3710 hectares of land located at 245 Wooldridge Road and 32 – 62 Stanleys Road, which is proposed to be rezoned to Business 4T (B4T), as well as 1,9585 hectares of land located at 6 Stanleys Road, which is proposed to be rezoned to Business 4 (B4).</p> <p>The land subject to the plan change adjoins a large area of B4 zone to the south and is contiguous to the existing Tait Communications factory/offices at 558 Wairakei Road. The proposed rezoning will facilitate consolidation of all Tait Ltd operations, currently scattered over several sites, and allow for future growth. The rezoning of the site at 6 Stanleys Road to B4 will create a continuous zoning pattern.</p> <p>The applicant wishes to develop the B4T part of land for a modern, sustainable and high amenity business and technology campus within a park-like setting and in a manner which will integrate it with the immediate environment. To ensure the desired environmental outcomes the development will need to proceed in accordance with the proposed Outline Development Plan which is supported by a package of site specific B4T rules.</p> <p>The Outline Development Plan identifies the location of key features for the development of the proposed B4T zoned site including:</p> <ul style="list-style-type: none"> • Provision for a low density built campus environment and general building location; • Integrated open space, walkway and cycleway links between Nunweek Park, Wooldridge Road and Stanleys Road; • Provision for on-site stormwater management and amenity waterway; • Retention of established trees and landscaped buffers; • Integrated access and off-street parking. <p>The supporting rules for the B4T (Tait Campus) Zone include controls on building design and appearance, building height, setbacks, landscaping, increased open space and site coverage, a limit on the total floor space and the type of office activity permitted on the site. The proposed area of B4 zone will be subject to the current Business 4 Zone rules.</p> <p style="text-align: right;"><i>Continued</i></p>		
<p>Date Publicly Notified:</p> <p>Plan Details: Vol. 3, Pts 3, 13, 14, Maps 23A-24A, File No: PL/CPO/3/73 TRIM: FOLDER 12/490</p>	<p>Date Operative:</p>	

The Plan Change seeks the following **amendments**:

- Amend Volume 3, Part 3 (Business Zones), Sections 1.0 and 5.0, Clauses relevant to the Business 4T zone by adding site specific Business 4T (Tait Campus) zone rules relating to building design and appearance, building height, setbacks, landscaping, increased open space and site coverage, gross floor area of buildings, the type of office activities permitted, noise sensitive activities and road improvements;
- Amend Volume 3, Part 3, Sections 6.0 and 7.0 by adding relevant assessment matters and reasons for rules for Business 4T (Tait Campus) zone;
- Insert an Outline Development Plan for Business 4T (Tait Campus) zone as Appendix 23 in Volume 3, Part 3;
- Amend Volume 3, Part 13 (Transport), Clauses 2.2.1, 3.2.1 and 4.1 relating to on-site car parking provision;
- Amend Volume 3, Part 14 (Subdivision), by adding new Clauses 5.3.8, 30.1 – 30.3 and 31.37;
- Amend Planning Map 23A and 24A to identify the zoning of the subject site as Business 4 and Business 4T.

The details of the amendments are shown in the attached 'Proposed Amendments to the City Plan'.

2. PROPOSED AMENDMENTS TO THE CITY PLAN

Note: for the purposes of this plan change, any text amended as a result of other decisions is shown as “normal text”. Any text proposed to be added by the plan change is shown as **bold underlined** and text to be deleted as ~~**bold strikethrough**~~.

2.1 Volume 3 - Part 3 : Business Zones

2.1.1 Amend Zone Description Clause 1.12, Part 3, Volume 3 as follows:

Add the following new provisions to the Zone description and purpose and the Environmental results anticipated, Clause 1.12 Business 4T (Suburban Industrial – Technology Park) Zone as follows:

This zone relates to land in the Russley area in the north-west of the City (adjacent to Sir William Pickering Drive) which ~~is being~~ has been developed as a “technology park”. This industrial park was established under the previous Waimairi Plan with performance standards requiring development to be low density with a significant emphasis on open space and landscape treatments. There is already a higher standard of amenity than in other business Zones and there is an expectation that this locality will continue to be developed in this way. It is therefore appropriate for the Plan to ensure that these amenity values are not adversely affected or undermined by any future development. The zone has been extended to include an area of land between Wooldridge Road and Stanleys Road covered by the Tait Campus Outline Development Plan, (refer Appendix 23, Part 3, Volume 3). This area will expand the opportunity for consolidation of the information, technology and research business community of the city while maintaining and promoting a higher standard of site and building design, landscaping and open space. The emphasis of the zone is therefore to maintain the higher levels of landscape treatment and amenity. Within that part of the zone covered by the Outline Development Plan (Tait Campus), the office activities are confined to the management, manufacture, research, development, data processing and storage for the high technology, information communication and computing industry and where a high level of energy efficient and sustainable building design will be encouraged.

Environmental results anticipated

- (a) A zone environment where the density and scale of building development is low with a “park-like” industrial character.
- (b) High standards of landscaping and visual amenity.
- (c) A street scene characterized by large setbacks.
- (d) Within the area of the zone covered by the Outline Development Plan (Tait Campus), shown in Appendix (23), Part 3, Volume 3:**
 - business activity limited to the management, design, research, manufacture and data storage for the information, computing, communications and high technology industry;
 - an integrated site layout, with increased controls on building design to ensure an attractive and energy efficient built form and work environment.

2.1.2 **Amend** Development Standards – Business 3, 3B, 4, 4P, 4T, 5, 6, 7 and 8 Zones as follows:

- (i) Rule 5.2.2 Open Space:

Add the following new provision:

The maximum percentage of the site area covered by buildings shall be:

Business 4T Zone	25%
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<u>Business 4T (Tait Campus) Zone,</u>	
<u>shown in Appendix 23, Part 3, Volume 3</u>	<u>35%</u>

Except that within the Business 4T (Tait Campus) Zone the maximum total area of building floor space (Gross Floor Area) shall be 50,000m².

Business 4P Zone	50%
------------------	-----

(...)

(ii) Rule 5.2.3 Street Scene:

Add the following new exception:

- (a) The minimum building setback from road boundaries shall be:

(...)

Business 4T Zone 15m

Business 6 zone 15m

Except that

- (i) The minimum (...)

- (iv) In the Business 4 zoned sites fronting Blakes Road (...)

(v) In that part of the Business 4T (Tait

Campus) Zone shown in Appendix (23),

Part 3, Volume 3 the setback shall be 20m

- (vi)(v)** In the Business 7 Zone the setback from Halswell Junction (...)

(iii) Rule 5.2.4 Separation from Neighbours:

Add the following new amendment and exception:

- (a) The minimum building setback from the boundary with a living zone shall be

(...)

Business 4T **(Sir William Pickering Drive)** Zone

on the western boundary of the zone 5m

(...)

(...)

- (b) The minimum building setback from internal boundaries shall be:

Business 4T **(Sir William Pickering Drive)** Zone 5m

Business 4T (Tait Campus) Zone

shown in Appendix (23), Part 3, Volume 3 15m

Business 4 Zone on the land known (...) 3m

(iv) Rule 5.2.7 Landscape areas:

Amend subclause (a), **add** a new subclause (vii) and renumber subsequent clauses as follows:

- (a) Area and location of landscaping

The minimum percentage of the site to be set aside as a landscaped area shall be as follows:

(...)

Business 4T **(Sir William Pickering Drive)** and 4P Zones 20%

Business 4T (Tait Campus) Zone

shown in Appendix (23), Part 3, Volume 3 **30%**

and

on sites, other than rear sites and (...)

- (vi) In the Business 4 zone on the land known as Musgroves

(...)

(vii) In the Business 4T (Tait Campus) Zone, shown in Appendix (23), Part 3, Volume 3:

- **All of the setback from road boundaries and the landscape buffer areas along internal boundaries shall be landscaped excluding road or pedestrian crossings;**
- **Provision of landscape areas and tree planting shall be in accordance with sub-clause (b) Trees below, the Green Network provisions of the Outline Development Plan (Tait Campus) shown in Appendix (23), Part 3, Volume 3, and the tree schedule, Volume 3, Part 3, Appendix 3.**

(viii) {vii} In the Business 4 Zone (...)

- (v) Rule 5.2.8 Outline Development Plans:

Add the following new **subclause (f)** to Clause 5.2.8 Outline Development Plans as follows and renumber subsequent clauses accordingly

(...)

5.2.8

(e) Within the Business 4 Zone at Wrights Road (...)

(f) Within the Business 4T (Tait Campus) Zone, as shown on the Outline Development Plan in Appendix (23), Part 3, Volume 3, the development of land in shall be in accordance with the site layout, general building location, setbacks, buffer and landscape areas, planting requirements, access points, location of internal circulation routes, stormwater management areas and any other requirements shown on the Outline Development Plan layer diagrams. Any development not in accordance with the Outline Development Plan will be a restricted discretionary activity with the Council's discretion limited to the relevant matters with which the development does not comply.

(f)-(g) In the Business 7 Zone (...)

(vi) Rule 5.2.9 Height:

Add the following new provision for the Business 4T (Wooldridge Road Campus) Zone, Appendix (23), Part 3, Volume 3:

(a) The maximum height of any building shall be:

(...)

Business 4 Zone at Ferrymead 11m

Business 4T (Tait Campus) Zone

shown in Appendix 23, Part 3, Volume 3 15m

except that

(i) no building shall exceed 11m in height within 50m of the road boundary of the site with Stanleys Road and Wooldridge Road

Business 8 Zone (within 50m of a living zone boundary or Pound Road) (...) 15m

(b) In the Business 4 zoned land at (...)

- (vii) Rule 5.2.14 Design and amenity for development in the Business 7 and 8 Zones:

Amend Clause 5.2.14 by including the Business 4T (Tait Campus) Zone as follows:

5.2.14 Design and amenity for development in the Business **4T (Tait Campus)**, 7 and 8 Zones.

The erection of new buildings and additions to existing buildings shall be a controlled activity, with the exercise of the Council's control limited to the design and amenity of the site and development thereon in **the Business 4T (Tait Campus) Zone, shown in Part 3, Appendix 23,** all of the Business 7 Zone, and on sites which have frontage to Pound Road in the Business 8 Zone.

- (viii) Rule 5.2.15 Waterbodies and Birdstrike Risk

Amend clause 5.2.15 as follows:

In the Business 5 Zone at Sir James Wattie Drive, **Business 4T (Tait Campus) Zone shown in Appendix 23, Part 3, Volume 3,** and Business 8 Zones, because of the bird strike risk for Christchurch International Airport (...)

- 2.1.3 **Amend** Community Standards – Business 3, 3B, 4, 4P, 4T, 5, 6, 7 and 8 Zones as follows:

- (i) Rule 5.3.3 Offices

Amend Clause 5.3.3 Offices as follows:

In any zone other than other than the Business 3B, 4, 4T, and 8 zone, (...)
bank ATM facilities-;

except that

In the Business 4T Zone (Tait Campus) any office use shall be for the purposes of the management, manufacture, research, development,

data storage and processing in association with the high technology communication, computing and information industry.

- (ii) Rule 5.3.6 Site Contamination and Landfill Gas

Amend Clause 5.3.6 Site Contamination and Landfill Gas as follows:

The construction of any building involving human occupancy in the **Business 4T (Tait Campus) Zone shown in Appendix 23, Part 3, Volume 3, and Business 7 Zones** shall be a restricted discretionary activity (...)

- 2.1.4 **Amend** Critical Standards – Business by adding Business 4T to the heading of the critical standards and amending rules 5.4.5 and 5.4.7 as follows:

- (i) 5.4 Critical standards - Business 4, **4T**, 5, 7 and 8 Zones

- (ii) Rule 5.4.5 Kennaway Park – Road Improvements

Amend as follows:

5.4.5 **Business 4 (Kennaway Park) and Business 4 and 4T (Tait Campus) Zones** – Road Improvements

- (i) **Business 4 (Kennaway Park)**

Not more than 10 hectares (...)

(...) of general traffic and cyclists

- (ii) **Business 4T (Tait Campus) shown in Appendix 23, Part 3, Volume 3**

- (a) Notwithstanding any other provisions of this Plan that may separately make an activity permitted, controlled, restricted discretionary or fully discretionary, any development resulting in more than 10,000m² of gross floor area within the area covered by the Outline Development Plan shall be a non-complying activity until the Wairakei/Wooldridge Roads intersection improvements (as agreed with the Council) have been carried out; and**

(b) The extent of the developer's contribution to the costs of Wairakei/Wooldridge Roads intersection upgrading has been agreed with the Council.

In addition:

(c) There shall be only one main vehicle access point to the Business 4T zoned part of the site. This access point shall be located on Wooldridge Road as indicated in Appendix 23. A secondary, limited access point can be provided from Wooldridge Road and shall be limited to serving a maximum of 30 car parking spaces;

(d) Upon the creation of vehicle access from the site to Stanleys Road, new give-way markings on the Stanleys Road approach to its intersection with Harewood Road shall be provided;

(e) Three secondary access points, designed as 'low volume service access', may be provided to the Business 4T zoned part of the site in the general locations indicated on the Outline Development Plan and shall be accompanied by a capacity improvement scheme to the Stanleys/Harewood Roads intersection, that shall be carried out (as agreed with the Council) at the cost of the developer or their successor/s in title;

(f) Footpaths along the Business 4T Zone frontage to Wooldridge and Stanleys Roads linking the site with Wairakei Road, and along the eastern side of Wooldridge Road with the bus stop shall be provided when the vehicle access points are formed; and

(g) All vehicle access point intersection works, internal roading and footpath improvements shall be carried out at the cost of the developer or their successor/s in title.

(iii) In the Business 4 zone shown in Appendix 23, Part 3, Volume 3 the only main access point to the site shall be located on Stanleys Road. All vehicle access point intersection works, internal roading and footpath improvements shall be carried out at the cost of the developer or their successor/s in title.

- (iii) Rule 5.4.7 Noise Sensitive Activities

Amend as follows:

In the Business **4 and 4T (Tait Campus) Zones as shown in Part 3, Appendix 23 and the Business** 8 Zone, no noise sensitive activities (....)

- 2.1.5 Volume 3, Part 3 Business Zones, 6.0 Assessment matters for resource consents, Clause 6.7 Business 3, 3B, 4, 4P, 4T, 5 (including the Business 5 zone at Sir James Wattie Drive), 6, 7 and 8 Zones

- (i) Clause 6.5.7 Outline Development Plans – Business 4, 5 and 8 Zones

Amend the clause heading, and **add** a new clause E. after sub-clause D. as follows, and renumber subsequent sub-clauses accordingly:

6.5.7 Outline Development Plans – Business 4, **4T**, 5 and 8 Zones

D. In relation to the Business 4 Zone at Wrights Road (...)

E. In the area covered by the Business 4T (Tait Campus) Zone as shown in Appendix 23, Part 3, Volume 3.

(a) Open Space and Character

- (i) **The extent to which the design, layout and landscaping contributes to an open space environment compatible with the Nunweek Park recreation area and surrounding rural zones.**
- (ii) **The extent to which the site design, layout and landscaping provide for separation from and screening of buildings from Stanleys Road and the Nunweek Park recreation area and adjacent rural properties.**
- (iii) **The extent to which the design, layout and landscaping proposed provides for view shafts across the area.**
- (iv) **The extent to which the design, layout and landscaping creates a green corridor that will**

incorporate and enhance landscape and water features including provision for the retention of existing trees.

- (v) The extent to which building form, colour and location, allocation on the site mitigates the visual dominance of buildings when viewed from the rural-urban and open space boundaries.

(b) Landscaping

- (i) The extent to which provision is made for a transition between business activities and the surrounding rural zones through the use of attractive green edge landscaped buffers providing effective visual screening of business activities along the rural edge and which are in keeping with the rural character of the area.
- (ii) The quality and effectiveness of landscaping proposed along the Wooldridge Road and Stanleys Road frontages in creating an attractive green edge to the urban area.
- (iii) The extent to which stormwater basins open space and landscaped areas are co-located so as to maximize recreational and amenity opportunities.
- (iv) The effectiveness of any landscaping proposed to screen parking areas, service buildings and yards.
- (v) The effectiveness and quality of landscaping in providing screening around buildings.
- (vi) The degree to which any visual or outlook reverse sensitivity issues relating to the lawfully established nearby rural activities are avoided or mitigated.
- (vii) The suitability of planting along the water feature's edge to the local conditions and its effectiveness in discouraging bird species which may pose a bird strike risk from congregating on or around the water feature.

(c) Connectivity

- (i) The extent to which the connectivity of pedestrian and cycle movement across the site from Wooldridge Road to Stanleys Road and then to the wider transport network and Nunweek Park is incorporated within the design.
 - (ii) The extent to which the principles of Crime Prevention through Environmental Design have been incorporated into the design of pedestrian and cycle ways.
 - (iii) The extent to which the connectivity of pedestrian, cycle and vehicular access is incorporated within the landscape and planting design.
 - (iv) The provision for vehicle and pedestrian linkages between buildings within the site.
- (d) Energy Efficiency and Sustainability**
 - (i) The extent to which passive solar energy and access to daylight can be achieved through building orientation and design.
 - (ii) The use of timber technology for carbon absorption.
 - (iii) The extent of which ground water coupling and heat exchangers can be incorporated to provide both heating and cooling.
 - (iv) The ability to provide for ventilation through a combination of natural and mechanical means.
- (e) Parking**
 - (i) The visual effect of car parking areas both from within the site and as seen from outside the site, in particular from Nunweek Park and Stanleys Road, and the effectiveness of any mitigation on the amenity of those places through landscaping and design.
- (f) Access**
 - (i) The integration of the entrances to the site from Wooldridge Road and Stanleys Road as part of the landscape and planting design and amenity for those frontages.

(ii) The design and effectiveness of the external vehicle access points to Stanleys and Wooldridge Roads and their effect on the character, safety and efficiency of the adjoining road network.

(iii) The effectiveness and safety of pedestrian access to and from the site, including access to the public transport network.

(g) Stormwater

(i) The extent to which stormwater basins and open space are integrated to maximise recreational opportunities and amenities and to minimise the development of habitat that would increase the risk of bird strike at the Christchurch International Airport.

(ii) Clause 6.5.10 Offices

Amend Clause 6.5.10 by **adding** the following new sub-clause (b) and numbering the existing paragraph as (a)

(a) The impact of (....) reverse sensitivity effects.

(b) The impact of any new office development on the redevelopment of the Central City.

(iii) Clause 6.7.16 Design and Amenity for development in the Business 7 Zone and for sites fronting Pound Road in the Business 8 Zone.

Amend Clause 6.5.16 heading and **add** the following new sub-clause at the beginning of the clause:

6.5.16 Design and Amenity for development in the **Business 4T (Tait Campus)**, Business 7 Zones, and for sites fronting Pound Road in the Business 8 Zone.

Business 4T (Tait Campus) Zone as shown in Appendix 23, Part 3, Volume 3:

- (a) Any adverse effects of new buildings in terms of their scale and appearance on the adjoining rural area and Nunweek Park.**
- (b) The visual intrusion of buildings as seen from the nearby adjoining rural properties and open space.**
- (c) The relationship between the external appearance of the building and the character of the surrounding area including**
 - (i) the degree of variation in form, profile and height of the building and**
 - (ii) the avoidance of large expanses of wall or repetitious building forms**
- (d) The extent of landscape buffer treatment to mitigate the overall bulk and appearance of the buildings.**
- (e) The quality of the architectural treatment of the building elevations including the design, architectural features and details, use of colour and building materials.**
- (f) The extent to which the location of security fencing detracts from the visual amenity and landscape planting along the street frontage.**
- (g) The extent to which any signage on buildings is integrated with a buildings architectural detail.**
- (h) The extent to which the location of outdoor storage, loading and parking areas are sited away from public areas.**

Business 7:

- (a) The quality of architectural treatment of main elevations including building design, architectural features and details, use of colour and building materials.
- (b) (...)

2.1.6 Volume 3, Part 3 Business Zones, 7.0 Reasons for rules, Clause 7.3 Business 3, 3B, 4, 4P, 4T, 5, 6, 7 and 8 Zones.

- (i) 7.3.1 Site density and open space

Add the following to paragraph three of the clause

(...) buffered from residential areas.

In the less intensively built up industrial zones, a site coverage technique is utilised. Both the Business 4P and 4T Zones are marketed as “park-like” business environments which need to be reflected in rules which distinguish them from industrial zones generally. **In the Business 4T (Tait Campus) Zone the site coverage is increased by five percent in order to provide greater flexibility in developing a low rise building campus environment. This is balanced against a compensating increase in the landscaped area and a limit on building height and floor space within the zone to ensure that development remains low density, does not visually dominate the adjoining rural and open space amenities and limits the anticipated level of traffic generation to and from the site.**

(ii) 7.3.2 Street Scene:

Add the following at the end of paragraph two

(...)

Large setbacks have been specified in the Business 4T, 4P and 6 zones, because these areas are located in or adjacent to environmentally sensitive areas, and in the case of the Business 4T and 4P Zones, have been established to provide an attractive environment. **In particular, larger setbacks are provided for in the Business 4T (Tait Campus) Zone, shown in Appendix 23, Part 3, Volume 3, to allow greater opportunity for landscaping along the boundaries with the Rural 5 zone and opposite Nunweek Park, and to reflect the open space and low density campus character sought for the land.**

Similarly, generous setbacks (...)

(iii) 7.3.3 Separation from neighbours:

Add a new paragraph following paragraph one;

(...) A larger setback is also required where the Business 4T Zone has boundaries with existing residential areas to reflect the special amenity characteristics of the zone. The setback is decreased on the western boundary of the zone as the developer of the living zone on this boundary

has imposed an increased setback and future development of the residential area is expected to take account of the presence of the Business 4T Zone.

In addition, greater setbacks are required in the Business 4T (Tait Campus) Zone, shown in Appendix 23, Part 3, Volume 3, along the internal rural zone boundaries to provide for substantial planted buffers to reduce the visual impact of buildings and maintain the rural and open space character of the area.

A greater setback is also required for that area of the Business 4 Zone (.....)

(iv) 7.3.6 Landscaped areas:

Amend paragraph two as follows:

(...)

The extent of landscaping required is a reflection of the location and environmental sensitivity of zones. The Business 4P Zone was originally established to promote a “clean green” rural produce image, and the Business 4T Zone a range of high technology uses in a park like environment. **In particular, an increased central area of open space and landscaping is provided for within the Business 4T (Tait Campus) Zone Appendix 23, Part 3, Volume 3 to ensure a low density open space campus environment with attractive public pedestrian and cycle links across the site integrated within an extensively planted and landscaped setting to protect and enhance the rural and open space zone boundaries and on site amenity.** Accordingly, both zones require a high proportion of landscaping to maintain (.....)

(v) 7.3.7 Outline Development Plan:

Add the following new sub-clause after the second to last paragraph referring to Business 4 Zone at Wrights Road:

(....)

In relation to the Business 4 Zone at Wrights Road (being the land shown on the Outline Development Plan in Part 3, Appendix 20) the development plan is intended to:

- Achieve safe and efficient movement of traffic to and from the site and on Wrights Road through limiting the number of access points;
- Ensure the amenity values of the surrounding environment are enhanced through specific landscaping standards..

In relation to the Business 4T (Tait Campus) Zone, shown in Appendix 23, Part 3, Volume 3, the Outline Development Plan is intended to achieve the following objectives:

- (i) **A low building density within an extensively landscaped campus environment;**
- (ii) **Identify important locations for open space and waterway-stormwater links and enhancement;**
- (iii) **Enhance the general relationship of buildings and planting with the surrounding area;**
- (iv) **Ensure safe and efficient movement of traffic to and from the site, and within the site;**
- (v) **Ensure an attractive pedestrian-cycle link to and through the site;**
- (vi) **Provide for a development form that reflects the landscape and open space public amenity of Nunweek Park and the adjacent rural zone;**
- (vii) **Provide the opportunity for shared parking for Nunweek Park users in the weekends**
- (viii) **Ensure any reverse sensitivity effects in terms of adjoining or nearby rural activities are mitigated by way of increased building setbacks, landscaping and a limit on building height.**

(vi) 7.3.10 Offices

Add the following new paragraph at the end of the clause

Standalone office (...) in other parts of the City.

In the Business 4T Zone (Tait Campus) office activities are limited to those associated with the high technology, data storage,

communication, computing and information industry in order to protect the recovery of the Central City Zone.

- (vii) 7.3.19 Road Improvement Rule – Kennaway Park Only

Amend the title of the clause and **add** a new paragraph referring to B4T (Tait Campus) as follows:

7.3.19 Road improvement rules – Kennaway Park ~~only~~ **and Business 4T (Tait Campus) Zone**

The particular location of the Business 4 zoned land known as Kennaway Park (...) with the cooperation of the Council and the road controlling authority.

The development of the land within the Business 4T (Tait Campus) Zone, shown in Appendix 23, will potentially give rise to traffic effects particularly at the intersections of Wairakei/Wooldridge Roads and Stanleys/Harewood Roads, that will require road improvements. For the Wairakei/Wooldridge Roads intersection, a limited amount of development is provided for before the extent of road improvements is determined and carried out. The rule is designed to ensure that these improvements to the Wairakei/Wooldridge Roads intersection are implemented before the development on the land beyond the first 10,000m² of floor space takes place. The owner of the land or development at the time will need to agree the mechanism for the cost sharing of any road works, with the cooperation of the Council, as the road controlling authority.

- (viii) 7.3.20 Height

Amend by including the following at the end of paragraph one

(...) downdraft effects and buildings that would compete with the central city skyline.

A height limit of 15m has been set for all of the Business 4T (Tait Campus) Zone, as shown in Part 3, Appendix 23. This is reduced to 11m within 50m of the road frontage with Stanleys Road and Wooldridge Road to ensure that buildings remain low level and in context with the visual amenity and outlook of the adjoining rural and open space zones.

A lower standard has been set for the (...)

- (ix) 7.3.21 Design and amenity for development in Business 7 and 8 Zones:

Amend the title of the clause by adding B4T and **add** the following additional paragraph to the reasons:

7.3.21 Design and Amenity for Development in the Business **4T (Tait Campus)**, 7, and 8 Zones.

(...) This provision includes assessment matters to act as guidance for developers and for those assessing applications as to the appropriate level of amenity anticipated for developments in these areas.

In the Business 4T (Tait Campus) Zone, shown in Part 3, Appendix 23, controls have been applied to the design and appearance of buildings, and site layout to ensure development occurs in a manner which recognises both the on-site amenity sought for the zone and the lower density open landscape setting adjoining the rural zone and Nunweek Park.

- (x) 7.2.22 Waterbodies and Birdstrike risk:

Add to the existing clause as follows:

The Business 8 Zone is located in proximity to the Christchurch International Airport Limited aircraft approach slopes. As such, it is important that the risk of birdstrike on Airport operations is minimised. Water features are therefore not anticipated within the Business 8 Zone, apart from any basins necessary for the management and disposal of stormwater. **The Business 4T (Tait**

Campus) Zone, shown in Appendix 23, Part 3, is also located in proximity of the Christchurch International Airport Limited aircraft approach slopes. Apart from basins necessary to manage and disperse stormwater, development in this zone may include small scale water features. Such basins and water features are to be designed to minimise their attractiveness for bird species that potentially create a birdstrike risk. Proposals that do not comply with this rule are to be limited notified to Christchurch International Airport Limited so that CIAL can have the opportunity to respond to potential risk posed by such proposals.

2.1.7 Part 3, Business Zones – Appendices

Add the new Appendix 23 - Outline Development Plan (Tait Campus) (refer to Attachment 1) being:

Appendix 23 - Outline Development Plan (Tait Campus):

(i) Land Use and Development

(ii) Green Network

(iii) Blue Network

(iv) Movement Network

2.2 **Volume 3, Part 13, Transport**

2.2.1 (2.2) Development Standards – Parking and loading

(i) Rule 2.2.1 Parking Space Numbers

Add the following new provision to Rule 2.2.1, Table 1, Minimum parking required in the all other zones.

Table 1 Minimum parking required in all other zones				
Activity	Car parking spaces		Cycle parking Spaces	Loading/unloading
	Residents/visitors	Staff		
Column 1	Column 2	Column 3	Column 4	Column 5
Offices Generally: (except Business 4T	5% of staff requirement (1 space minimum)	2.5 spaces/100m ² GFA	1 space/200m ² GFA	1 99% car bay/8000m ² GFA or part thereof + 1

Zone)				HGV bay/8000m ² GFA (up to 16000m ² GFA), 1 HGV bay/20000m ² GFA after 16000m ² GFA
Business 4T Zone except that:	5% of staff requirement (1 space minimum)	4 spaces/100m ² GFA	1 space/200m ² GFA	As per general requirement
<u>For any development resulting in more than 10,000m² of GFA in the Business 4T (Tait Campus) Zone, Appendix (23) Part 3, Volume 3</u>	<u>5% of staff requirement (1 space minimum)</u>	<u>2.5 spaces/100m² GFA. Any such reduction is subject to resource consent as a discretionary activity</u>	<u>1.5 space/200m² GFA</u>	<u>As per general requirement</u>

2.2.2 (3.0) Assessment Matters for Resource Consents

Add the following new assessment matter (d)(xiv) to Clause 3.2.1 Parking Space Numbers; Availability of parking spaces; Parking area location; Staff car parking; Parking space for people with disabilities:

(xiv) In the Business 4T (Tait Campus) Zone, shown in Appendix 23, Part 3, Volume 3, whether the provision of a monitored Transport Management Plan⁽¹⁾ for the site, prepared in association with the Christchurch City Council and Environment Canterbury has demonstrated a reduced demand for on-site car parking spaces; and has not resulted in an increased demand for on-street parking in the vicinity; and whether an ongoing comprehensive monitoring programme supports such the reduced on-site car parking provision over time.

(1) Transport Management Plan may include an incentives programme to encourage an increased use of other transport modes alternative to the private car.

2.2.3 Reasons for Rules – Clause 4.0

Add the following new section at the end of Clause 4.1

4.1 Parking space numbers; availability of parking spaces, parking area location, staff car parking, parking spaces for people with disabilities.

(...) any expansion of Jade Stadium that increases its capacity over 39,000 seats will therefore need to demonstrate measures that will mitigate any additional potential adverse parking related effects on surrounding residential and commercial activities.

Within the Business 4T (Tait Campus) Zone, shown in Appendix 23, Part 3, Volume 3, provision is made by way of resource consent for a reduction in on-site car parking for any development resulting in more than 10,000m² of GFA in the zone. The Tait campus management is committed to implementing a Transport Management Plan which will encourage a greater use of alternative modes of transport and provide incentives for the use of public transport, walking and cycling. Any reduction in the on-site car parking provision is required to be supported by a comprehensive monitoring programme which demonstrates a sufficiently reduced demand for car parking that can be sustained over time.

2.3 **Volume 3, Part 14, Subdivision**

2.3.1 Following Critical standards, Clause 5.3.7 Special roading and access requirements
- Musgroves site **add** the following new clause:

Add the following new Clause 5.3.8:

5.3.8 Special roading and access requirements – Business 4 and 4T (Tait Campus) Zones as shown in Part 3, Appendix 23

In the Business 4T (Tait Campus) zone as shown in Part 3, Appendix 23, Part 3, Volume 3 the development shall be in accordance with the provisions of the Outline Development Plan and specific roading and access requirements as follows:

- (a) Notwithstanding any other provisions of this Plan that may separately make an activity permitted, controlled, restricted discretionary or fully discretionary, any development resulting in more than 10,000m² within the area covered by the Outline Development Plan (Tait Campus) – Part 3, Appendix 23, shall be a non-complying activity until the upgrading of the intersection of Wairakei/Wooldridge Roads (including traffic signals) has been carried out; and
- (b) The extent of the contribution to the costs of upgrading Wairakei/Wooldridge Roads intersection from the development have been agreed with the Council.

In addition:

- (c) There shall be only one main vehicle access point to the Business 4T zoned part of the site. This access point shall be located on Wooldridge Road as indicated in Part 3, Appendix 23. A secondary, limited access point can be provided from Wooldridge Road and shall be limited to serving a maximum of 30 car parking spaces;
- (d) Upon the creation of vehicle access from the site to Stanleys Road, new give-way markings on the Stanleys Road approach to its intersection with Harewood Road shall be provided;
- (e) Three secondary access points, designed as 'low volume service access', may be provided to the Business 4T zoned part of the site in the general locations indicated on the Outline Development Plan, and shall be accompanied by a capacity improvement scheme to the Stanleys/Harewood Roads intersection that shall be carried out (as agreed with the Council) at the cost of the developer or their successor/s in title;
- (f) Footpaths along the business 4T Zone of Wooldridge and Stanleys Roads linking the site with Wairakei Road, and along the eastern side of Wooldridge Road with the bus stop shall be provided when the vehicle access points are formed;
- (g) All vehicle access point intersection works, internal roading and footpath improvements shall be carried out at the cost of the developer or their successor/s in title;

In the Business 4 zone shown in Appendix 23, Part 3, Volume 3 the only main access point to the site shall be located on Stanleys Road. All vehicle access

point intersection works, internal roading and footpath improvements shall be carried out at the cost of the developer or their successor/s in title.

- 2.3.2 Following Clause 29.4, Subdivision in the Living G (North West Belfast) Zone **add** new clauses as follows and renumber subsequent clauses accordingly.

Add the following new Clause 30.0 and re-number subsequent clauses 30.0 – 30.36 to 31.0 – 31.36 accordingly.

30.0 Subdivision in the Business 4T (Tait Campus) Zone.

30.1 Development Standards

The Business 4T Zone subdivision standards shall apply to subdivision within the area of the Business 4T (Tait Campus) Zone, as shown in Appendix 23, Part 3, Volume 3, except as required by Part 14, Critical Standards – Property Access, Clause 5.3.8 and Clause 30.2 Community Standards below.

30.2 Community Standards

30.2.1 Conformity with Outline Development Plan

- (a) Any proposed subdivision shall be in accordance with the following parts of the Outline Development Plan – Business 4T (Tait Campus) Zone, Appendix 23, Part 3, Volume 3:**
- (i) Land Use and Development, Appendix 23(i);**
 - (ii) Green Network, Appendix 23(ii);**
 - (iii) Blue Network, Appendix 23(iii); and**
 - (iv) Movement Network, Appendix 23(iv)**

and be designed to enable the achievement of the following:

- A low density, open campus environment designed around a series of individual buildings linked by walkways and landscaping;**
- Integration of all modes of transport across the Outline Development Plan area having regard to Part 14, Clause 5.3.8 - Special roading and access requirements;**

- Provision for substantial planting and landscaping along road frontages and site boundaries; and
- Integration of stormwater management with open space across the Outline Development Plan area.

30.3 Assessment matters for subdivision in the Business 4T (Tait Campus) Zone, as shown in the Outline Development Plan, Appendix 23, Part 3, Volume 3 shall include the following considerations:

(a) Quality

The extent to which the subdivision will be in accordance with and support the provisions of the Outline Development Plan (Tait Campus);

(b) Connectivity

The extent to which the proposal will be in general accordance with the Outline Development Plan (Tait Campus) provisions in terms of land use and the movement network;

(c) Access to outdoor space

The extent to which the proposal will be in general accordance with the Green Network diagram of the Outline Development Plan (Tait Campus);

(d) Trees

(i) The extent to which the retention and / or provision of trees provides a high level of visual amenity or buffer planting.

(ii) The extent to which the provision of trees recognises the context and scale of the area in which they are located, the significance of the road frontages and the character of adjoining properties.

(iii) Protection of the two Notable trees identified in Part 10, Appendix 4, 64 Stanleys Road (Lot 1, DP 25641).

(e) Stormwater

(i) That the stormwater measures adopted ensure the protection of ground water quality including treatment of discharges from roads and sealed car parking areas.

(ii) The extent to which the proposal will be in general accordance with the Blue Network diagram of the Outline Development Plan.

(f) Energy Efficiency

- (i) The extent to which any subdivision ensures the opportunity for buildings and development to be located and designed to maximise an energy efficient built form.

(g) Street Scene

- (i) The extent to which lot design and orientation will allow buildings to address but not dominate the street including areas of open space and planting.
- (ii) The extent to which consideration has been given to the potential use of slow lanes for vehicle access within the Outline Development Plan area.

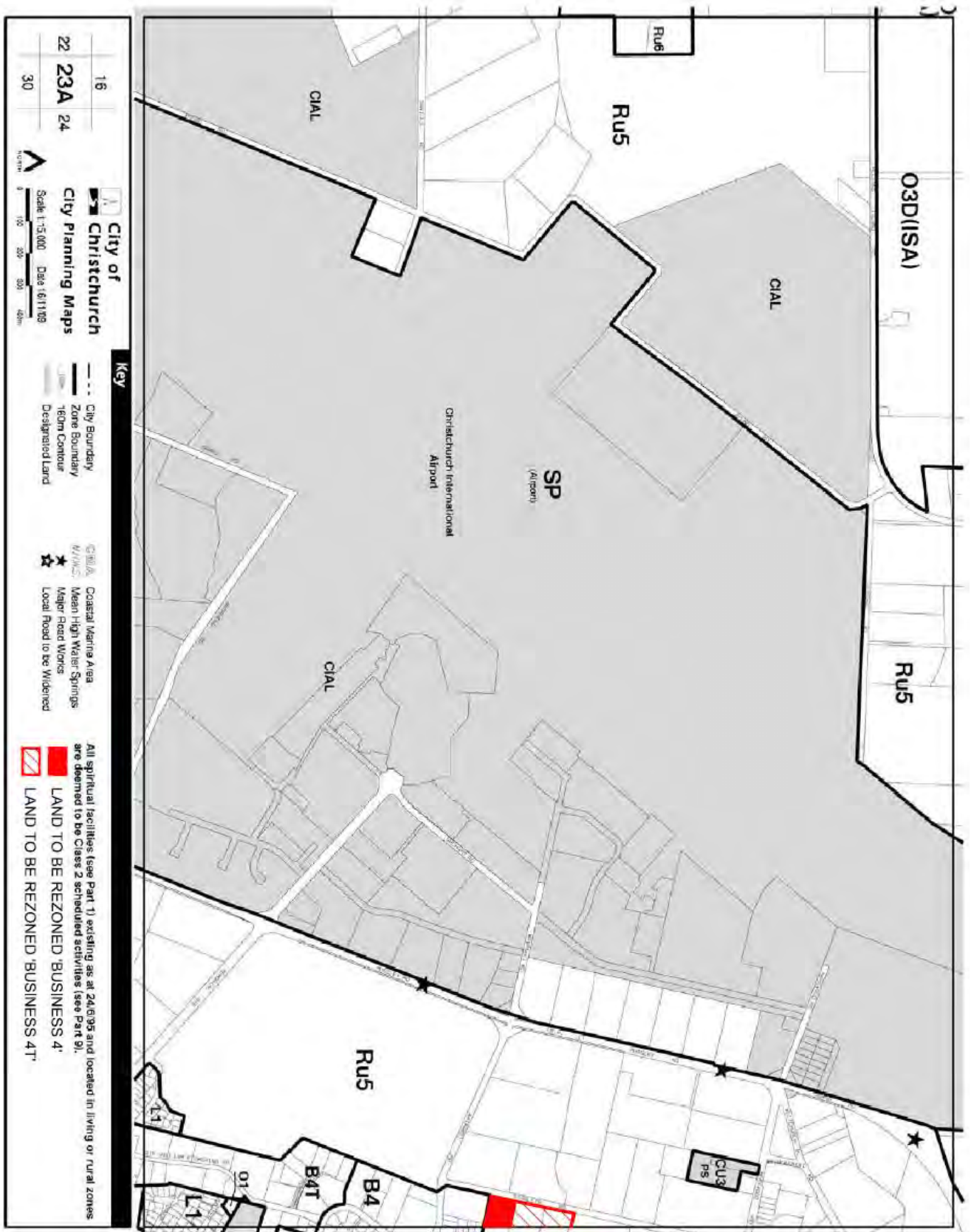
2.3.3 (30.0) Subdivision of Land – Reason for Rules

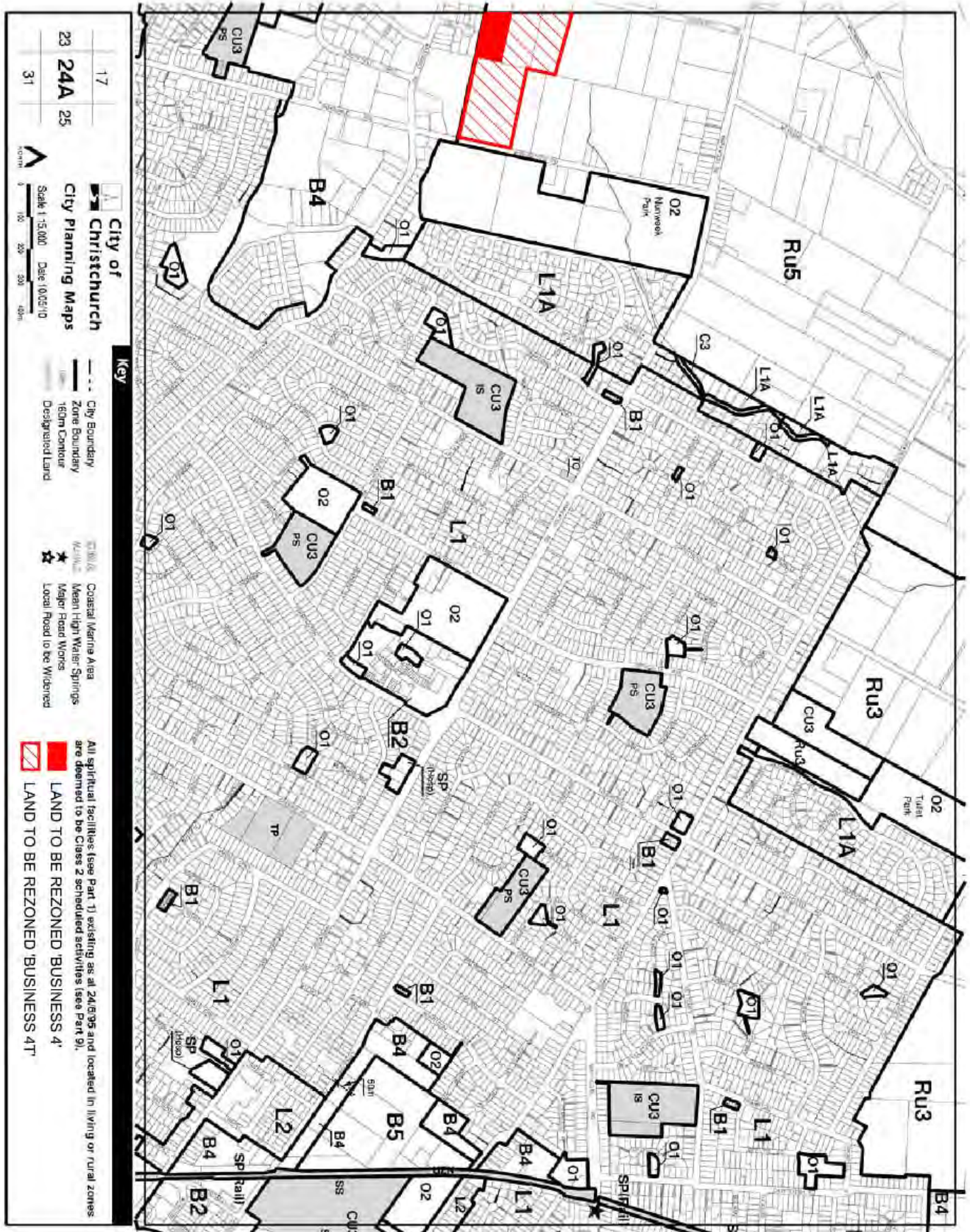
Following the re-numbered Clause ~~310~~.36, add the following new Clause 31.37

31.37 Business 4T (Tait Campus) Zone

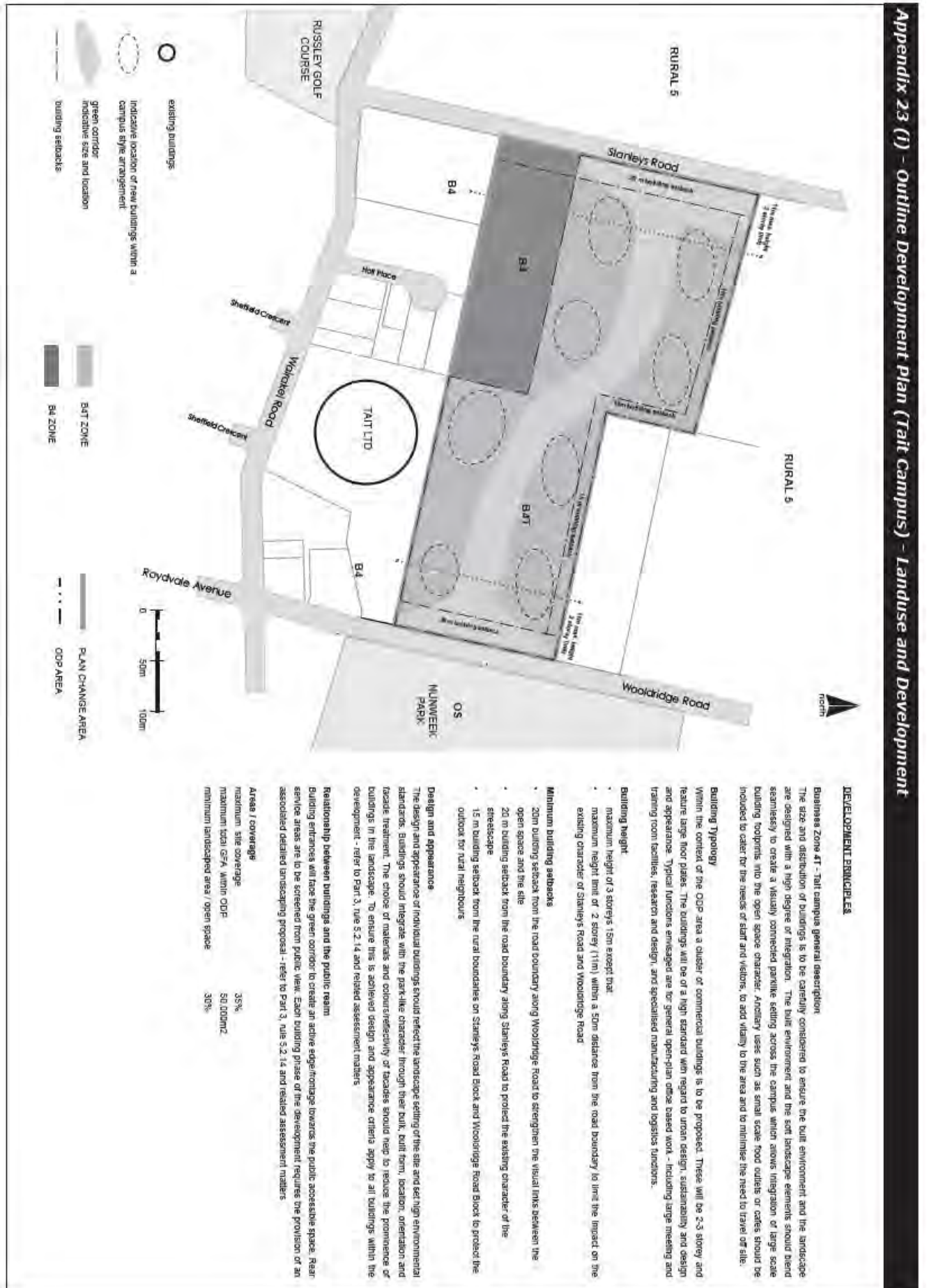
A comprehensive Outline Development Plan has been included for development within the Business 4T (Tait Campus) Zone Appendix 23, Part 3, Volume 3. The purpose of the Outline Development Plan is to assist the Council in managing the effects of the use and development of the site, while also ensuring the development of a low density open campus environment through the implementation of the Outline Development Plan and the associated Business 4T Zone provisions, including an assessment of building design and appearance. The provisions of the Outline Development Plan require a substantial area of the site to be landscaped in excess of the provision for any other business zone. It also identifies the general location of buildings, accessways, planting and stormwater management areas. This approach to the whole site was promoted by the landowner at the time the land was rezoned Business 4T and is an essential part of providing for a highly attractive environment for both employees and the wider community.

2.4 Amend City Planning Maps No. 23A and 24A as per the attached maps.

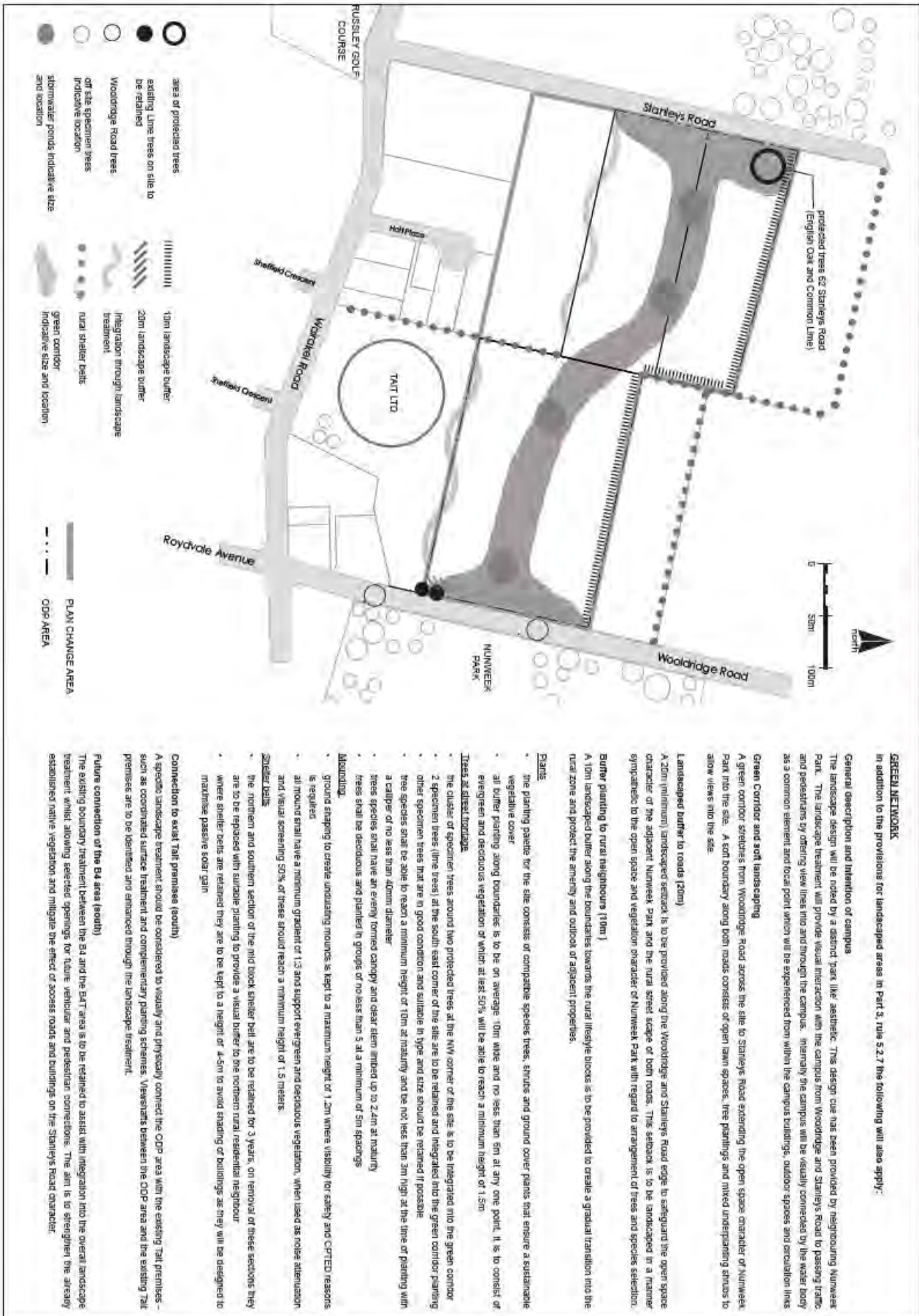




Appendix 23(i) – (iv) - Outline Development Plan (Tait Campus)



Appendix 23 (ii) - Outline Development Plan (Tait Campus) - Green Network

**GREEN NETWORK**

In addition to the provisions for landscaped areas in Part 3, rule 5.2.7 the following will also apply:

General description and intention of campus

The landscape design will be noted by a distinct 'park like' aesthetic. This design has been provided by neighbouring Nunwek Park. The landscape treatment will provide visual interaction with the campus from Woodbridge and Stanley's Road to passing traffic, and pedestrians by offering view lines into and through the campus. Internally the campus will be visually connected by the water body as a common element and focal point which will be experienced from within the campus buildings, outdoor spaces and circulation links.

Green Corridor and soft landscaping

A green corridor stretches from Woodbridge Road across the site to Stanley's Road extending the open space character of Nunwek Park into the site. A soft boundary along both roads consists of open lawn spaces, tree plantings and mixed underplanting shrubs to allow views into the site.

Landscaped buffer to roads (20m)

A 20m (minimum) landscaped setback is to be provided along the Woodbridge and Stanley's Road edge to safeguard the open space character of the adjacent Nunwek Park and the rural street scene of both roads. This setback is to be landscaped in a manner sympathetic to the open space and vegetation character of Nunwek Park with regard to arrangement of trees and species selection.

Buffer planting to rural neighbours (10m)

A 10m landscaped buffer along the boundaries towards the rural lifestyle blocks is to be provided to create a gradual transition into the rural zone and protect the amenity and outlook of adjacent properties.

Plants

- the planting palette for the site consists of compatible species trees, shrubs and ground cover plants that ensure a sustainable vegetative cover
- all buffer planting along boundaries is to be on average 10m wide and no less than 5m at any one point. It is to consist of evergreen and deciduous vegetation of which at least 50% will be able to reach a minimum height of 1.5m

Trees at direct frontage

- the clusters of specimen trees around two protected trees at the NW corner of the site is to be integrated into the green corridor
- 2 specimen trees (lime trees) at the south east corner of the site are to be retained and integrated into the green corridor planting
- other specimen trees that are in good condition and suitable in type and size should be retained if possible
- tree species shall be able to reach a minimum height of 10m at maturity and be not less than 3m high at the time of planting with a caliper of no less than 40mm diameter
- tree species shall have an evenly formed canopy and clear stem unimpeded up to 2.4m at maturity
- trees shall be deciduous and planted in groups of no less than 5 at a minimum of 5m spacings

Mounding

- ground stripping to create undulating mounds is kept to a maximum height of 1.2m where visibility for safety and CRTED reasons is required
- all mound shall have a minimum gradient of 1:3 and support evergreen and deciduous vegetation, when used as noise attenuation and visual screening 50% of these should reach a minimum height of 1.5 meters.

Shelter belts

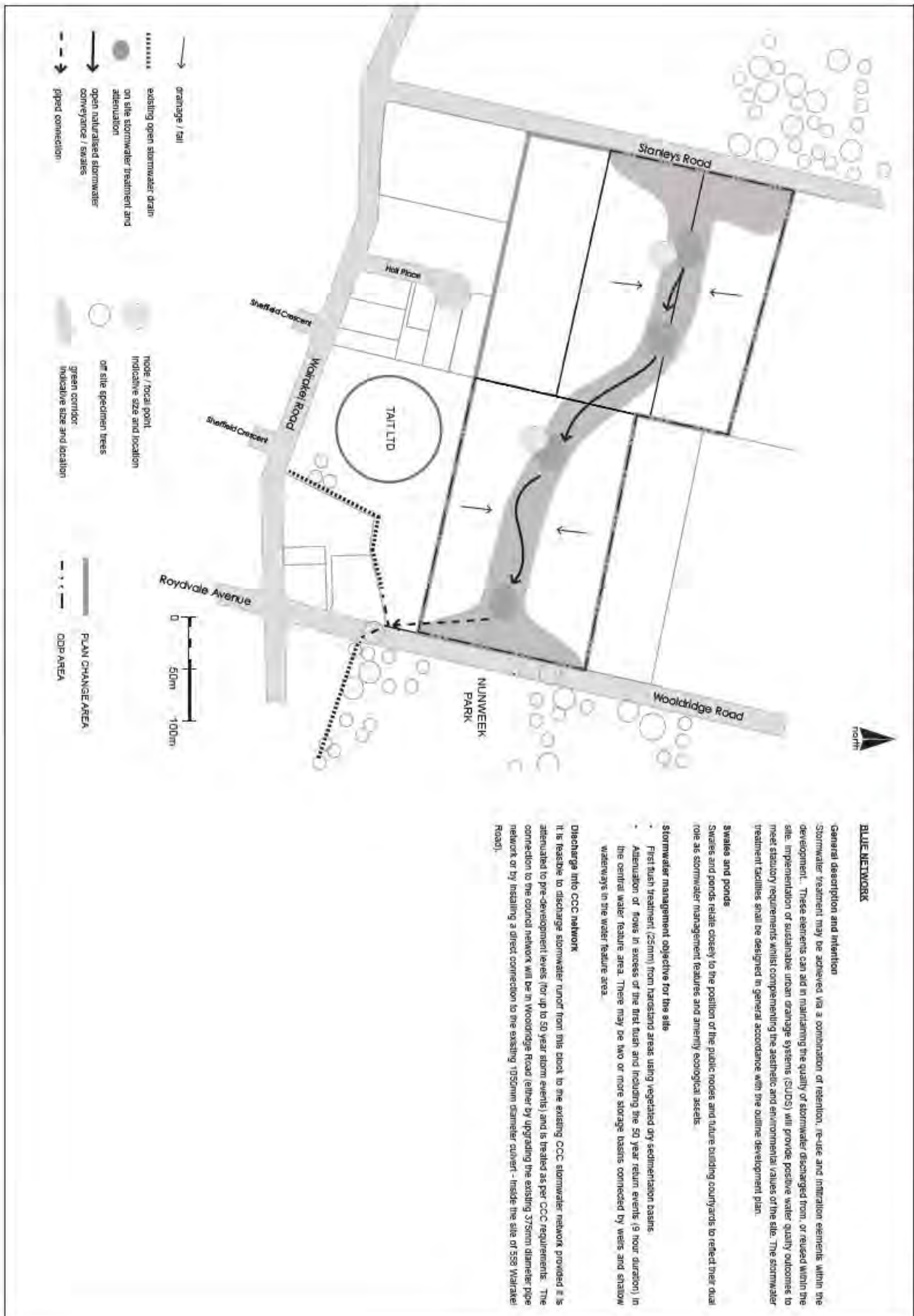
- the northern and southern section of the mid block shelter belt are to be retained for 3 years, on removal of these sections they are to be replaced with suitable planting to provide a visual buffer to the northern rural residential neighbour
- where shelter belts are retained they are to be kept to a height of 4.5m to avoid shading of buildings as they will be designed to maximise passive solar gain

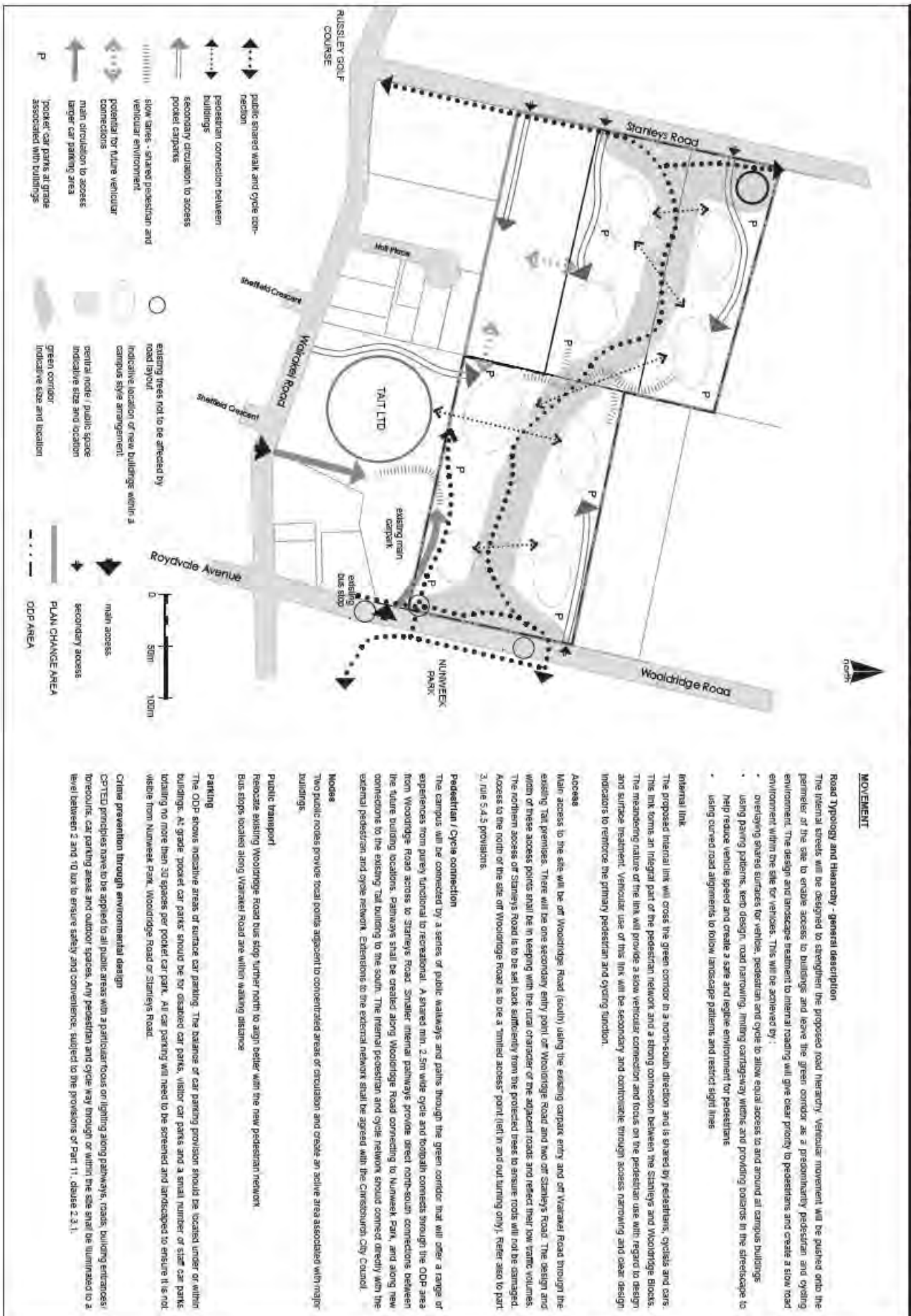
Connection to exist Tait premises (south)

A specific landscape treatment should be considered to visually and physically connect the OCP area with the existing Tait premises - such as coordinated surface treatment and complementary planting schemes. Viewpoints between the OCP area and the existing Tait premises are to be identified and enhanced through the landscape treatment.

Future connection of the BA area (south)

The existing boundary treatment between the BA and the BA7 area is to be retained to assist with integration into the overall landscape treatment whilst allowing selected openings for future vehicular and pedestrian connections. The aim is to strengthen the already established native vegetation and mitigate the effect of access roads and buildings on the Stanley's Road character.





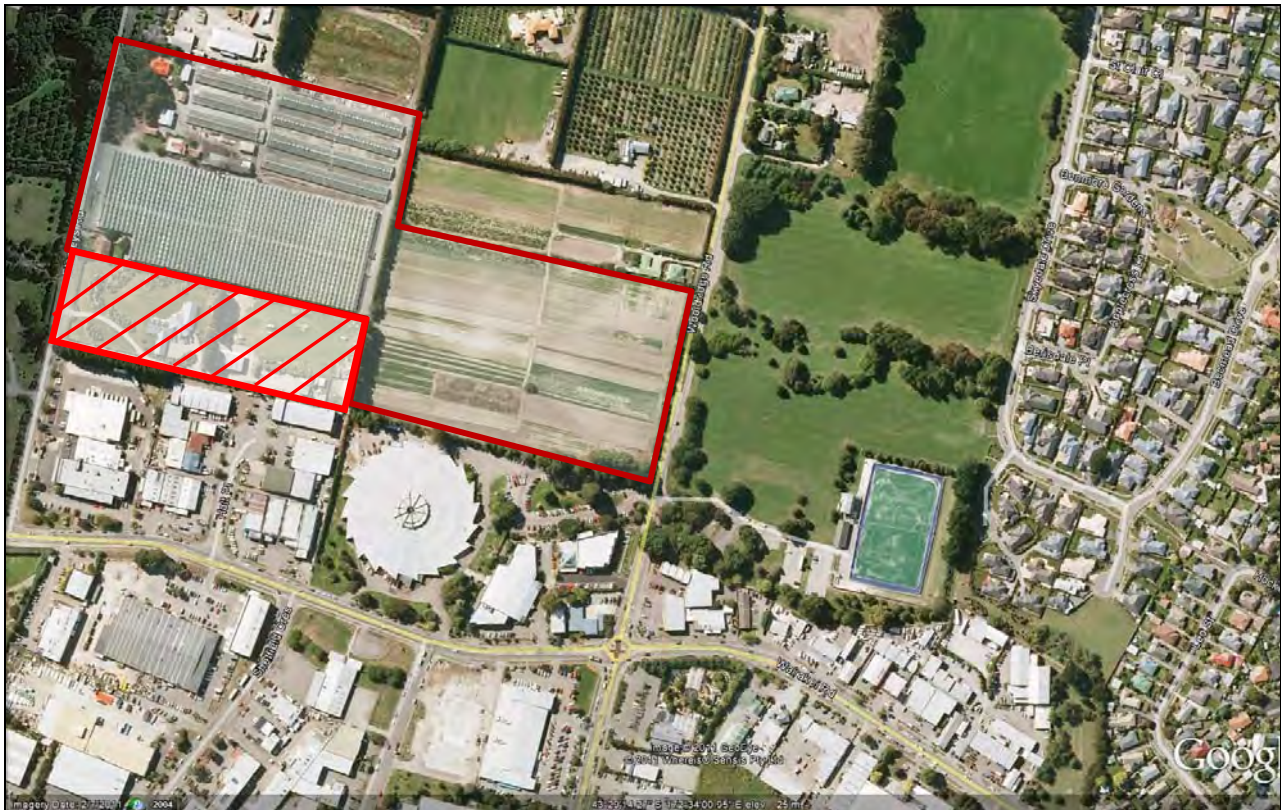
Resource Management Act 1991

Christchurch City Council

Christchurch City Plan

Privately Requested

Proposed Plan Change



Proposed Business 4 and 4T Zones

Wooldridge Road, Stanleys Road, Christchurch

Tait Limited and The Tait Foundation

**REQUEST TO CHANGE THE CHRISTCHURCH CITY PLAN UNDER CLAUSE 21 OF THE
FIRST SCHEDULE OF THE RESOURCE MANAGEMENT ACT 1991**

REQUEST BY: **Tait Limited and The Tait Foundation**

C/- McCracken & Associates Limited, P O Box 2551, Christchurch,
8140 Attn. Kim McCracken

TO: The Christchurch City Council

INVOLVING THE: The Christchurch City Plan

1. The location to which this application relates is:

An area of approximately 10.31ha located at 245 Wooldridge Road and 6, 32 and 62 Stanleys Road, Burnside, Christchurch.

2. The names of the owners and occupiers of the land to which this application relates are as follows:

Description	Area	Title Reference	Address
Lot 1, DP 27034	4.07 ha	CB8K/1081	245 Wooldridge Road
Lot 1, DP 25641	2.02 ha	CB7B/835	62 Stanleys Road
Lot 2, DP 25641	2.27ha	CB7B/836	32 Stanleys Road
Lot 1, DP 4323	1.95ha	CB8K/1081	6 Stanleys Road

The titles are attached as **Appendix 1** to this Plan Change request.

3. The Proposed Plan Change seeks to rezone the subject land from Rural 5 to Business 4 and 4T Zones and includes the following changes to the City Plan and Maps:

- Amend the Christchurch City Plan Planning Maps 23A and 24A to rezone the subject land from Rural 5 to Business 4 and 4T Zones
- The inclusion of new rules for the site being:
 - (i) an Outline Development Plan for the area of the Business 4T Zone
 - (ii) controls on building design and appearance for the area of Business 4T Zone

- (iii) specific controls on building height, open space and site coverage in the Business 4T Zone and
- Consequential changes to text where necessary, including but not limited to the renumbering of clauses as appropriate.



Signed:

Kim McCracken

for and on behalf of Tait Limited and The Tait Foundation

Dated: September, 2012

Telephone: (03) 977 7714

Email: office@rgmc.co.nz

Tait Limited and The Tait Foundation


PO Box 1645

Christchurch

Attention: Mr A Ridgway

Telephone: (03) 358 6688

Email: alastair.ridgway@taitradio.com

	<p>Resource Management Act 1991</p> <p>Christchurch City Council</p> <p>Christchurch City Plan</p> <p>Proposed Private Plan Change</p>	<p>73</p>
<p>NOTE: This privately requested Plan Change will have no legal effect until the Council gives public notice of its decision on the plan change and matters raised in submissions.</p> <p>REZONING OF LAND AT 245 WOOLDRIDGE ROAD AND 6 – 62 STANLEYS ROAD, HAREWOOD, FROM RURAL 5 TO BUSINESS 4 AND 4T ZONES</p> <p>Explanation</p> <p>The purpose of this private plan change, initiated by Tait Limited and the Tait Foundation, is to rezone approximately 10.3295ha of land from Rural 5 to Business 4 and 4T Zones. The site comprises 8,3710 hectares of land located at 245 Wooldridge Road and 32 – 62 Stanleys Road, which is proposed to be rezoned to Business 4T (B4T), as well as 1,9585 hectares of land located at 6 Stanleys Road, which is proposed to be rezoned to Business 4 (B4).</p> <p>The land subject to the plan change adjoins a large area of B4 zone to the south and is contiguous to the existing Tait Communications factory/offices at 558 Wairakei Road. The proposed rezoning will facilitate consolidation of all Tait Ltd operations, currently scattered over several sites, and allow for future growth. The rezoning of the site at 6 Stanleys Road to B4 will create a continuous zoning pattern.</p> <p>The applicant wishes to develop the B4T part of land for a modern, sustainable and high amenity business and technology campus within a park-like setting and in a manner which will integrate it with the immediate environment. To ensure the desired environmental outcomes the development will need to proceed in accordance with the proposed Outline Development Plan which is supported by a package of site specific B4T rules.</p> <p>The Outline Development Plan identifies the location of key features for the development of the proposed B4T zoned site including:</p> <ul style="list-style-type: none"> • Provision for a low density built campus environment and general building location; • Integrated open space, walkway and cycleway links between Nunweek Park, Wooldridge Road and Stanleys Road; • Provision for on-site stormwater management and amenity waterway; • Retention of established trees; • Integrated access and off-street parking. <p>The supporting rules for the B4T (Tait Campus) Zone include controls on building design and appearance, building height, setbacks, landscaping, increased open space and site coverage, a limit on the total floor space and the type of office activity permitted on the site. The proposed area of B4 zone will be subject to the current Business 4 Zone rules.</p> <p style="text-align: right;"><i>Continued</i></p>		
<p>Date Publicly Notified: Date Operative:</p> <p>Plan Details: Vol. 3, Pts 3, 13, 14, Maps 23A-24A, File No: PL/CPO/3/73 TRIM: FOLDER 12/490</p>		

The Plan Change seeks the following **amendments**:

- Amend Volume 3, Part 3 (Business Zones), Sections 1.0 and 5.0, Clauses relevant to the Business 4T zone by adding site specific Business 4T (Tait Campus) zone rules relating to building design and appearance, building height, setbacks, landscaping, increased open space and site coverage, gross floor area of buildings, the type of office activities permitted, noise sensitive activities and road improvements;
- Amend Volume 3, Part 3, Sections 6.0 and 7.0 by adding relevant assessment matters and reasons for rules for Business 4T (Tait Campus) zone;
- Insert an Outline Development Plan for Business 4T (Tait Campus) zone as Appendix 23 in Volume 3, Part 3;
- Amend Volume 3, Part 13 (Transport), Clauses 2.2.1, 3.2.1 and 4.1 relating to on-site car parking provision;
- Amend Volume 3, Part 14 (Subdivision), by adding new Clauses 5.3.8, 30.1 – 30.3 and 31.37;
- Amend Planning Map 23A and 24A to identify the zoning of the subject site as Business 4 and Business 4T.

The details of the amendments are shown in the attached ‘Proposed Amendments to the City Plan’

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1. PURPOSE OF THE PLAN CHANGE REQUEST

1.1 Introduction

This is a request by Tait Limited and The Tait Foundation (TL) to change parts of the Christchurch City Plan (City Plan) pursuant to section 73(2) and Part 2 (Clause 21(1) and 22) of the First Schedule of the Resource Management Act 1991 (RMA).

The request relates to the rezoning of land at 245 Wooldridge Road and 6, 32 and 62 Stanleys Road, Christchurch (the "Site"). The request seeks to have approximately 10.31ha of Rural 5 zoned land rezoned Business 4 (Suburban Industrial) and 4T (Suburban Industrial-Technology Park). The Plan Change also includes an Outline Development Plan which covers the larger part of the land subject to the plan change request.

The land is principally in two parcels. The area of the land owned and controlled by the applicant (TL) occupies approximately 8.36ha and will be subject to an Outline Development Plan and a number of site specific development controls. The area of land located at 6 Stanleys Road (1.96ha) will be rezoned Business 4 and be subject to the provisions of that zone as currently set out in the City Plan.

The applicant wishes to develop the larger part of land for a business and technology campus in a manner which will integrate with and consolidate the established and developing business and information and technology industry in Christchurch, and which supports the consolidation of the north west Christchurch area for further business activity. The changes being proposed to the City Plan are detailed in Section 2 of this document.

Section 74 of the RMA requires that the Council, when changing its Plan, has regard to the provisions of Part II of the RMA, its functions under Section 31 and its duties under Section 32. Accordingly, an assessment of the potential effects on the environment and a Section 32 assessment have been completed as part of this Plan Change Request, as detailed in Sections 4 and 5 of this document.

The applicant (TL) proposes to change the City Plan by rezoning the subject land from its existing Rural 5 zoning to B4 and B4T Zone. The business zoning will

provide for a range of business, research and manufacturing activity but with particular regard to the applicant's activity in this area of the City. The current rural zoning restricts the extent to which business development is permitted on the site, and therefore the plan change request is seen as the appropriate method to facilitate the establishment of business activity on the land.

The site is identified on Plan 1 (over) and on the title plans Appendix 1 to the Plan Change.

1.2 The Applicant

Tait Limited is a global organisation, having developed business from its core expertise in mobile radio communications. The company was established in 1962 under the name of Tait Electronics Limited but was changed to Tait Limited in January 2012 reflecting the transition from electronics manufacturer to global communications solutions provider, delivering leading edge communications systems and solutions into over 100 countries worldwide. The organisation has had significant global success in technology leadership in the radio communication business. Tait has over 5,000 customers in Europe, North and South America, Eastern and Western Europe, Middle East, UK, Russia, Australia, the wider Asia Pacific, Pacific and Caribbean Islands with a specific focus on two segments being public safety (power, fire service and emergency response) and utilities.

The company is committed to the Canterbury and New Zealand economy, with a strategic plan focused on delivering growth through a commitment to investment in research, people and technology in a very high quality, energy efficient and low environmental impact campus workplace.

Plan 1



Over 90% of TL Limited's business revenue is export driven and the company relies heavily on transportation by air to deliver its products and services in a timely and cost effective manner. The close proximity of the Tait facility to the airport and its close working relationship with the airport has been of significant benefit to the organisation and its global customers.

The international business success of the company has had a significant impact on the New Zealand economy through the continued expansion and growth in employee numbers with the company now employing over 660 people in Christchurch and 250 overseas.

The applicant's operation is about technology leadership and in 2011 the company re-invested 14.4% of revenue in Research and Development, dramatically exceeding the New Zealand and global average for Research and Development by technology companies. The table below illustrates the NZ\$ investment undertaken by Tait in Research and Development.

2008	2009	2010	2011
\$19,273K	\$22,287K	\$23,542K	\$29,846K

Over the past decade, Tait has invested in excess of NZ \$100m to develop a complete range of new digital products and systems targeted primarily at the public safety market.

Tait uses more than 500 local suppliers for raw materials, services, capital equipment and on-costs. Growth in the company has had direct benefit to local suppliers resulting in further employment within the NZ economy. The company spends in excess of \$40m annually with over 300 New Zealand organisations.

In order to deliver on its vision to become a world leading communications business, the company has embarked on a development change which will lead to significant growth which the existing Tait campus will not be able to sustain. The move from product line manufacturing and sales to becoming a total solutions provider will result in a significant increase in employees with exceptional skills in service, research and development.

TL is committed to developing a new business environment which will support the growth of the organisation as well as provide a leading edge centre of excellence for the Tait business and partner companies.

A purpose designed work environment is essential in competing for, attracting and retaining employees who are part of the global services, research and technology employment market.

The Tait operation currently occupies several sites in the area. In particular, the company operates from 558 Wairakei Road being the adjoining Tait “sawtooth” building. This complex is accessed from both Wairakei Road and Wooldridge Road with the principal car parking located at the Wooldridge Road entrance. The company also occupies office space in Roydvale Avenue all provided with off-street parking.

The vision for the Business 4T Zone part of the site is a low-level, well landscaped campus complex with buildings developed on an environmentally and energy sustainable basis. In particular, it is the objective of the plan change to establish:

- A work environment set in a low building density office campus;
- To develop new buildings using New Zealand based timber technology;
- To provide a work place capable of retaining and attracting staff in a competitive global employment market; and
- To add amenity and facilities of value to and supportive of the community.

The balance area of the land will be subject to the Business 4 Zone provisions and link with the adjoining Business 4 Zone activities to the immediate south.

1.3 Description of the Site, Locality and Land Use

The site is located between Wooldridge Road and Stanleys Road in Russley-Burnside with established access points to both Wairakei Road and Wooldridge Roads. Access also exists to Stanleys Road. The land is currently zoned Rural 5 and adjoins a commercial and business hub of over 100ha at Burnside which is zoned both Business 4 and Business 4T.

The application site is in four titles and is currently either vacant or used for low level horticultural and market garden activity with a part of the site (Stanleys Road end) formerly used for glasshouse production. A substantial dwelling and outbuildings exist on the property at 6 Stanleys Road (Rural 5 Zone).

Land to the immediate south of the site is zoned Business 4 and includes the offices, research, manufacturing and car parking of Tait Limited and a number of established business activities serviced from Wairakei Road, Stanleys Road and Holt Place. Part of the southern boundary of the site will include retention of some existing established trees. The land to the south of Wairakei Road comprises a mixture of commercial, technology, office, storage, manufacturing and retail businesses and is zoned Business 4 and Business 4T.

Land to the immediate north of the site is zoned Rural 5 and has been used for horticulture and glasshouse production. The northern boundary of the site has a line of established shelter belt trees and native flax and toi-toi planting.

The western boundary of the site (Stanleys Road) has a line of shelter belt trees and faces a number of well-established residential dwellings on larger sites across Stanleys Road.

Wooldridge Road forms the east boundary of the site and there is an unformed vehicle access at the north eastern corner to the "site". Land to the immediate east across Wooldridge Road is zoned Open Space 2 Zone (O2 Nunweek Park) while the land beyond Nunweek Park to the east (some 220m from the Site) is zoned Living 1A. To the south east of the Site, on the opposite side of Wooldridge Road and running to the corner of Wairakei and Wooldridge Roads, the land is zoned Business 4 including office activities adjoining Nunweek Park.

The site and surrounding area has a generally flat contour, (Refer Appendix 10). Wooldridge Road has an open character where it bisects the rural zone and Nunweek Park, in contrast to the built up urban business character where it passes through the existing B4 Zone. A dominance of vegetation, shelter belt trees and the open space of Nunweek Park contribute to the amenity of Wooldridge Road. The road narrows along the park frontage and there are no footpaths within the rural sector of Wooldridge Road. Stanleys Road opposite the site has an enclosed rural character, narrow carriageway (6m) and no footpath.

The site is located between the 50 and 55dBA air noise contours (Christchurch International Airport Limited), as identified in the Proposed Canterbury Regional Policy Statement - Development of Greater Christchurch, Chapter 12A. (Refer Plan 2 over)

1.4 **Sustainable Development**

The plan change and the development outcomes it will provide for have been designed to achieve a high level of environmental sustainability and energy efficiency having regard to the principles set out in both the Christchurch City Plan and the Canterbury Regional Policy Statement. Those principles can be summarised as follows:

- Urban consolidation;
- Energy efficient transport
- Energy efficiency through building design
- Use of planting to encourage carbon sinks; and
- Use of infrastructure.

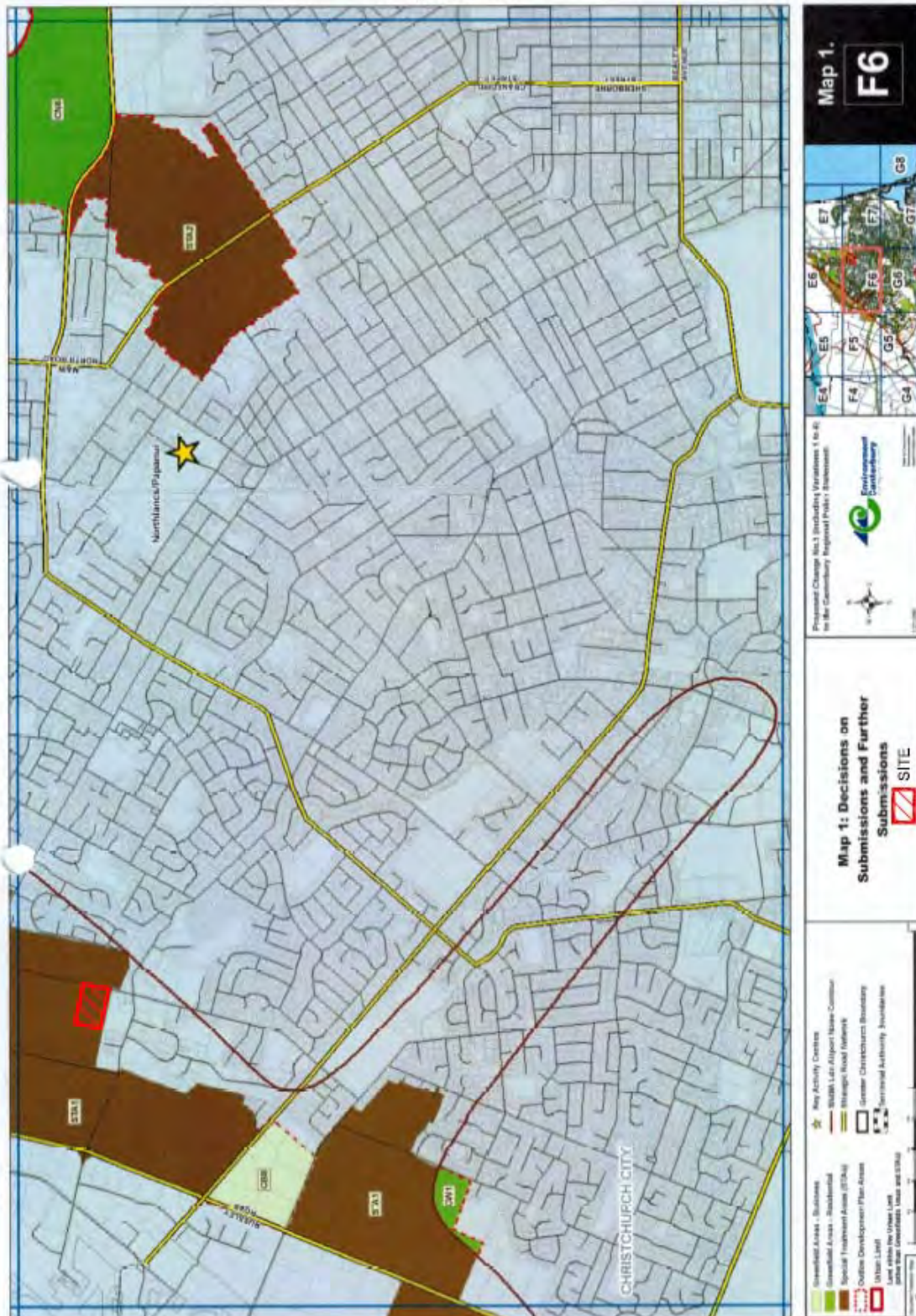
1.4.1 Urban Consolidation

The site is located adjacent to the applicant's business, the established B4 and B4T Zones and in close proximity of the Airport, the applicant's principle mode of freight transport. The land is well integrated with the applicant's current business activities and in association with the proposed area of B4 zoning will consolidate the business and employment node in this area of the City. It also sits within an area of the City identified as potentially suitable for expanded urban or business activity as now identified in the City Council's North West Area Review. Urban consolidation is the principal objective of both plans (City Plan and Regional Policy Statement) directed at achieving a sustainable urban growth outcome.

1.4.2 Transport

The land is accessible to a wide range of transport modes, including good access to public transport. The plan change outcome will improve local transport accessibility through expanded pathways, walkways and cycleways and by providing parking for

Plan 2



the public recreation area of Nunweek Park, making efficient use of the parking resource for both the applicant and the community.

In addition, the applicant is working to develop a transport strategy for the Business 4T part of the site designed to significantly expand access to the site by walking, cycling and public transport including high quality on-site amenities to make those modes of transport more attractive to staff. Provisions are included within the plan change to incentivise the delivery of that outcome and to reduce private car usage and improve energy efficiency.

1.4.3 Building Design

Provisions are included with the plan change to encourage and improve building and site design both in terms of energy efficiency and as an attractive environmentally sustainable built form and work environment. The assessment matters encourage buildings which are developed with good access to sunlight, solar heating, timber technology, recycling of heat and water and natural ventilation.

1.4.4 Landscape and Planting

The landscape and planting provisions for the wider site have been designed to increase sustainability, with plant species chosen to minimize the need for irrigation and fertilizer. Where irrigation is required, it will be supplemented by roof collection. Stormwater treatment will take place through vegetated swales with water used in the amenity areas returned to ground water.

1.4.5 Infrastructure

The plan change and resulting activity has been located and designed to make efficient use of existing infrastructure, be it the waste water or stormwater systems, roading infrastructure or public transport. To the extent any infrastructure may require upgrading this will largely be limited to improvements in the local road network which will be required, not just because of the outcome of the plan change but also because of changes to the wider land use patterns and transport networks in the area.

Overall, the land and resulting development will represent a very high level of compliance in terms of the City and Regional Council's objectives for environmental sustainability and energy efficiency.

1.5 Background and Strategic Considerations

1.5.1 Proposed Regional Policy Statement (RPS) – Chapter 12A (C12A)

Chapter 12A to the Proposed Regional Policy Statement sets out the objective and policy framework for how future urban growth is to be accommodated over the next 35 years within the Greater Christchurch area.

The site is within the Metropolitan Urban Limits (MUL) identified in C12A, (in particular Policy 12), Special Treatment Areas (STA1). The subject land is located in STA1 where the policy provides for the future of the land to be assessed in terms of a medium to long-term sustainable future. The commissioner's report (decision) on Chapter 12A noted the following in respect of STA1.

Taking all of those various factors into account in weighing the risks and benefits it does not seem to us to be an appropriate resource management treatment to leave this land exclusively as rural land over the next 35 years.

In our view, the long term future for this area lies in some form of urban activity. In some parts of it that is probably preferably in higher quality business accommodation, such as the technology park to the north east of Memorial Avenue/Johns Road intersection. We have heard detailed evidence in relation to such a proposal from Memorial Avenue Investments Limited on the other side of Memorial Avenue. It is our view that well-planned development of that type is appropriate, and needs to be provided for by this area being including within the Urban Limits and marked as Special Treatment Area for a different purposes, ie not residential.

Our view is that the evidence before us, with the exception of the Memorial Avenue Investments proposal, was insufficient for us to be able to conclude in a s.32 sense what was the preferable long-term use of those areas, and in any event we think that that is a function of the city Council not the regional

council What we have firmly concluded, though, is that in a s.32 assessment sense to leave this land unable to be developed for any urban purposes over the next 35 years it illogical, and not an appropriately long-term resource management planning approach to the use of the land. It would constitute an island of rural land squeezed between urban activities serving no particular purpose and with an inability to be further used for intensive residential development.

Having regard to the above, the proposed plan change accords with the purpose and direction of that decision.

1.5.2 North West Review Area (NWRA)

During the hearings process on Plan Change 1 to the RPS (Proposed Chapter 12A) the decision of the commissioners (December 2011) identified that, while residential zoning for the area is considered inappropriate because of reverse sensitivity concerns regarding the operation of the Christchurch International Airport, similarly there were also limitations on the ability to conduct productive rural economic activity in the area. The recommendation of the commissioner's report was that the "north west" area of the city required further investigation as to how the area is to be developed and addressed in the City Plan and confirmed that some of the land in the "north west" may be suitable for high quality business/office activity. As a result the area is identified in the RPS as part of the NWRA subject to Policy 12 of the Regional Policy Statement, Chapter 12A. The City Council has initiated the North West Area Review (NWRA) to implement the first step in identifying appropriate future land use activity in this sector of the City.

The NWRA comprises approximately 880ha of land generally situated between the airport and the city's urban edge and includes the application site. The area is strategically significant in that it forms part of the gateway to Christchurch and provides key linkages to the CBD, international airport and the State Highway network.

At present the area is typical of many urban fringe locations. Agriculture, horticulture and lifestyle blocks are the predominant land uses, although urban activities have increasingly started to influence the character of the area. These include the airport, sporadic business development, rural residential lifestyle

dwellings and a number of small commercial and tourist activities. There is limited infrastructure currently available within the area, although those services do exist in close proximity of the application site.

The NWRA has now been completed and adopted by the City Council and in terms of industrial land has identified both a demand and suitable locations for such in north west Christchurch. The applicant participated in the consultative process with the City Council regarding the NWRA including the appropriateness or suitability of the plan change site (as part of the wider locality) being identified for future urban (business) activity. The proposed plan change accords with the findings and provisions of the NWRA and in particular is located within an area of approximately 50ha identified for business purposes north of Wairakei Road between Wooldridge Road and Russley Road.

1.6 Approach and Key Features of the Plan Change

The zoning proposed for the site is Business 4 (Suburban Industrial) and Business 4T (Suburban Industrial - Technology Park) a zoning regime already established in this particular area of the City.

1.6.1 Business 4T Zone

The objective of the Business 4T Zone is to provide for a range of sustainable and integrated business, employment and research outcomes in an attractive, open, sustainable work and research environment being:

- *A zone environment where the density and scale of building development is low within a park-like industrial character;*
- *High standards of landscaping and visual amenity;*
- *A street scene characterised by significant landscaped setbacks but principally to ensure higher levels of landscape treatments and amenity;*

While applying the provisions of the Business 4T Zone for the larger part of the site, additional methods are proposed which will address resource management issues specific to the applicant's desired development outcome. In particular, the following matters have been recognised through the regulatory framework:

- reverse sensitivity effects on activities within the adjoining Rural 5 Zone,
- effects on landscape and amenity
- integration with the adjoining business land to the south
- effects on the transport network; and
- the timing of infrastructure works

To address those issues, a number of amendments have been made to the general provisions for the Business 4T Zone including:

- a) The provision of an Outline Development Plan (ODP) to provide for the integration of buildings, car parking, vehicle and pedestrian circulation, support and amenities for the local community, landscaping, planting, stormwater management and access;
- b) Provision for new buildings to be subject to an urban design assessment; and
- c) Specific provisions in relation to building height, open space and building coverage.

The Outline Development Plan (ODP) will be the key method to ensure the integration of development and achieve the proposed environmental outcomes. The ODP covers all of the land controlled by the applicant for the plan change but currently excludes the land at 6 Stanleys Road (Proposed area of Business 4 Zone) although new linkages to that land are provided for. The purpose of the ODP is to:

- create an open and permeable development that fits comfortably on the site
- support the underlying physical and visual qualities of the site
- create a strong connection to the existing Tait premises to the south
- build a strong relationship with the adjacent open space; and
- integrate buildings and associated functions into the landscape.

There are four principal elements to the ODP. These are:

- the movement network, being to create a slow road environment giving priority to pedestrians and cyclists within a comprehensively landscaped setting
- to carefully consider the distribution of buildings to ensure integration of the built environment within the landscape setting
- a green corridor within a distinct 'park like' setting with strong visual links and views through the site and to Nunweek Park. This will be supported by extensive boundary and road frontage landscaping; and

- the creation of a central water feature incorporated as part of the stormwater system.

The benefits of utilising the major area of the land for a business campus are significant and include:

- A larger part of the site is in single ownership and can be developed in an integrated, sustainable and comprehensive manner
- The land is well suited to the use and will not impact adversely on any neighbouring activities;
- The land is located alongside adjoining established areas of business zoning and in close proximity of a wide range of amenities;
- The site has excellent and immediate access to support facilities and employment;
- The area is well served by all forms of transport be it the airport, road network, bus services, walking or cycling, with good access to recreation and open space;
- It will give support to a number of other Christchurch businesses and facilities;
- It can be developed in a manner which will improve wider community amenity in the area through walking access, a landscape and site design compatible with Nunweek Park, overflow car parking for the park and a meeting place for the community; and
- The activity will make a major contribution to the economic, employment, social and cultural recovery of Christchurch post earthquake.

The result will be to consolidate an important economic activity of benefit to both the city and the country undertaken in highly innovative buildings and expansive landscape setting and which is attractive to a worldwide employment market.

1.6.2 Business 4 Zone

The area of land to be rezoned Business 4 can integrate with and form a logical and consolidated extension to the established adjoining Business 4 Zone. In addition, the proposed area of Business 4 Zoning can link and be integrated with the proposed area of Business 4T Zoning expanding opportunities for integrated vehicle access, landscaping and general site development.

2. PROPOSED AMENDMENTS TO THE CITY PLAN

Note: for the purposes of this plan change, any text amended as a result of other decisions is shown as “normal text”. Any text proposed to be added by the plan change is shown as **bold underlined** and text to be deleted as ~~**bold strikethrough**~~.

2.1 Volume 3 - Part 3 : Business Zones

2.1.1 **Amend** Zone Description Clause 1.12, Part 3, Volume 3 as follows:

- (i) **Add** the following new provisions to the Zone description and purpose and the Environmental results anticipated, Clause 1.12 Business 4T (Suburban Industrial – Technology Park) Zone as follows:

This zone **relates to** land in the Russley area in the north-west of the City (adjacent to Sir William Pickering Drive) which ~~is-being~~ **has been** developed as a “technology park”. This industrial park was established under the previous Waimairi Plan with performance standards requiring development to be low density with a significant emphasis on open space and landscape treatments. There is already a higher standard of amenity than in other business Zones and there is an expectation that this locality will continue to be developed in this way. It is therefore appropriate for the Plan to ensure that these amenity values are not adversely affected or undermined by any future development. **The zone has been extended to include an area of land between Wooldridge Road and Stanleys Road covered by the Tait Campus Outline Development Plan, (refer Appendix 23, Part 3, Volume 3). This area will expand the opportunity for consolidation of the information, technology and research business community of the city while maintaining and promoting a higher standard of site and building design, landscaping and open space.** The emphasis of the zone is therefore to maintain the higher levels of landscape treatment and amenity. **Within that part of the zone covered by the Outline Development Plan (Tait Campus), the office activities are confined to the management, manufacture, research, development, data processing and storage for the high technology, information communication and computing**

industry and where a high level of energy efficient and sustainable building design will be encouraged.

Environmental results anticipated

- (a) A zone environment where the density and scale of building development is low with a “park-like” industrial character.
- (b) High standards of landscaping and visual amenity.
- (c) A street scene characterized by large setbacks.

(d) Within the area of the zone covered by the Outline Development Plan (Tait Campus), shown in Appendix (23), Part 3, Volume 3:

- **business activity limited to the management, design, research, manufacture and data storage for the information, computing, communications and high technology industry;**
- **an integrated site layout, with increased controls on building design to ensure an attractive and energy efficient built form and work environment.**

2.1.2 **Amend** Development Standards – Business 3, 3B, 4, 4P, 4T, 5, 6, 7 and 8 Zones as follows:

- (i) Rule 5.2.2 Open Space:

Add the following new provision:

The maximum percentage of the site area covered by buildings shall be:

Business 4T Zone	25%
------------------	-----

<u>Business 4T (Tait Campus) Zone,</u>	
<u>shown in Appendix 23, Part 3, Volume 3</u>	<u>35%</u>

Except that within the area of the Business 4T (Tait Campus) Zone, shown in Appendix (23), Part 3, Volume 3, the maximum total area of building floor (Gross Floor Area) space shall be 50,000m².

Business 4P Zone	50%
------------------	-----

(ii) Rule 5.2.3 Street Scene:

Add the following new exception:

- (a) The minimum building setback from road boundaries shall be:
(...)

Business 4T Zone	15m
Business 6 Zone	15m

Except that

- (i) The minimum (...)

- (v) **In that part of the Business 4T (Tait Campus) Zone shown in Appendix (23), Part 3, Volume 3 the setback shall be** **20m**

- (vi) In the Business 4 zoned sites fronting Blakes Road (...)

(iii) Rule 5.2.4 Separation from Neighbours:

Add the following new amendment and exception:

- (a) The minimum building setback from the boundary with a living zone shall be
(...)
Business 4T **(Sir William Pickering Drive)** Zone
on the western boundary of the zone 5m
(...)

(...)

- (b) The minimum building setback from internal boundaries shall be:
Business 4T **(Sir William Pickering Drive)** Zone 5m
Business 4T (Tait Campus) Zone
shown in Appendix (23), Part 3, Volume 3 **15m**
Business 4 Zone on the land known (...) 3m

(iv) Rule 5.2.7 Landscape areas:

Amend subclause (a), **add** a new subclause (vii) and renumber subsequent clauses as follows:

- (a) Area and location of landscaping

The minimum percentage of the site to be set aside as a landscaped area shall be as follows:

(...)

Business 4T **(Sir William Pickering Drive)** and 4P Zones 20%

Business 4T (Tait Campus) Zone

shown in Appendix (23), Part 3, Volume 3 **30%**

and

(...)

- (vi) In the Business 4 Zone on the land known as Musgroves

(...)

(vii) In the Business 4T (Tait Campus) Zone, shown in Appendix (23), Part 3, Volume 3:

- **All of the setback from road boundaries and the landscape buffer areas along internal boundaries shall be landscaped excluding road or pedestrian crossings;**
- **Provision of landscape areas and tree planting shall be in accordance with sub-clause (b) Trees below, the Green Network provisions of the Outline Development Plan (Tait Campus) shown in Appendix (23), Part 3, Volume 3, and the tree schedule, Volume 3, Part 3, Appendix 3.**

(viii)(vii) In the Business 4 Zone (...)

- (v) Rule 5.2.8 Outline Development Plans:

Add the following new **subclause (kf)** to Clause 5.2.8 Outline Development Plans as follows and renumber subsequent clauses accordingly

(...)

5.2.8

- (e) Within the Business 4 Zone at Wrights Road (...)

(kf) Within the Business 4T (Tait Campus) Zone as shown on the Outline Development Plan in Appendix (23), Part 3, Volume 3, the development of land in shall be in accordance with the site layout, general building location, setbacks, buffer and landscape areas, planting requirements, access points, location of internal circulation routes, stormwater management areas and any other requirements shown on the Outline Development Plan, Appendix 23(i) – (iv). Any development not in accordance with the Outline Development Plan will be a restricted discretionary activity with the Council's discretion limited to the relevant matters with which the development does not comply.

(f)(g) In the Business 7 Zone (...)

(vi) Rule 5.2.9 Height:

Add the following new provision for the Business 4T (Wooldridge Road Campus) Zone, Appendix (23), Part 3, Volume 3:

(a) The maximum height of any building shall be:

(...)

Business 4 Zone at Ferrymead	11m
------------------------------	-----

Business 4T (Tait Campus) Zone

<u>shown in Appendix 23, Part 3, Volume 3</u>	15m
--	-----

except that

(i) no building shall exceed 11m in height within 50m of the road boundary of the site with Stanleys Road and Wooldridge Road

Business 8 Zone (within 50m of a living zone boundary or Pound Road) (...)	15m
--	-----

(b) In the Business 4 zoned land at (...)

(vii) Rule 5.2.14 Design and amenity for development in the Business 7 and 8 Zones:

Amend Clause 5.2.14 by including the Business 4T (Tait Campus) Zone as follows:

5.2.14 Design and amenity for development in the Business **4T (Tait Campus)**, 7 and 8 Zones.

The erection of new buildings and additions to existing buildings shall be a controlled activity, with the exercise of the Council's control limited to the design and amenity of the site and development thereon in **the Business 4T (Tait Campus) Zone, shown in Part 3, Appendix 23,** all of the Business 7 Zone, and on sites which have frontage to Pound Road in the Business 8 Zone.

(viii) Rule 5.2.15 Waterbodies and Birdstrike Risk

Amend clause 5.2.15 as follows:

In the Business 5 Zone at Sir James Wattie Drive, **Business 4T (Tait Campus) Zone shown in Appendix 23, Part 3, Volume 3,** and Business 8 Zones, because of the bird strike risk for Christchurch International Airport (...)

2.1.3 **Amend** Community Standards – Business 3, 3B, 4, 4P, 4T, 5, 6, 7 and 8 Zones as follows:

(i) Rule 5.3.3 Offices

Amend Clause 5.3.3 Offices as follows:

In any zone **other than the Business 3B, 4, 4T and 8 Zones** (....) bank ATM facilities

Except that in the Business 4T (Tait Campus) Zone any office use shall be for the purposes of the management, manufacture, research, development, data storage and processing in association with the high technology communication, computing and information industry.

- (ii) Rule 5.3.6 Site Contamination and Landfill Gas

Amend Clause 5.3.6 Site Contamination and Landfill Gas as follows:

The construction of any building involving human occupancy in the **Business 4T (Tait Campus) Zone shown in Appendix 23, Part 3, Volume 3, and Business 7 Zones** shall be a restricted discretionary activity (...)

- 2.1.4 **Amend** Critical Standards – Business by adding Business 4T to the heading of the critical standards and amending rules 5.4.5 and 5.4.7 as follows:

- (i) 5.4 Critical standards - Business 4, **4T**, 5, 7 and 8 Zones
- (ii) Rule 5.4.5 Kennaway Park – Road Improvements

Amend as follows:

5.4.5 **Business 4 (Kennaway Park) and Business 4T (Tait Campus) Zones**
– Road Improvements

(i) **Business 4 (Kennaway Park)**

Not more than 10 hectares (...)
(...) of general traffic and cyclists

(ii) **Business 4T (Tait Campus) Zone shown in Appendix 23, Part 3, Volume 3:**

(a) Notwithstanding any other provisions of this Plan that may separately make an activity permitted, controlled, restricted discretionary or fully discretionary, any development resulting in more than 10,000m² of gross floor area within the area covered by the Outline Development Plan shall be a non-complying activity until the Wairakei/Wooldridge Roads intersection improvements (as agreed with the Council) have been carried out; and

- (b) the extent of the developer's contribution to the costs of Wairakei/Wooldridge Roads intersection upgrading has been agreed with the Council.

In addition:

- (c) There shall be only one main vehicle access point to the Business 4T zoned part of the site. This access point shall be located on Wooldridge Road as indicated in the Appendix 23 Outline Development Plan. A second access point can be provided from Wooldridge Road but shall be limited to serving a maximum of 30 car parking spaces;
- (d) Upon the creation of vehicle access from the site to Stanleys Rd, new give-way markings on the Stanleys Rd approach to its intersection with Harewood Rd shall be provided;
- (f) Three secondary access points, designed as 'low volume service access points', may be provided to the Business 4T (Tait Campus) Zone part of the site in the general locations indicated on the Outline Development Plan;
- (g) Footpaths along the Business 4T Zone frontage to Wooldridge and Stanleys Roads linking the site with Wairakei Road, and along the eastern side of Wooldridge Road with the bus stop shall be provided when the vehicle access points are formed; and
- (h) All vehicle access points, intersection works, internal roading and footpath improvements shall be carried out at the cost of the developer or their successor/s in title.
- (iii) In the Business 4 Zone shown in Appendix 23, Part 3, Volume 3 the only main access point to the site shall be located on Stanleys Road. All vehicle access point intersection works, internal roading and footpath improvements shall be carried out at the cost of the developer or their successor/s in title.

- (iii) Rule 5.4.7 Noise Sensitive Activities

Amend as follows:

In the Business **4 and 4T (Tait Campus) Zones as shown Appendix 23, Part 3 and the Business 8 Zone**, no noise sensitive activities (....)

2.1.5 Volume 3, Part 3 Business Zones, 6.0 Assessment matters for resource consents, Clause 6.7 Business 3, 3B, 4, 4P, 4T, 5 (including the Business 5 zone at Sir James Wattie Drive), 6, 7 and 8 Zones

(i) Clause 6.5.7 Outline Development Plans – Business 4, **4T**, 5 and 8 Zones

Amend the clause heading, and **add** a new clause E after sub-clause D as follows, and renumber subsequent sub-clauses accordingly:

6.5.7 Outline Development Plans – Business 4, **4T**, 5 and 8 Zones
(...)

E In the area covered by the Business 4T (Tait Campus) Zone as shown in Appendix 23, Part 3, Volume 3.

(a) Open Space and Character

(i) The extent to which the design, layout and landscaping contributes to an open space environment compatible with the Nunweek Park recreation area and surrounding rural zones.

(ii) The extent to which the site design, layout and landscaping provide for separation from and screening of buildings from Stanleys Road and the Nunweek Park recreation area and adjacent rural properties.

(iii) The extent to which the design, layout and landscaping proposed provides for view shafts across the area.

(iv) The extent to which the design, layout and landscaping creates a green corridor that will incorporate and enhance landscape and water features including provision for the retention of existing trees.

- (v) The extent to which building form, colour and location, allocation on the site mitigates the visual dominance of buildings when viewed from the rural-urban and open space boundaries.

(b) Landscaping

- (i) The extent to which provision is made for a transition between business activities and the surrounding rural zones through the use of attractive green edge landscaped buffers providing effective visual screening of business activities along the rural edge and which are in keeping with the rural character of the area.
- (ii) The quality and effectiveness of landscaping proposed along the Wooldridge Road and Stanleys Road frontages in creating an attractive green edge to the urban area.
- (iii) The extent to which stormwater basins open space and landscaped areas are co-located so as to maximize recreational and amenity opportunities.
- (iv) The effectiveness of any landscaping proposed to screen parking areas, service buildings and yards.
- (v) The effectiveness and quality of landscaping in providing screening around buildings.
- (vi) The degree to which any visual or outlook reverse sensitivity issues relating to the lawfully established nearby rural activities are avoided or mitigated.
- (vii) The suitability of planting along the water feature's edge to the local conditions and its effectiveness in discouraging bird species which may pose a bird strike risk from congregating on or around the water feature.

(c) Connectivity

- (i) The extent to which the connectivity of pedestrian and cycle movement across the site from Wooldridge Road to Stanleys Road and then to the

wider transport network and Nunweek Park is incorporated within the design.

(ii) The extent to which the principles of Crime Prevention through Environmental Design have been incorporated into the design of pedestrian and cycle ways.

(iii) The extent to which the connectivity of pedestrian, cycle and vehicular access is incorporated within the landscape and planting design.

(iv) The provision for vehicle and pedestrian linkages between buildings within the site.

(d) Energy Efficiency and Sustainability

(i) The extent to which passive solar energy and access to daylight can be achieved through building orientation and design.

(ii) The use of timber technology for carbon absorption.

(iii) The extent of which ground water coupling and heat exchangers can be incorporated to provide both heating and cooling.

(iv) The ability to provide for ventilation through a combination of natural and mechanical means.

(e) Parking

(i) The visual effect of car parking areas both from within the site and as seen from outside the site, in particular from Nunweek Park and Stanleys Road, and the effectiveness of any mitigation on the amenity of those places through landscaping and design.

(f) Access

(i) The integration of the entrances to the site from Wooldridge Road and Stanleys Road as part of the landscape and planting design and amenity for those frontages.

(ii) The design and effectiveness of the external vehicle access points to Stanleys and Wooldridge Roads and their effect on the character, safety and efficiency of the adjoining road network.

(iii) The effectiveness and safety of pedestrian access to and from the site, including access to the public transport network.

(g) Stormwater

(i) The extent to which stormwater basins and open space are integrated to maximise recreational opportunities and amenities and to minimise the development of habitat that would increase the risk of bird strike at the Christchurch International Airport.

(ii) Clause 6.5.10 Offices

Amend Clause 6.5.10 by **adding** the following new sub-clause (b)

(a) The impact of (...) reverse sensitivity effects.

(b) The impact of any new office development on the redevelopment of the Central City.

(iii) Clause 6.5.16 Design and Amenity for development in the Business 7 Zone and for sites fronting Pound Road in the Business 8 Zone.

Amend Clause 6.5.16 heading and **add** the following new sub-clause at the beginning of the clause:

6.5.16 Design and Amenity for development in the **Business 4T (Tait Campus)**, Business 7 Zones, and for sites fronting Pound Road in the Business 8 Zone.

Business 4T (Tait Campus) Zone as shown in Appendix 23, Part 3, Volume 3:

- (a) Any adverse effects of new buildings in terms of their scale and appearance on the adjoining rural area and Nunweek Park.**
- (b) The visual intrusion of buildings as seen from the nearby adjoining rural properties and open space.**
- (c) The relationship between the external appearance of the building and the character of the surrounding area including**
 - (i) the degree of variation in form, profile and height of the building and**
 - (ii) the avoidance of large expanses of wall or repetitious building forms**
- (d) The extent of landscape buffer treatment to mitigate the overall bulk and appearance of the buildings.**
- (e) The quality of the architectural treatment of the building elevations including the design, architectural features and details, use of colour and building materials.**
- (f) The extent to which the location of security fencing detracts from the visual amenity and landscape planting along the street frontage.**
- (g) The extent to which any signage on buildings is integrated with a buildings architectural detail.**
- (h) The extent to which the location of outdoor storage, loading and parking areas are sited away from public areas.**

Business 7:

- (a) The quality of architectural treatment of main elevations including building design, architectural features and details, use of colour and building materials.
- (b) (...)

2.1.6 Volume 3, Part 3 Business Zones, 7.0 Reasons for rules, Clause 7.3 Business 3, 3B, 4, 4P, 4T, 5, 6, 7 and 8 Zones.

- (i) 7.3.1 Site density and open space

Add the following clause to paragraph three

(...) buffered from residential areas.

In the less intensively built up industrial zones, a site coverage technique is utilised. Both the Business 4P and 4T Zones are marketed as “park-like” business environments which need to be reflected in rules which distinguish them from industrial zones generally. **In the Business 4T (Tait Campus) Zone the site coverage is increased by five percent in order to provide greater flexibility in developing a low rise building campus environment. This is balanced against a compensating increase in the landscaped area and a limit on building height and floor space within the zone to ensure that development remains low density, does not visually dominate the adjoining rural and open space amenities and limits the anticipated level of traffic generation to and from the site.**

(ii) 7.3.2 Street Scene:

Add the following at the end of paragraph two

(...)

Large setbacks have been specified in the Business 4T, 4P and 6 zones, because these areas are located in or adjacent to environmentally sensitive areas, and in the case of the Business 4T and 4P Zones, have been established to provide an attractive environment. **In particular, larger setbacks are provided for in the Business 4T (Tait Campus) Zone, shown in Appendix 23, Part 3, Volume 3, to allow greater opportunity for landscaping along the boundaries with the Rural 5 zone and opposite Nunweek Park, and to reflect the open space and low density campus character sought for the land.**

Similarly, generous setbacks (...)

(iii) 7.3.3 Separation from neighbours:

Add a new paragraph following paragraph one;

(...) A larger setback is also required where the Business 4T Zone has boundaries with existing residential areas to reflect the special amenity characteristics of the zone. The setback is decreased on the western boundary of the zone as the developer of the living zone on this boundary has

imposed an increased setback and future development of the residential area is expected to take account of the presence of the Business 4T Zone.

In addition, greater setbacks are required in the Business 4T (Tait Campus) Zone, shown in Appendix 23, Part 3, Volume 3, along the internal rural zone boundaries to provide for substantial planted buffers to reduce the visual impact of buildings and maintain the rural and open space character of the area.

A greater setback is also required for that area of the Business 4 Zone (.....)

(iv) 7.3.6 Landscaped areas:

Amend paragraph two as follows:

(...)

The extent of landscaping required is a reflection of the location and environmental sensitivity of zones. The Business 4P Zone was originally established to promote a “clean green” rural produce image, and the Business 4T Zone a range of high technology uses in a park like environment. **In particular, an increased central area of open space and landscaping is provided for within the Business 4T (Tait Campus) Zone Appendix 23, Part 3, Volume 3 to ensure a low density open space campus environment with attractive public pedestrian and cycle links across the site integrated within an extensively planted and landscaped setting to protect and enhance the rural and open space zone boundaries and on site amenity.** Accordingly, both zones require a high proportion of landscaping to maintain (.....)

(v) 7.3.7 Outline Development Plan:

Add the following new sub-clause after the second to last paragraph referring to Business 4 Zone at Wrights Road:

(....)

In relation to the Business 4 Zone at Wrights Road (being the land shown on the Outline Development Plan in Part 3, Appendix 20) the development plan is intended to:

- Achieve safe and efficient movement of traffic to and from the site and on Wrights Road through limiting the number of access points;
- Ensure the amenity values of the surrounding environment are enhanced through specific landscaping standards.

In relation to the Business 4T (Tait Campus) Zone, shown in Appendix 23, Part 3, Volume 3, the Outline Development Plan is intended to achieve the following objectives:

- (i) A low building density within an extensively landscaped campus environment;**
- (ii) Identify important locations for open space and waterway-stormwater links and enhancement;**
- (iii) Enhance the general relationship of buildings and planting with the surrounding area;**
- (iv) Ensure safe and efficient movement of traffic to and from the site, and within the site;**
- (v) Ensure an attractive pedestrian-cycle link to and through the site;**
- (vi) Provide for a development form that reflects the landscape and open space public amenity of Nunweek Park and the adjacent rural zone;**
- (vii) Provide the opportunity for shared parking for Nunweek Park users in the weekends**
- (viii) Ensure any reverse sensitivity effects in terms of adjoining or nearby rural activities are mitigated by way of increased building setbacks, landscaping and a limit on building height.**

(vi) 7.3.10 Offices

Add the following new sub-clause

Standalone office (....) in other parts of the City.

In the Business 4T Zone (Tait Campus) office activities are limited to those associated with the high technology, data storage, communication, computing and information industry in order to protect the recovery of the Central City Zone.

(vii) 7.3.19 Road Improvement Rule – Kennaway Park Only

Amend the title of the clause and **add** an new paragraph referring to B4T (Tait Campus) as follows:

7.5.19 Road improvement rules – Kennaway Park ~~only~~ **and Business 4T (Tait Campus) Zone**

The particular location of the Business 4 zoned land known as Kennaway Park (...) with the cooperation of the Council and the road controlling authority.

The development of the land within the Business 4T (Tait Campus) Zone, shown in Appendix 23, will potentially give rise to traffic effects particularly at the intersection of Wairakei Road-Wooldridge Road, that will require road improvements. A limited amount of development is provided for before the extent of road improvements is determined and carried out. The rule is designed to ensure that these improvements are implemented before the development on the land beyond the first 10,000m² of floor space takes place. The owner of the land or development at the time will need to agree the mechanism for the cost sharing of any road works, with the cooperation of the Council, as the road controlling authority.

(viii) 7.3.20 Height

Amend by including the following at the end of paragraph one

(...) downdraft effects and buildings that would compete with the central city skyline.

A height limit of 15m has been set for all of the Business 4T (Tait Campus) Zone, as shown in Part 3, Appendix 23. This is reduced to 11m within 50m of the road frontage with Stanleys Road and Wooldridge Road to ensure that buildings remain low level and in context with the visual amenity and outlook of the adjoining rural and open space zones.

A lower standard has been set for the (....)

- (ix) 7.3.21 Design and amenity for development in Business 7 and 8 Zones:

Amend the title of the clause by adding B4T and **add** the following additional paragraph to the reasons:

7.3.21 Design and Amenity for Development in the Business **4T (Tait Campus)**, 7, and 8 Zones.

(...) This provision includes assessment matters to act as guidance for developers and for those assessing applications as to the appropriate level of amenity anticipated for developments in these areas.

In the Business 4T (Tait Campus) Zone, shown in Part 3, Appendix 23, controls have been applied to the design and appearance of buildings, and site layout to ensure development occurs in a manner which recognises both the on-site amenity sought for the zone and the lower density open landscape setting adjoining the rural zone and Nunweek Park.

- (x) 7.3.22 Waterbodies and Birdstrike risk:

Add to the existing clause as follows:

The Business 8 Zone is located in proximity to the Christchurch International Airport Limited aircraft approach slopes. As such, it is important that the risk of birdstrike on Airport operations is minimised. Water features are therefore not anticipated within the Business 8 Zone, apart from any basins necessary for the management and disposal of stormwater. **The Business 4T (Tait Campus) Zone, shown in Appendix 23, Part 3, is also located in proximity of the Christchurch International Airport Limited aircraft approach slopes. Apart from basins necessary to manage and disperse stormwater, development in this zone may include small scale water features.** Such basins **and water features** are to be designed to minimise their attractiveness for bird species that potentially create a birdstrike risk.

Proposals that do not comply with this rule are to be limited notified to

Christchurch International Airport Limited so that CIAL can have the opportunity to respond to potential risk posed by such proposals.

2.1.7 **Part 3, Business Zones, Appendices**

Add the following new Appendix 23 - Outline Development Plan (Tait Campus) being:

(i) Land Use and Development

(ii) Green Network

(iii) Blue Network

(iv) Movement Network

2.2 **Volume 3, Part 13, Transport**

2.2.1 Development Standards – Parking and loading

(i) Rule 2.2.1 Parking Space Numbers

Add the following new provision to Rule 2.2.1, Table 1, Minimum parking required in the all other zones.

Table 1 Minimum parking required in all other zones				
Activity	Car parking spaces		Cycle parking Spaces	Loading/unloading
	Residents/visitors	Staff		
Column 1	Column 2	Column 3	Column 4	Column 5
Offices Generally: (except Business 4T Zone)	5% of staff requirement (1 space minimum)	2.5 spaces/100m ² GFA	1 space/200m ² GFA	1 99% car bay/8000m ² GFA or part thereof + 1 HGV bay/8000m ² GFA (up to 16000m ² GFA), 1 HGV bay/20000m ² GFA after 16000m ² GFA
Business 4T Zone except that:	5% of staff requirement (1 space minimum)	4 spaces/100m ² GFA	1 space/200m ² GFA	As per general requirement
<u>For any development resulting in more than 10,000m² of GFA in the</u>	<u>5% of staff requirement (1 space minimum)</u>	<u>2.5 spaces/100m² GFA. Any such reduction is subject to</u>	<u>1.5 space/200m² GFA</u>	<u>As per general requirement</u>

<u>Business 4T (Tait Campus) Zone, Appendix (23) Part 3, Volume 3</u>		<u>resource consent as a discretionary activity</u>		
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2.2.2 3.0 Assessment Matters for Resource Consents

Add the following new assessment matter (d)(xiv) to Clause 3.2.1 Parking Space Numbers; Availability of parking spaces; Parking area location; Staff car parking; Parking space for people with disabilities:

(xiv) In the Business 4T (Tait Campus) Zone, shown in Appendix 23 etc etc

2.2.3 3.0 Assessment Matters for Resource Consents

Add the following new assessment matter **(d)(xiv)** to Clause 3.2.1 Parking Space Numbers; Availability of parking spaces; Parking area location; Staff car parking; Parking space for people with disabilities:

d(xiv) In the Business 4T (Tait Campus) Zone shown in Appendix 23, Part 3, Volume 3, the provision of a monitored Transport Management Plan⁽¹⁾ for the site prepared in association with the Christchurch City Council and Environment Canterbury for the site and which demonstrates a reduced demand for off-street car parking spaces, has not resulted in an increased demand for off-street parking in the vicinity and provides for an on-going comprehensive monitoring programme which supports the reduced on-site car parking provision over time.

⁽¹⁾ **The Transport Management Plan may include an incentives programme which will secure an increased use of the transport modes.**

2.2.4 Reasons for Rules – Clause 4.0

4.1 Parking space numbers; availability of parking spaces, parking area location, staff car parking, parking spaces for people with disabilities.

(a) **Add** the following new section at the end of Clause 4.1

(...) any expansion of Jade Stadium that increases its capacity over 39,000 seats will therefore need to demonstrate measures that will mitigate any additional potential adverse parking related effects on surrounding residential and commercial activities.

Within the Business 4T (Tait Campus) Zone, shown in Appendix 23, Part 3, Volume 3, provision is made by way of resource consent for a reduction in on-site car parking for any development resulting in more than 10,000m² of (GFA) in the zone. The Tait Campus management is committed to implementing a Transport Management Plan which will ensure the greater use of alternative transport modes and provide incentives for the use of public transport, walking and cycling. Any reduction in the on-site car parking provision is required to be supported by a comprehensive monitoring programme which demonstrates that the reduced demand can be sustained over time.

2.3 **Volume 3, Part 14, Subdivision**

2.3.1 Following Critical standards, Clause 5.3.7 Special roading and access requirements - Musgroves site **add** the following new clause:

Add the following new Clause 5.3.8:

5.3.8 Special roading and access requirements – Business 4 and 4T (Tait Campus) Zones as shown in Appendix 23, Part 3.

In the Business 4T (Tait Campus) Zone as shown in Part 3, Appendix 23, Volume 3 the development shall be in accordance with the provisions of the Outline Development Plan and specific roading and access requirements as follows:

(a) Notwithstanding any other provisions of this Plan that may separately make an activity permitted, controlled, restricted discretionary or fully discretionary any development resulting in more than 10,000m² of GFA within the area covered by the Outline Development Plan (Tait Campus), Appendix 23, Part 3, shall be a

non-complying activity until the upgrading of the intersection of Wairakei/Wooldridge Roads has been carried out; and

- (b) The extent of the contribution to the costs of upgrading the intersection from the development has been agreed with the Council

In addition:

- (c) There shall be only one main vehicle access point to the Business 4T zoned part of the site. This access point shall be located on Wooldridge Road as indicated in Appendix 23, Part 3, Volume 3. A second access point can be provided from Wooldridge Road but is limited to serving a maximum of 30 car parking spaces;
- (d) Upon the creation of vehicle access from the site to Stanleys Rd, new give-way markings on the Stanleys Rd approach to its intersection with Harewood Rd shall be provided;
- (e) Three secondary access points, designed as 'low volume service access points', may be provided to the Business 4T (Tait Campus) Zone in the general locations indicated on the Outline Development Plan;
- (f) Footpaths along the Business 4T Zone frontage of Wooldridge and Stanleys Roads linking the site with Wairakei Road, and along the eastern side of Wooldridge Road with the bus stop shall be provided when the vehicle access points are formed;
- (g) All vehicle access points, intersection works, internal roading and footpath improvements shall be carried out at the cost of the developer or their successor/s in title;

In the Business 4 Zone shown in Appendix 23, Part 3, Volume 3, the only main access point to the site shall be located on Stanleys Road. All vehicle access point intersection works, internal roading and footpath improvements shall be carried out at the cost of the developer or their succession in title.

2.3.2 Following Clause 29.4, Subdivision in the Living G (North West Belfast) Zone

add new clauses as follows and renumber subsequent clauses accordingly.

Add the following new Clause 30.0 and re-number subsequent clauses 30.0 – 30.36 to 31.0 – 31.36 accordingly.

30.0 Subdivision in the Business 4T (Tait Campus) Zone.

30.1 Development Standards

The Business 4T Zone subdivision standards shall apply to subdivision within the area of the Business 4T (Tait Campus) Zone, as shown in Appendix 23, Part 3, Volume 3, except as required by Part 14, Critical Standards – Property Access, Clause 5.3.8 and Clause 30.2 Community Standards below.

30.2 Community Standards

30.2.1 Conformity with Outline Development Plan

(a) Any proposed subdivision shall be in accordance with the following parts of the Outline Development Plan – Business 4T (Tait Campus) Zone, Appendix 23, Part 3, Volume 3:

- (i) Land Use and Development, Appendix 23(i);**
- (ii) Green Network, Appendix 23(ii);**
- (iii) Blue Network, Appendix 23 (iii); and**
- (iv) Movement Network, Appendix 23 (iv).**

and be designed to enable the achievement of the following:

- A low density, open campus environment designed around a series of individual buildings linked by walkways and landscaping;**
- Integration of all modes of transport across the Outline Development Plan area having regard to Part 14, Clause 5.3.8 - Special roading and access requirements;**
- Provision for substantial planting and landscaping along road frontages and site boundaries; and**

- Integration of stormwater management with open space across the Outline Development Plan area.

30.3 Assessment matters for subdivision in the Business 4T (Tait Campus) Zone, as shown in the Outline Development Plan, Appendix 23, Part 3, Volume 3 shall include the following considerations:

(a) Quality

The extent to which the subdivision will be in accordance with and support the provisions of the Outline Development Plan (Tait Campus);

(b) Connectivity

The extent to which the proposal will be in general accordance with the Outline Development Plan (Tait Campus) provisions in terms of land use and the movement network;

(c) Access to outdoor space

The extent to which the proposal will be in general accordance with the Green Network diagram of the Outline Development Plan (Tait Campus);

(d) Trees

(i) The extent to which the retention and or provision of trees provides a high level of visual amenity or buffer planting.

(ii) The extent to which the provision of trees recognises the context and scale of the area in which they are located, the significance of the road frontages and the character of adjoining properties.

(iii) Protection of the two Notable trees identified in Appendix 4, Part 10, 64 Stanleys Road (Lot 1, DP 25641).

(e) Stormwater

(i) That the stormwater measures adopted ensure the protection of ground water quality including treatment of discharges from roads and sealed car parking areas.

- (ii) The extent to which the proposal will be in general accordance with the Blue Network diagram of the Outline Development Plan.
- (f) Energy Efficiency
 - (i) The extent to which any subdivision ensures the opportunity for buildings and development to be located and designed to maximise an energy efficient built form.
- (g) Street Scene
 - (i) The extent to which lot design and orientation will allow buildings to address but not dominate the street including areas of open space and planting.
 - (ii) The extent to which consideration has been given to the potential use of slow lanes for vehicle access within the Outline Development Plan area.

2.3.3 (30.0) Subdivision of Land – Reason for Rules

Following re-numbered Clause ~~310~~.36, add the following new Clause 31.37

31.37 Business 4T (Tait Campus) Zone

A comprehensive Outline Development Plan has been included for development within the Business 4T (Tait Campus) Zone Appendix 23, Part 3, Volume 3. The purpose of the Outline Development Plan is to assist the Council in managing the effects of the use and development of the site, while also ensuring the development of a low density open campus environment through the implementation of the Outline Development Plan and the associated Business 4T Zone provisions including an assessment of building design and appearance. The provisions of the Outline Development Plan require a substantial area of the site to be landscaped in excess of the provision for any other business zone. It also identifies the general location of buildings, accessways, planting and stormwater management. This approach to the whole site was promoted by the landowner at the time the land was rezoned

Business 4T and is an essential part of providing for a highly attractive environment for both employees and the wider community.

2.4 **Amend** City Planning Maps **No. 23A** and **24A** as per the attached maps.

3. STATUTORY FRAMEWORK

3.1 Introduction

This report has been prepared in accordance with s.32 of the Resource Management Act 1991 (RMA) and assesses the alternatives, benefits and costs of allowing the establishment of a Business 4 and 4T Zones on the subject land. (Refer also Section 5 of this application – s32 analysis).

TL has sought a privately requested plan change to allow 10.31ha of land currently zoned Rural 5 to be rezoned for business purposes. This is in recognition of the particular physical and locational circumstances of the site including its limited ownership, ability to consolidate a significant established business activity in close proximity of a wide range of support facilities and amenities including the University, accessible to all transport modes, and to establish a globally significant business campus which will support, retain and encourage employment in a competitive worldwide market.

The site is zoned Rural 5 and no special notations in terms of the City Plan affect the site apart from two protected trees. Given the surrounding uses and activities, namely the configuration of the adjacent business zones, the airport, nearby parks, service facilities and the proximity of, and good access to all transport modes, then the site represents a logical and sustainable area of land for business activity both Business 4 and 4T Zones.

This section 32 evaluation (Section 5 of this report) should not be considered as full and final. The RMA anticipates the evaluation under section 32 of the Act as an evolving process with a further evaluation required by the Council before making any decision on a Plan Change (s32(2)(a)). Additional evaluations may also be required if the Council considers amendments to the provisions of the proposed Plan Change are needed before the Change is formally presented to the Council for adoption.

This Plan Change application does not propose any significant changes to the current objectives and policies of the City Plan. The analysis to which these methods have already been put, particularly the Business 4 and 4T Zone provisions, avoids the need for further evaluation as part of this Plan Change. There is a need

however, to examine the extent to which the methods chosen, being the Business 4 and 4T Zone, including the proposed ODP and applicable rules, is the most appropriate way of achieving the existing objectives and policies of the City Plan. In this respect, the key issue is whether the existing outcomes sought in the City Plan will continue to be met through the rezoning of this site for a business campus.

The proposed use of the land for business zone purposes can generally comply with all the expected outcomes sought for a Business 4T Zone environment, supported by the provision of a comprehensive ODP which will reinforce the importance of urban consolidation, enhanced urban design, sustainable development and the integration of all the essential service elements necessary for urban business growth.

Where particular environmental issues have been identified these have been addressed to ensure no adverse effects. In particular, the ODP is augmented by additional provisions to address stormwater and methods to improve the performance and quality of site planning and building development.

A number of detailed investigations and environmental assessments were undertaken in support of the s32 analysis and these are set out in the Appendices to the Plan Change and form part of the Assessment of Effects on the Environment.

3.2 Requests for Changes to Plans

Section 73(1A) of the Resource Management Act 1991 ("the Act") gives a territorial authority the right to change its District Plan. In addition, section 73(2) enables any person to request a territorial authority to change a District Plan in the manner set out in the First Schedule of the Act. This Plan Change request has been prepared in accordance with Schedule 1, Clause 21 of the Act.

Under Clause 22 of the First Schedule, a plan change request must:

- a) Explain the purpose and reasons for the request;
- b) Assess the environmental effects in such detail as corresponds with the scale and significance of actual and potential effects anticipated from the implementation of the plan change;
- c) Contain an evaluation under s32 of the objectives, policies, rules or other methods proposed.

In making a determination on the request under Clause 25 (2) the Council may adopt the request, or part of the request, as if it were a proposed plan by the territorial authority, or accept the request, in whole or part, and proceed to notify.

It is concluded that there are no reasons to reject the request and that the request be notified in accordance with Clause 25(2)(b).

The process for dealing with a Plan Change once it has been publicly notified and submissions received is set out in the First Schedule of the Act. In the case of a private plan change request, the procedure in Part 1 of the First Schedule will, with all necessary modifications, apply except as set out in sub-clauses (2) to (9) of Clause 29 of Part 2 of the Schedule. In this case, the following is necessary:

- d) There needs to be a hearing into submissions on the proposed Plan Change (Clause 8(b) Part I);
- e) The person who made the request for the Plan Change has the right to appear at the hearing under Clause 8(b);
- f) After considering the Plan Change the local authority may decline, approve, or approve with modifications the Plan Change and shall give reasons for its decision;
- g) The decision to decline or approve shall be served on every person who made a submission and the person who made the request; and
- h) Every person who made a submission on the Plan Change and the person who made the request may refer the decision to the Environment Court.

3.3 Section 74 and 75 – Matters to be considered

The matters to be considered in respect of a Plan Change are set out in sections 74 and 75 of the Act. In summary, before a plan change can be incorporated into a District Plan, the key matters that need to be addressed are:

- (a) Consistency with other provisions of the district plan;
- (b) Whether it gives effect to the regional policy statement and any relevant regional plans;
- (c) The functions of a territorial authority under section 31;
- (d) Whether the plan change will lead to the most appropriate outcome under s32;

- (e) Actual and potential adverse effects anticipated from the implementation of the Plan Change; and
- (f) The purpose and principles within Part 2 of the Act.

Each of the above matters is addressed below.

3.4 The Christchurch City Plan

The purpose of the Plan Change is to provide for business zoned land in the north west area of Christchurch, principally to accommodate the existing and future development of the applicant's and related businesses. No changes to the principal City Plan objectives and policies are proposed. The existing City Plan objectives (Volume 2), including those for Urban Growth (Part 6) and Business (Part 12) of the City Plan set the policy context or framework for an assessment of the Plan Change.

The objectives and policies of the City Plan are taken as giving effect to the Canterbury Regional Policy Statement. Accordingly, any methods that implement and achieve those objectives and policies of the City Plan will give effect to the Canterbury Regional Policy Statement including Chapter 12A Development of Greater Christchurch, of the Regional Policy Statement. This is addressed separately.

A number of consents may be required in relation to the development of this land. These could include subdivision and land use consents from the City Council, and consents from Environment Canterbury (i.e. discharge consents). The processes associated with the management and discharge of stormwater are being undertaken at the same time as this plan change request.

Section 32(3)(a) requires a Plan Change to be assessed in terms of which objectives and policies are the most appropriate means of achieving the purpose of the Act. The proposed rezoning does not introduce any significant new or untested planning methods to the City Plan or allow for a type of development not provided for within the City Plan. To this end, the provisions relating to business development have already been tested against Part II of the Act. This assessment is directed at the implementation of a particular type of business zone as the most appropriate method of achieving the purpose of the Act, when compared to other options. In this case

the rezoning sought will allow a greater level of business development to occur than the present zoning. Whether or not the proposed change is necessary to achieve the purpose of the Act ultimately turns on the adverse effects of the proposal. Such effects have been evaluated and are set out in detail in Part 4 of the Plan Change document and the relevant Appendices.

Appendix 2 provides a detailed assessment of the Plan Change against the relevant objectives and policies of the City Plan.

3.5 Regional Policy Statement

The RPS and Proposed Chapter 12A to the RPS are relevant matters and these are addressed in Appendix 2. Of particular relevance, is Chapter 12A – Development of Greater Christchurch and the critical matter is whether the rezoning as proposed would make the City Plan inconsistent with the RPS. The land is within the Metropolitan Urban Limits (MUL) and is part of an area being considered for urban development, including possible future business land. (Refer Policy 12, Special Treatment Area (STA1).

It also adjoins the Business 4 Zone at Burnside and has good access to all modes of transport, including private vehicle, public transport, cycling and walkways, and is located with access to a wide range of community facilities. Chapter 12A is about “consolidation” as the principal policy direction or method to achieve a more sustainable urban form. By providing business opportunities in the form proposed, the plan change is concluded to be highly consistent with Chapter 12A of the RPS.

3.6 Regional Land Transport Strategy (RLTS)

The RLTS (2008-18) supports the greater use of public passenger transport which is assisted by encouraging new development to locate and be designed with good and efficient access to public transport. There is often a difficult balance between locating development in positions which are highly accessible to all the major transport modes and networks. However, this site is located where the opportunity exists for comprehensive access for all modes of transport and achieves this outcome at a very high level, particularly in terms of pedestrian and cycle access.

There are existing bus services within close proximity of the site and the potential exists to create improved pedestrian access to, through and from the site as well as to community facilities at Burnside.

The location of the site is ideal for utilising all transport modes and providing for an enhanced energy efficient and sustainable business and employment community. The development, by way of the ODP, provides the basis for the consolidation of urban activity with the potential for increased public transport use. As a consequence, the outcome proposed is concluded to be highly supportive of Policy 4.1 (Location and Land Use), Policy 4.3 (Integrating Transport and Land Use) and Policy 4.4 (Economic Development) of the RLTS. (Refer Appendix 2)

3.7 Natural Resources Regional Plan (NRRP)

Preliminary investigations have been undertaken to ensure a solution exists to address stormwater management. An application has been made for resource consent to discharge stormwater which consent will be addressed at the same time as the plan change request. Any future development will also be serviced by reticulated sewerage and water systems and this will not cause a conflict with the NRRP. (Refer Appendix 5).

3.8 North West Review Area (NWRA)

The Council has completed the NWRA report which addresses, amongst other matters, the need and desirability of additional business land in the north west area of the City. The review is a response to the decision on Proposed Plan Change No. 1 to the Regional Policy Statement and addresses the legal, financial and processing implications of any changes to the land use pattern in this area of the City. Of significance to this plan change request is that the NWRA includes the subject land within one of the areas identified for future urban business growth.

3.9 Recovery Strategy for Greater Christchurch

The Recovery Strategy is the reference document to guide and coordinate work and recovery plans under the Canterbury Earthquake Recovery Act. The Vision and Goals for Recovery (Section 04) of the strategy includes:

- leading and working with strategic partners in both the public and private sector;
- restoring the confidence of the business sector;
- renewing the region's reputation as a safe and desirable place to live;
- ensuring a range of employment options to attract and retain a high calibre workforce;
- enabling a business friendly environment that retains and attracts business;
- aligning provision of education and training; and
- ensuring secure, innovation and technology supports recovery and growth

as well as

- supporting innovative design;
- efficiently using infrastructure;
- developing sustainable transport systems, and
- zoning sufficient land for recovery needs.

The outcome of the Plan Change will be to provide a positive response across a broad range of the recovery strategy goals. The applicant is a major employer seeking to expand employment opportunities in the City. It will provide employment at a very skilled level and supports the education sector through its involvement with the University. It is a world leader in communication technology and systems and has identified land for the expansion of its business activities in an area generally recommended by the NWRA as suitable for future business growth.

3.10 Section 31 – Consistency with RMA Functions

The functions of the Council are outlined in section 31 of the Act. The following functions are of particular relevance to the Plan Change:

- (a) *the establishment, implementation, and review of objectives, policies, and methods to achieve integrated management of the effects of the use, development, or protection of the land and associated natural and physical resources of the district;*
- (b) *the control of any actual or potential effects of the use, development, or protection of land, including for the purpose of:*
 - (i) *the avoidance or mitigation of natural hazards; and*
 - (ii) *the prevention or mitigation of any adverse effects of the storage, use, disposal, or transportation of hazardous substances;*

- (iia) *the prevention or mitigation of any adverse effects of the development, subdivision or use of contaminated land*
- (d) *the control of the emission of noise and the mitigation of the effects of noise*

3.11 Integrated Management – section 31 (a)

Section 31 makes it clear that integrated management relates to both the management of effects at the site level and the integrated management of a district's natural and physical resources at a wider strategic level. At the site level then regard must be had to the integration with and regard for adjoining activities and in particular the amenity of the adjoining open space and rural land resource. It must also have regard to the roading network and essential infrastructure. At a strategic level regard must be had to the wider city infrastructure and any adverse impacts thereon but also to the ability to integrate the plan change activity with the adjoining B4 Zone and related activities. The Plan Change takes an integrated approach to rezoning, having regard to the site, its environs and the wider planning policy context.

3.12 Avoidance or Mitigation of Natural Hazards – section 31 (b) (i)

The site is not identified as having any natural hazards. A separate geotechnical assessment is provided in Appendix 6.

3.13 The prevention or mitigation of any adverse effects of the storage, use, disposal, or transportation of hazardous substances – section 31 (b) (ii)

No significant storage of hazardous substances is proposed. Rules limiting the quantities of such substances within the Business 4T Zone are already included in the City Plan while the area of Business 4 Zoning will be subject to the established applicable rules for that zone.

3.14 Prevention or Mitigation of Contaminated Land – section 31 (b) (iia)

The assessment (Appendix 7) of this document concludes that there is no risk of contamination in a manner which would mitigate against development.

3.15 Emission of Noise – section 31 (d)

Refer to the discussion on noise and reverse sensitivity in the assessment of effects, Section 4 of this request.

3.16 Section 32 Evaluation

Section 32 sets out the manner by which any proposed objective, policy, rule or other method is to be evaluated. This evaluation is set out in detail in Section 5 and Appendix 2 of this plan change request.

3.17 Adverse Effects on the Environment

The actual and potential adverse effects on the environment that are anticipated from the implementation of the Plan Change are discussed in the assessment of effects, Section 4 of this request with, where relevant, specific reference to the various assessments and reports attached as appendices.

3.18 Part 2 – Purpose and Principles of the Act

3.18.1 Section 5(1)

Under section 5(1), the overall purpose of the Act is to promote the sustainable management of natural and physical resources. The proposed zone promotes the sustainable management of natural and physical resources by providing for an appropriate use of the land given its proximity to strategic infrastructure, the principal objectives of the RPS, including to make provision for some additional business land in the north west area of the City, proximity to the existing Business 4 Zone and the needs of the applicant, Tait Limited to accommodate future growth as part of its established Christchurch and worldwide operation.

Continued use of the site for any significant horticultural purposes is constrained by the Site's location and proximity to the existing B4 zone. Given the goal of providing for business land in the north west area of the City, retaining the existing rural zoning of the site is not the best or most sustainable use of the land. Extending urban business zoning to the site will better achieve the purpose of the Act and significantly enhance the economic and social wellbeing of both the applicant and the City.

The proposed zoning promotes the sustainable management of physical resources. Any adverse effect of the development on the roading network is considered short term and infrastructure can be provided for in a manner that efficiently utilises the systems already in place for the growth of north west Christchurch, minimizing the need for additional major new services. Previous use of part of the site in a manner which is likely to have resulted in minor ground contamination can be mitigated.

3.18.2 Section 5(2) (a) – (c)

Section 5(2) defines “sustainable management” as:

Managing the use, development and protection of natural and physical resources in a way, or at a rate, which enables people and communities to provide for their social, economic, and cultural wellbeing and for their health and safety while-

- (a) Sustaining the potential of natural and physical resources (excluding minerals) to meet the reasonably foreseeable needs of future generations;*
and
- (b) Safeguarding the life supporting capacity of air, water, soil and ecosystems;*
and
- (c) Avoiding, remedying, mitigating any adverse effects of activities on the environment.*

Utilising the land for business activity will help meet some of the future greenfield business land needs in Christchurch. It will also support a choice of business environments in the city, a supply of appropriately located business land within reasonable proximity of, and with access to strategic infrastructure (road network, the airport, University and other related services), and provide the opportunity to create an attractive urban environment and work place necessary to attract and retain staff. The Plan Change request and resulting provisions address the landscape, urban design and on-site amenity objectives and provide for an integrated zoning outcome, while avoiding or mitigating any adverse effects on the rural character of the land to the north and west or the open space amenity of Nunweek Park.

The adverse effects of development of the site under the proposed B4T zoning are outlined in Section 4 of this request, which concludes that all adverse effects can be appropriately managed and will be less than minor.

3.19 Section 7 – Other Matters

The relevant “other matters” under section 7 include the following:

- (b) *the efficient use and development of natural and physical resources;*
- (ba) *the efficiency of the end use of energy;*
- (c) *the maintenance and enhancement of amenity values;*
- (f) *maintenance and enhancement of the quality of the environment;*
- (g) *any finite characteristics of natural and physical resources;*
- (i) *the effects of climate change; and*
- (j) *the benefits to be derived from the use and development of renewable energy.*

In considering the “efficiency” of the site for the proposed zoning, the following factors are paramount:

- *the desirability of providing for a well located supply of business land;*
- *the ability to achieve a well-planned and integrated urban business environment;*
- *the proximity to strategic infrastructure;*
- *the efficient and sustainable extension and provision of services such as roads, wastewater, stormwater, water supply and flood protection;*
- *restricted ability for the site to be used reasonably and economically for rural activity; and*
- *the opportunity to develop a business environment in an energy efficient and sustainable manner.*

The general area is identified at a strategic level in the RPS as a potential option for the extension of business activity. The site will supply business land for the anticipated growth of the applicant's activities which are a significant element of the Christchurch and New Zealand business economy, as well as community wellbeing. The area can readily integrate with the land to the south, and the ODP covering the greater part of the site provides for efficient and well planned connections to the road network and infrastructure. The site can be connected to all the essential services. The development outcome is consolidated and integrated by way of the small extension to the Business 4 Zone.

Under sections 7(c) and 7(f), particular regard must be had to the maintenance and

enhancement of amenity values and the maintenance and enhancement of the quality of the environment. The amenity of the existing rural environment will be changed, but the plan change provides for a sensitive development outcome that mitigates the effects on the adjoining rural character and open space activities, with the requirement for landscape treatment and setbacks from the land to the north, south and east, the provision of an ODP with expanded landscaping, and resource consent provisions to deal with the design and appearance of new buildings on the site. Given the type of activity proposed, noise is not anticipated to be an issue and can be addressed by the imposition of the B4 and B4T Zone noise standards of the City Plan.

Under section 7(g) the Act requires particular regard to be had to any finite characteristics of natural and physical resources. The rural resource is finite, although in this case the subject land cannot be efficiently maximised as a rural resource because of the size of the lots and the restrictions the City Plan places on intensive farming activities close to residential activity. It is also important to recognise that the City Plan, Section 13, Rural - Objective 1.1 states that the rural resource is to be managed to achieve a number of outcomes including scope for the extension of urban activities.

In terms of section 7(i) and (j) the outcome represents an energy efficient and sustainable outcome for new business activity both at a macro level in terms of urban consolidation and use of infrastructure, and at a micro level where new development within the Business 4T Zone area will enhance all forms of transport, expand open space and provide for an assessment of new building in terms of the energy efficient design.

3.20 Section 6 and 8 – Matters of National Importance / Treaty of Waitangi

There are no matters of national importance or in respect of the Treaty of Waitangi that will be impacted by the plan change.

3.19 Conclusion

Having regard to the above, it is concluded that the objectives and policies of the City Plan are met and the Proposed Plan Change will achieve the principles and purpose

of the Act for the following reasons:

- The use of the site in the manner proposed would be more efficient than the current rural zoning given both the City Plan and Regional Policy Statement objectives for urban activity and business growth;
- Development of the site as proposed does not present any environmental risk;
- The site is situated in a location which can provide for integrated and sustainable development for business activities including all the necessary servicing and infrastructure for those activities, as well as access to all transport nodes be it private car, cycle, bus or walking. The methods proposed will enhance the opportunity for business use and the critical amenity considerations necessary for an attractive business and research compass;
- The proposed rezoning will allow positive benefits to accrue to the local , regional and national economy;
- The development can be designed in a manner which will ensure an integrated outcome for future urban growth; and
- The outcome will make a valuable contribution to earthquake recovery.

In summary, the conclusion of the s.32 assessment (Part 5) is that the proposed Plan Change is the most appropriate method relative to other means of achieving the purpose of the Act.

4. ASSESSMENT OF EFFECTS ON THE ENVIRONMENT

4.1 Introduction

The Assessment of Effects on the Environment (AEE) has been prepared in accordance with the provisions of Part 2 of the First Schedule of the Resource Management Act 1991. The Act requires that where environmental effects are anticipated, then the plan change request must identify and address those effects at a level that reflects the scale or significance of the effect. The introduction summarises the critical effects which are addressed in the specialist reports, being:

- (i) Urban Design and Visual Impact Assessments
- (ii) Infrastructure Assessments
- (iii) Transport Assessment
- (iv) Geotechnical and Ground Conditions Assessment
- (v) Contamination Assessment

4.2 The Site

The site occupies approximately 10.31ha of land located in the Rural 5 Zone on the north-west side of Christchurch. The site is flat and used for low level horticulture and a substantial residential holding at 6 Stanleys Road. The site is bounded in the east by Nunweek Park, in the north by rural activity, in the south by the existing B4 Zone premises of Tait Limited and other business activities, and in the west by Rural 5 Zoned land across Stanleys Road.

The site has frontage to Wooldridge and Stanleys Roads, and access to Wairakei Road. The area is immediately adjacent to public transport routes and is in a locality where there is a significant potential for these services to be increased with the expanded urbanisation of the north west area of Christchurch.

The site is located within the "Metropolitan Urban Limits" boundary as set out in the Regional Policy Statement – Proposed Chapter 12A and is within an area identified as potentially suitable for future urban activity and currently being assessed for such through the NWAR.

The site comprises the following allotments:

Legal Description	CT/Appendix 1	Owner	Area (ha)
Lot 1, DP 27034	CB8K/1081	Tait Limited	4.20
Lot 1, DP 25641	CB7B/835	Tait Limited	2.02
Lot 2, DP 25641	CB7B/836	Tait Limited	2.27
Lot 1, DP 43230	CB21F/1054	A A Webster	1.95

4.3 The Proposal

The Plan Change request seeks to rezone the site from Rural 5 to Business 4 and 4T. The purpose of the Business 4T Zone is set out in the City Plan and seeks the following specific Environmental Results:

- (a) *A zone environment where the density and scale of building development is low with a “park-like” industrial character.*
- (b) *High standards of landscaping and visual amenity.*
- (c) *A street scene characterised by large setbacks.*

The above matters provide direction and guidance for the outcomes necessary if the subject land is to be rezoned Business 4T. All of these matters have been considered in the preparation of the Plan Change, and reflect the activities, built form and amenity the site will achieve when developed. This in turn forms the basis for the Outline Development Plan and the controls on building design and appearance.

In addition, the applicant is seeking to achieve a very high standard of building and site design within the area of the Business 4T Zone as well as a building complex and site design which is energy efficient and environmentally sustainability.

The objective of the Business 4 Zone is to provide for more conventional business activity and the Environmental Results are:

- (a) *A diverse range of light industrial activities, some office and commercial service activities and limited retail activities, with frontages of larger industrial enterprises set aside for parking, landscaping and offices.*
- (b) *A zone environment with a high density and scale of industrial, office and commercial service buildings. Some limited retail activity buildings*

establishing at a small to medium scale in reflection of traditional established activities. A proportion of smaller sites developed intensively.

- (c) Relatively high levels of traffic generation with standards for access and manoeuvring to mitigate adverse effects.*
- (d) Noise outcome limited at living zone boundaries to levels consistent with adjacent living zones and standards of amenity.*
- (e) A visually mixed environment, with a predominantly industrial character but with standards on development to improve and enhance street scene character, with requirements for frontage landscaping and street setbacks for buildings to mitigate building scale and storage areas as development and redevelopment takes place.*
- (f) Concentration of office or residential accommodation on site frontages, to enhance the visual impact of industrial and other activities.*
- (g) Residential occupation confined to on site management or security in reflection of the higher level of impacts from the dominant activities, and which is limited in scale and to protect the extent and operation of adjoining business activities. Provided that at 2 Waterman Place at Ferrymead greater provision is made for residential activity.*

The land to be rezoned Business 4 will achieve all of these outcomes and can integrate with the established adjoining B4 Zone activities to the south. It will also complete a more sustainable outcome for business zoning in the immediate area and link to and share servicing and access opportunities with the proposed area of the B4T Zone.

4.4 Assessment of Effects : Overview

Section 6 – Urban Growth, Volume 2 of the Operative City Plan identifies a number of matters or considerations which need to be taken into account when assessing the impact of urban growth. In respect of this particular plan change request, the following matters are relevant:

- effects on groundwater;
- geotechnical considerations;
- ground contamination;
- effects on adjoining properties and reverse sensitivity;
- stormwater management;

- visual impact and the effect on rural character;
- traffic effects;
- employment and economic activity;
- infrastructure servicing; and
- construction effects.

4.5 Stormwater and Groundwater Quality

An assessment of the groundwater conditions of the site has been undertaken. The site will be connected to the nearby Council stormwater network with on-site stormwater attenuation required to pre-development levels. The connection to the Council network will be in Wooldridge Road. The assessment undertaken (Refer Appendix 5) confirms that there is expected to be only a very low concentration of nutrients in the stormwater runoff. An application for stormwater discharge has been made to Environment Canterbury to be addressed at the same time as the plan change.

4.6 Geotechnical Considerations

Detailed site investigations have been undertaken by Eliot Sinclair and Partners and Lewis and Barrow Engineers. The reports assessed the ground conditions and confirm that there are no findings which would preclude development on the site subject to the need for the appropriate foundation design. The investigations did not encounter anything adverse with regards to ground conditions in terms of building requirements. These findings are supported by ten deep boreholes, 25 test pits and 24 scala penetrometric tests and concluded that from a geotechnical perspective the site is suitable for the proposed plan change. (Appendix 6)

4.7 Contamination

Preliminary site investigation reports were undertaken in accordance with the Contaminated Land Management Guidelines No. 1 (MFE, October 2011).

The completed environmental investigations are included. (Refer Appendix 7)

4.8 Adjoining Properties and Reverse Sensitivity

There is potential for reverse sensitivity effects to be experienced from adjoining rural and residential properties. Adjoining rural land does and will still function alongside the various Business 4 Zones, and the inclusion of the subject land within the Business 4 and 4T Zones does not alter that position. The subject site, although zoned Rural 5, will be largely accessed from the existing road network and in part through the existing adjoining business zones on land already owned by the applicant. Provision is also made to improve the access opportunities between the proposed area of Business 4 and 4T Zoned land by way of new or shared access links. These are identified on the ODP.

The larger part of the site will be subject to a comprehensive Outline Development Plan which specifically addresses the impacts on the surrounding rural zone and adjoining neighbours. The larger part of the land will be subject to a range of controls on site coverage, building height, open space and internal connectivity so as to minimize any impact on the adjoining rural neighbours. The small area of Business 4 Zone will largely be separated from any rural neighbours by the amenity provisions and building setbacks of the Business 4T Zone.

More specifically the Outline Development Plan consolidates the principal road access points to Wooldridge Road and Wairakei Road with limited access to Stanleys Road. It significantly increases the area of landscaping as against the current city plan standards and will provide for better integration of the built form along the rural boundary by way of increased building setbacks, a height limit, an assessment process for the design of new buildings and a recommended planting regime.

4.9 Effect on Rural Character

The Urban Design and Landscape assessment (Appendix 3) identifies that the existing landscape environment has a low to moderate level of amenity value because of land use fragmentation and lack of visual coherence. The assessments identify and consider the landscape values of the site and locality and the objectives of the City Plan. The conclusion is that the development is appropriate within the local setting and that the preparation and implementation of the Outline Development Plan and the landscape and urban design provisions of that plan for the Business 4T

Zone area will enhance visual coherence and amenity in this sector of the city. In particular, regard must be had to the integration of the applicant's site, (Wooldridge Road frontage) and Nunweek Park. Significant areas of complimentary planting are proposed on this frontage with buildings kept to a maximum of 11m in height within a 50m setback from the road frontages, a building setback minimum of 20m from the Wooldridge Road frontage and 10m from other boundaries. The area of the proposed B4T Zone will consolidate an attractive amenity boundary to the urban area and buffer the area of B4 Zoning from much of the adjoining rural property.

4.10 Visual Impact and Urban Design

The character of the area is diverse but with a significant concentration of business activity and nearby lifestyle properties, open space and residential activities.

The purpose of the urban design assessment is to describe the existing environment of the site and locality, the changing character of the area, the nature of the rezoning and to assess any potential adverse effects of business activity on the site and surrounding area.

The impact of the development on Wooldridge Road will be to largely enhance the visual character of the site and neighbourhood with an increased area of open space and new planting. Some areas of existing mature vegetation will be retained. The outlook from Wooldridge Road will be to a substantial area of landscaped amenity accessible to the public and which will relate well to the open space of Nunweek Park. The character and visual amenity of Stanleys Road will also be retained through increased street frontage setbacks for buildings and low density built form across the major part of the site.

The urban design assessment has had regard to the mixed character of the surrounding environment and concluded that the proposed rezoning can effect a significant improvement on the visual amenity in the neighbourhood.

The proposed ODP will introduce requirements for building density, open space, the movement network and integration with the adjoining community.

There will also be a significant improvement in the built form in this part of the City particularly as it relates to the adjoining rural lifestyle and open space uses in the area. This will further enhance business activity, community wellbeing, transport, connectivity and provide for a safer community.

For the above reasons, it is concluded that any actual or potential adverse effects of the proposed plan change on the area and the established activities, or on the interface with the rural activity will be no more than minor. The existing environment is already significantly influenced by established (and likely to be expanded) business activity as well as access to a wide range of urban amenities.

4.11 Traffic

A detailed assessment of the traffic issues associated with the proposed plan change is set out in Appendix 4. That report has concluded that the additional traffic expected to be generated as a result of the rezoning can be accommodated on the adjacent road network recognising that upgrades are likely to be required in the near future as a consequence of a number of land use changes, including this proposed plan change taking place or proposed for the area. The site has good access to all principal transport modes. The upgrades that may be required over the medium term include:

- improvements to the intersection of Wooldridge Road, Roydvale Avenue and Wairakei Road;
- the introduction of traffic management measures at the Stanleys Road intersection with Wairakei Road; and
- consideration of traffic management measures at the Wooldridge Road intersection with Harewood Road; and

These matters are addressed in the transport assessment and provisions made in the rules to enable those improvements to occur in line with the development of the Business 4T Zone.

It is also relevant to note that a lower off-street parking ratio is being proposed for the first part of the development within the B4T Zone (Tait Campus) area but that will only be sustained if and when a comprehensive transport strategy is prepared and agreed with Council, the purpose of which will be to significantly reduce the use of

the private car and encourage and incentivise other transport modes be it walking, cycling, public transport or park and ride.

Business development of the site is concluded to be highly supportive of the Canterbury Land Transport Freight Action Plan given that the operation relies heavily on air freight and is located with easy access to the airport freight handling operations.

4.12 Noise

In rezoning the site it is important to ensure that the adjacent rural and residential properties continue to maintain their health, well-being and a level of operating amenity consistent with those activities.

The site will be subject to the amenity and noise requirements of the Business 4 and 4T Zones as well as the City Plan requirements for situations where business activities abut the Rural 5 Zone. No adverse noise or reverse sensitivity effects will result with all of the boundaries adjoining rural and residential activities requiring a minimum 10m setback and to be landscaped.

4.13 Glare

The site is located between the Business 4 Zone, Rural 4 Zone and the Open Space 2 Zone. Given the sensitive nature of the adjoining rural activities and the receiving environment of such, the applicant supports the provisions of the City Plan (Group 1 and 2) glare standards as part of the zoning outcome. The applicant has also consulted with the Christchurch International Airport Limited in regard to lighting and is satisfied that the development accords with the outcomes sought by the Civil Aviation Authority and the Airport Company.

4.14 Employment and Economic Activity

The outcome of the plan change will be the consolidation of a major employment node in Christchurch with the opportunity to significantly expand the economic and local wellbeing of the City. The applicant company currently employs 660 people within the Christchurch complex with expectations that this will increase significantly

over the next five to ten years. The economic and employment value of the applicant can be summarised as follows:

- (i) Tait Limited is New Zealand's leading electronics and technology company.
- (ii) Tait Limited is Canterbury's largest private sector employer.
- (iii) Tait Limited exports to over 100 countries.
- (iv) Tait Limited has invested over \$100 million to develop a complete range of new digital products targeted at the public safety market.
- (v) Tait Limited uses more than 500 local suppliers for materials, services and equipment.
- (vi) Tait Limited has a significant relationship and commitment to the University of Canterbury as an investment "chair" partner in the Engineering Department, as well as involvement with the Christchurch Polytechnic and other New Zealand educational institutions promoting technology and career opportunities. TL was a founding investor in the NZi3 innovation institute at Canterbury University.

In addition, the small extension to the Business 4 Zone consolidates the areas of business activity in this sector of the City and can be integrated into the site development outcomes sought for the B4T Zone and contribute to the economic well-being and opportunity for the business community in the city.

4.15 Servicing Infrastructure

A detailed assessment has been undertaken in terms of essential infrastructure (Refer Appendix 5). Those assessments have concluded, in consultation with the City Council, that:

- a connection to the Council water supply can be achieved;
- a gravity connection to the Council sewer network is practicable but not before mid 2012; and
- a connection to the Council stormwater network is available, subject to the need for a stormwater discharge consent from Environment Canterbury.

4.16 Construction Effects

Any potential adverse effects resulting from construction activities will be managed by the appropriate construction management plan at the time of construction. The principal effects are noise and dust. A number of mechanisms exist to manage dust nuisance (damping down, planting) while noise nuisance is unlikely to be unreasonable or noticeable given the current traffic and nearby industrial environment.

4.17 Conclusion

The Plan Change will result in a number of beneficial effects most particularly by providing a zoning outcome which is consistent with the objectives and policies of the City Plan, is generally supportive of the outcomes of the RPS (Proposed Chapter 12A) and can include the more detailed outcomes sought by the RPS in terms of new greenfield development and urban design, Policy 7 (Development Form and Design) and Policy 8 (Outline Development Plans and Changes of Zoning in District Plans.)

The land is not being utilised for its most productive or efficient purpose and can provide for a more sustainable range of activities in terms of the City's natural and physical resources through the proposed zoning outcome. It will contribute significantly to the economic and social wellbeing of the community delivering a consolidated business and employment opportunity in a location which is highly accessible to a large residential workforce.

Use of the land in the manner proposed does not conflict with, or necessitate any significant changes to the critical and relevant city plan objectives and policies, and will satisfy a principal objective of the City Plan, being to provide for a range of business environments, accessible to employment, and developed to achieve a very high standard of site amenity.

The Proposed Plan Change is considered to be the most appropriate method of achieving the objectives and policies of the City Plan. All environmental effects, to the extent they have the potential to be adverse, can be mitigated and will allow business activity to be located and developed in a sustainable manner. Having regard to the Environmental Results anticipated for the Business 4 and 4T Zones, then the conclusion is:

- the outcome will be a substantial contribution to the city (and countries) social, economic, employment, research and educational well-being and the built environment;
- the site will provide for a high quality campus development in a landscaped setting with additional provisions to mitigate any adverse visual effects resulting from the scale of new building activity;
- the site has good access to the road and air freight networks essential to its wellbeing, and is capable of meeting all of the City Plan (Section 13) on-site traffic requirements;
- the site will generate additional noise but this is either compatible with existing or proposed business activities, or alternatively mitigated by additional amenity controls;
- the overall site and street scene will be enhanced by increased building setbacks, expanded landscape requirements, a limitation on building heights and the implementation of the ODP;
- activities requiring the storage of hazardous substances are controlled by an existing set of comprehensive City Plan controls; and
- that the area of B4 Zoning will make both a valuable economic contribution to city wellbeing plus integrate the wider B4T Zone proposed with the established business activity.

5. SECTION 32 ASSESSMENT – CONSIDERATION OF ALTERNATIVES, BENEFITS AND COSTS

5.1 Introduction

This assessment has been prepared in fulfillment of the requirements of Section 32 (1)(d) of the Act which requires the person who made a request for a Plan Change under Clause 25(2)(b) of Part 2 of Schedule 1 to consider alternatives, benefits and costs in an evaluation as stated in Clauses 32(3) to 32(6) of the Act.

This section 32 evaluation should not be considered as full and final. The RMA anticipates that the evaluation under section 32 of the Act is an evolving process with a further evaluation required by the Council before making any decision on a Plan Change. Additional evaluations may also be required if the Council considers amendments to the provisions of the proposed Plan Change are needed before the Change is formally presented to the Council for adoption.

This Plan Change application does not propose any significant changes to the objectives and policies of the City Plan. The analysis to which these provisions have been put avoids the need for further evaluation as part of this Plan Change. There is a need however, to examine the extent to which the methods chosen (rezoning, including the Proposed Outline Development Plan and applicable rules) are the most appropriate way of achieving the existing objectives and policies of the City Plan. In this respect, the principal issue is whether the existing outcomes sought by the City Plan will continue to be met through the rezoning of this site for a business campus.

As addressed in this assessment, the proposed use of the land for Business 4 and 4T Zone purposes can readily comply with the majority of the relevant standards for those zones. Furthermore, the existing provisions will be supplemented by the inclusion of a comprehensive ODP which will reinforce the importance of the visual amenity at the rural-urban, urban-open space interfaces and enable the higher standard of amenity and urban design outcomes sought by the City Plan and the Regional Policy Statement to be achieved.

A number of detailed investigations and environmental assessments were undertaken in support of the s32 analysis and these are set out in the Appendices to

the Plan Change documentation and the Assessment of Effects on the Environment.

Section 32(3) of the Act requires that an evaluation must examine:

- a. *the extent to which each objective is the most appropriate way to achieve the purpose of the Act; and*
- b. *having regard to their efficiency and effectiveness, the policies, rules or other methods need to be assessed to determine whether they are the most appropriate for achieving the objectives.*

5.2 Methodology

Section 32 of the Resource Management Act 1991 does not require a comparison of options. The objective of the section 32 assessment is to provide an evaluation of provisions, rather than a comparison of options which endeavour to identify a 'winner'. Therefore, this s32 evaluates the Proposed Plan Change provisions against the relevant objectives and policies. (Refer Appendix 2).

The proposed Plan Change does not introduce any significant new objectives, but is seeking additions to the existing policy and rule framework, within the context of an additional area of Business 4 and 4T zoning and the provisions that apply thereto and an Outline Development Plan. The relevant part of section 32 is:

- (3) *An evaluation must examine:*
 - (b) *whether, having regard to their efficiency and effectiveness, the policies, rules, or other methods are the most appropriate for achieving the objectives.*
- (4) *For the purposes of the examinations referred to in subsection (3) ..., an evaluation must take into account:*
 - (a) *the benefits and costs of policies, rules, or other methods; and*
 - (b) *the risk of acting or not acting if there is uncertain or insufficient information about the subject matter of the policies, rules, or other methods.*

Accordingly, this section 32 assessment is concerned with the efficiency and effectiveness of proposed policies and rules and if these are appropriate for achieving the existing objectives of the City Plan.

For the purposes of this report, the terms “*appropriateness*”, “*efficiency*” and “*effectiveness*” are addressed in the following way:

Appropriateness – *being the relevancy, usefulness, achievability, or reasonableness.*

Efficiency – *ensuring that the benefits will outweigh the costs, either immediately or over time.*

Effectiveness - *being how successful a particular option will be in achieving the stated objective either immediately or over time.*

In addition to the above s32 requirements, this assessment also undertakes a comparison between planning techniques in terms of achieving the outcomes sought by the Proposed Plan Change, being the Proposed Plan Change, alternative zoning options and the resource consent process.

5.3 Alternative Options - Cost and Benefits

5.3.1 Option One: Status Quo: Leave the land zoned Rural 5 (R5)

This option involves retaining the Rural 5 (Airport Influences) zoning. Under this zoning the site will continue to be available for agricultural and horticulture use. The Rural 5 Zone's purpose is principally for the continuation of primary production while managing land use activities to avoid compromising airport operations and development.

The site area is 10.31ha. The land area is small and does not provide for any significant productive farming activity while its proximity to the urban area of the City will likely restrict more intensive primary production and commercial farming operations. The zone forms part of the Christchurch-West Melton ground water recharge area with consequences for those land use activities involving either discharges to, or abstraction of ground water. This will limit some primary productive activity including more intensive horticultural production.

Given the site's proximity to the urban area and the existing Business 4 Zone, retaining the rural zoning would not maximise the benefits to be derived from the locational advantages of the land or represent an efficient use of the land resource. Maintaining the landscape, rural outlook and low built form may better achieve the Rural 5 Zone objectives. However, the site has no significant landscape value in terms of the City Plan and has been identified as an area suitable for future urban growth, and already reflects urban as much as rural amenity given the nearby and adjoining urban land uses, be it business activities, the park or nearby residential activity.

Retaining the R5 zoning will result in an inefficient use of the land in comparison to other parts of the R5 zone which do not have the economic, transport and infrastructure advantages of this site, including proximity to the Airport, the strategic road network and the adjoining B4 and nearby B4T zoning.

Benefits	Costs
<ul style="list-style-type: none"> • No requirement to notify plan change. • No costs associated with the plan change process. • Some City Plan rural objectives would be maintained. 	<ul style="list-style-type: none"> • Limitations on the types of development. • Pressure on other "less appropriate" rural land to meet the demand for urban growth-business zoned land. • Potential benefits of integrated development are lost. • Use of the site with the current zoning is inefficient and uneconomic. • Will raise significant uncertainty over the future use of the site given its location and surrounding zoning. • Loss of a significant economic and employment opportunity for the City. • Less likely to achieve the outcomes of the RPS in terms of future business activity in the NWRA of the city.

In summary, the current rural zoning of the site is a reflection of the City Plan process carried out through the early 1990s. Since that time, the infrastructure, use and amenity of this sector of the city has changed, and has now been recognised as potentially suitable, at least in part, as a sustainable location for urban and business activity.

The costs or disadvantages of doing nothing outweigh the benefits and therefore the "do-nothing" option is not considered to be the best means of achieving the purpose of the Act or the objectives and policies of the City Plan.

5.3.2 Option Two: Rezoning Part of the land to Business 4T (Suburban Industrial - Technology Park)

The Business 4T Zone was established on land in close proximity of the site with the specific purpose of providing for a technology park within a campus or highly landscaped setting. The objective was to provide for those businesses wishing to become part of the technology and information industry to be grouped in a manner which would provide synergy and support within that sector of the business world. The outcome has in part been fulfilled but would be significantly strengthened and enhanced by the outcome of the current plan change application. In making the assessment, it is important to understand how well the applicant's proposal accords with the general development structure and goals of the existing Business 4T Zone.

Current Business 4T Zone Requirements

3-5.2.1 Site Density		N/A.
3-5.2.2 Open Space	Maximum coverage – 25%	It is proposed to lift this to 35% on the subject site but this will be done against an increased area of landscaping, integrated stormwater management and coordinated landscape regime.
3-5.2.3 Street Scene	Minimum building setback from road boundaries, 6 m	The site can achieve this outcome but increased setbacks are proposed along Wooldridge and Stanleys Roads – 20m.
3-5.2.4 Separation from Neighbours	(a) Minimum building setback from a boundary with a living zone. (b) Internal boundaries – 5m	There are no living zones bounding this site and no conflict will arise. 10m proposed.
3-5.2.5 Sunlight Outlook and for Neighbours	There is no recession plane requirement for sites located in the Business 3, 3B, 4, 4P, 4T, 5, 6 or 7 Zone that adjoin only sites that are not zoned Living, Cultural, Conservation or Open Space or that adjoin sites within the Special (Wigram) or (Hospital) Zone where living zone standards do not apply.	There are no living zones bounding this site.
3-5.2.6 Visual Amenity	(a) Offices and showrooms	Will comply.

	<p>(except on rear sites/ shall be located at the front of buildings facing the street,</p> <p>And</p> <p>(b) Outdoor storage shall be located behind the setbacks specified in 5.2.3.</p>	<p>Will comply.</p>
3-5.2.7 Landscaped Areas	<p>(a) Area and location of landscaping.</p> <p>Minimum percentage of the site set aside for landscaping is 20%</p> <p>And</p> <p>A landscaping strip with a minimum average width of 1.5 metres and a minimum width of 0.6 metres shall be provided along all road frontages except across vehicle crossings.</p> <p>(b) Trees</p> <p>(i) Sites with road frontages of at least 10 metres shall be planted with a minimum of one tree, plus one additional tree for every 10 metres of road frontage.</p> <p>(iii) one tree shall be planted for every 5 parking spaces required on the site.</p> <p>(c) Protection of trees and Landscaping</p> <p>(ii) No more than 10%</p>	<p>An area equal to 30% is provided for in the overall site layout for landscaping (refer ODP) and the minimum percentage of landscape areas is increased from 20% to 30%.</p> <p>Will comply and be increased to 10m.</p> <p>The site can achieve these outcomes and will exceed these provisions.</p> <p>The site can achieve these outcomes and will exceed this provision.</p>

	of any landscaping strip (see Clause (a)) and planting protection area shall be covered with any impervious surfaces.	
3-5.2.8 Development Plan	No Development Plan restrictions specified for the Business 4T Zone.	A new ODP is proposed which will greatly enhance environmental outcomes and mitigation as required.
3-5.2.9 Height (and 5.4.3)	The maximum height restriction is 15m and 20.	18m proposed.
3-5.4.2 Wastewater Discharge	Present limitations on capacity.	Can connect after April 2012.

In making the evaluation, a small number of changes are proposed to the provisions of the current Business 4T Zone rules to recognise the particular character and opportunities provided by that part of the site proposed for B4T zoning and the applicant's objectives for development on that area of land. These relate to open space (maximum coverage), landscaped areas, urban design, street and internal setbacks and off-street car parking.

The increase in the maximum coverage results from a detailed analysis of the development options for the site and is concluded as having no adverse effect for a number of reasons. Firstly, the site is to be developed in a comprehensive manner across approximately 8ha providing a much better opportunity to integrate buildings and open space and to develop that open space in a coordinated manner which will ensure both a better setting for the buildings, and be concentrated in particular areas of the site where it can contribute to public amenity such as the road frontages, pedestrian and cycle linkages and linkages to the adjoining open space.

Secondly, the area of landscaping required within the proposed Business 4T zone area of the site has been increased to 30% and thirdly, the outcome in terms of an integrated site development is secured by the Outline Development Plan. Fourthly, all buildings will be subject to an urban design assessment which will allow buildings to be designed and located in a manner that will mitigate any adverse visual effects and be integrated within the open space setting. Finally all buildings are subject to significantly increased street and internal boundary setbacks.

In respect of off-street parking, the amended standard reflects the ability to provide for integrated parking areas across the entire site, ensuring better access and use of the parking pool rather than pockets of dislocated parking with little or no integration. In addition, the site is highly accessible to public transport and is likely to involve an element of longer working days with reduced peak pressure on the parking resource. The applicant is currently working on a Transport Plan for the larger part of the site in order to reduce the level of off-street car parking and expand the use of public transport, walking and cycling. That plan will advance incentives for the use of all transport modes other than private car, designed to achieve wider City and Regional Council energy efficiency and sustainability goals. As a consequence, the plan change provides for the first 10,000m² of floor space within the proposed B4T Zone area to provide for car parking at the rate 2.5 spaces/100m² of floor space (for which there is some surveyed support, refer Appendix 4) and for any floor space beyond that level to provide for car parking at the rate of 4 spaces/100m². In addition, assessment matters are included to allow for the possible reduction in that higher rate of car parking requirement dependent on the provision of a comprehensive transport plan for the site which supports any such reduction.

The overall conclusion is that the land is of a size and dimension such that all of the principal Business 4T Zone environmental outcomes and standards can be met or exceeded, without the need for a change to the objectives and policies which guide development in the Business 4T Zone.

Benefit and Costs – Business 4T Zoning

Benefits	Costs
<ul style="list-style-type: none"> • Achieves urban growth and consolidation on land in a locality suitable for such. • Accords with the direction and approach set out for new urban development in the City Plan. • Provides for a comprehensive and defined area of business campus activity. • Is designed to integrate with existing development and achieve a high level of amenity. • A location which has access to public transport, the road network and air freight services. 	<ul style="list-style-type: none"> • Limited cost to Council recognizing that the greater cost of preparation and process will be met by the developer. • Reduction in an area of rural land which could be used for rural purposes. • Short term development impact on neighbouring properties until development is completed.

<ul style="list-style-type: none"> • Is generally self-sufficient and will be able to be serviced in respect of infrastructure. • Costs of infrastructure met by the development. • Will provide for a more efficient and sustainable outcome for the land than any alternative use. • Includes provisions to carefully manage stormwater. • In terms of locality, accords with the direction for urban business growth set out in Chapter 12A of the Regional Policy Statement. • The objectives, policies and rules of the Business 4T Zone have been tested through the statutory process and are appropriate in this locality. • The zone purpose is well understood. • The use of an ODP reduces uncertainty and gives security in terms of environmental outcomes. • Will improve the economic wellbeing of the Christchurch and New Zealand community better than if the land remained rural. • Ensures an ongoing supply of business land able to accommodate the applicant's business requirements in a manner which will enhance the ability to attract staff both locally and internationally. • Accords with the outcomes of the NWRA assessment; and • Supports and will contribute to the recovery of Greater Christchurch in terms of the Recovery Strategy (CER Act). 	
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The existing Business 4T Zone is well tested as an instrument to accommodate the type of activity proposed by the applicant. The Business 4T Zone is already well established in the locality and provides some synergy with the applicant's objectives for the area.

The suitability of the subject land for future business use is, in part, confirmed by Proposed Chapter 12A of the RPS and the preliminary assessments undertaken for the NWAR.

The proposed rezoning represents an efficient use of the site's resources. There is sufficient capacity in the water supply system to meet any additional demand while

solutions exist to address wastewater disposal. To this end, no inefficient extensions of any reticulated services are required. The costs of connecting to these services will be met by the applicant.

The plan change proposes a form of development that is already well established in the area. There will be a loss of rural zoned land but this is in a location where the long term best use of the land will be for integrated and sustainable business activity.

The establishment of connections to reticulated services will protect groundwater quality. Appropriate stormwater retention systems will be implemented. Business activities developed on the site will be done so in accordance with the City Plan Rules and a comprehensive Outline Development Plan which will ensure the amenity values of the adjacent properties including the rural environment and maintained or enhanced.

5.3.3 Option Three: Rezone to Business 4 (Suburban Industrial)

This option involves applying the Business 4 Zone standards to an area of 1.95ha of the site located alongside the existing B4 Zone and able to be integrated with that zone and the proposed B4T Zone. The Business 4 (Suburban Industrial) Zone covers light industrial, office and servicing areas in the city generally located within or adjoining suburban living areas. The zone's purpose is to provide for light industry, warehousing and service industries, and some commercial activities such as offices.

The site is well located to provide an extension for the existing B4 zone and to consolidate a logical pattern of urban development integrated efficiently with the B4T zone. In particular, it accords well in terms of the environmental results anticipated by that zone, namely:

- (a) *A diverse range of light industrial activities, some office and commercial service activities and limited retail activities, with frontages of larger industrial enterprises set aside for parking, landscaping and offices.*
- (b) *A zone environment with a high density and scale of industrial, office and commercial service buildings. Some limited retail activity buildings establishing at a small to medium scale in reflection of traditional established activities. A proportion of smaller sites developed intensively.*

- (c) *Relatively high levels of traffic generation with standards for access and manoeuvring to mitigate adverse effects.*
- (e) *A visually mixed environment, with a predominantly industrial character but with standards on development to improve and enhance street scene character, with requirements for frontage landscaping and street setbacks for buildings to mitigate building scale and storage areas as development and redevelopment takes place.*
- (f) *Concentration of office or residential accommodation on site frontages, to enhance the visual impact of industrial and other activities.*

Benefits and Costs – Business 4 Zoning

Benefits	Costs
<ul style="list-style-type: none"> • Would allow the activity to proceed. • Is consistent with the adjoining development. • Zoning methods are well tested. • The land is no longer suitable for rural use and was all of the same serving location and access benefits for the B4T Zone. 	<ul style="list-style-type: none"> • Limited or no cost to the Council. • Reduction in area of Rural land activity.

An assessment of the land in terms of the Business 4 Zone environmental outcomes must, by definition, be about whether activity can be developed in accordance with the zone purpose and rules without any adverse environmental effects. The land is located and the zone contains, the development standards and methods capable of achieving a small consolidated extension to the B4 Zone in this area of the City in a manner which will not detract from the surrounding established activities or zones.

5.3.4 Option Four: Apply for resource consents for the proposed development

Land use consent to establish buildings for office business, technology, research and development on the larger part of the site would be a Non-Complying Activity under Rule 2.5.5 Site coverage. The City Plan specifically seeks to protect the potential of rural land to be used for rural activities and ensure the protection of the visual amenity and the landscape character of rural sites. Site coverage rules for non-rural activities have been set at a significantly lower level than for rural activities, in order to discourage such uses, without assessment through a resource consent process.

The proposal to seek rezoning provides both flexibility for the landowners in terms of what occurs within the parameters of the Business 4 and 4T Zones, as well as providing certainty for the community. Resource consents do not provide long term certainty and would find little support within the policy framework of the City Plan.

Benefits	Costs
<ul style="list-style-type: none"> • Applications for non-complying activities would be considered on their merits against the relevant City Plan objectives and policies. • Council may have the ability to place stricter controls through consent conditions. 	<ul style="list-style-type: none"> • Administration would be costly and time consuming. • Potential for the property to be under utilised, • Development would occur on an ad hoc basis. • Limited opportunity to enhance the natural environment or improve mitigation in terms of stormwater management. • Minimal integration or management of the critical site resource issues or solutions.

5.3.6 Preferred Option: Rezone the land to Business 4 and 4T

The preferred approach is to rezone the site from Rural 5 to Business 4 and 4T. This outcome is considered the most efficient and effective method when compared to all other options. In particular:

- Rezoning the site enables a more strategic approach with additional and higher environmental outcomes for the land within the City Plan as part of an appropriate regulatory framework
- Applies Business Zones within an area identified as strategically appropriate for such by way of Proposed Chapter 12A to the RPS and the NWRA
- Can be established within the existing objective and policy framework of the City Plan
- The size and configuration of the land enables opportunities to integrate it efficiently into the existing B4 and B4T Zone objectives, policies, activities and infrastructure.
- Any potential adverse environmental effects can be appropriately managed, avoided or mitigated.
- It will strengthen the city economy and employment base;
- It is a more 'efficient' use of the land given the restrictions on primary production and rural activity located in close proximity to urban activity,
- It will provide the opportunity to establish an internationally recognized and developed business campus, and

- It accords with and supports the recovery strategy for Greater Christchurch.

5.3.6 Summary of Options

The purpose of the Plan Change is to provide for business zoned land that ensures a sustainable interface with both the adjoining urban and rural activities and provides a logical and efficient extension of the business zoned land to the south. The existing objectives for “business” set the policy framework for the B4 and B4T Zones. An assessment of the relevant City Plan and Regional Policy Statement objectives and policies is discussed in Appendix 2, and the outcomes sought by the plan change are assessed as achieving these objectives and policies at a very high level.

The provisions of the Business 4 and 4T Zones are the preferred option for the land. These zones reflect the outcomes and resulting amenity particularly for a new technology based business campus in this part of the City. Furthermore, the objective and purpose of the Business 4T Zone does not require any significant amendments to accommodate the desired outcomes for the land, while sustainable solutions exist for stormwater management, the treatment of wastewater and transport infrastructure. The location of the site provides the opportunity to consolidate an efficient business and employment outcome which will not undermine the viability or amenity of nearby activities.

The proposed Business 4 Zoning for a small part of the site will integrate well with the adjoining business zoning in the area.

The limited ownership of the land provides the opportunity to develop an integrated outcome in terms of activity, infrastructure and amenity. The principles established for the Business 4T Zone in particular, including a comprehensive Outline Development Plan, are designed to deliver higher and better infrastructure and amenity outcomes, notably in terms of consolidating high technology business use in an attractive campus environment having regard to the wider strategic urban form and amenity goals sought by the City Plan and the Regional Policy Statement.

All the costs in respect of development undertaken in accordance with the proposed zoning will be met by the developer. However, the zoning will deliver benefits to the wider community including:

- Confirmation and implementation of the urban consolidation objectives of the City Plan and the RPS (Proposed Chapter 12A)
- Achieve a business and employment outcome of significant value to the community's social, educational, employment and economic wellbeing.
- Provide a development outcome which will include elements of benefit to the public (eg additional off-street parking for public use, public walkway and cycle links and general social amenities).
- Provide the opportunity for integrated stormwater management; and
- Locate development in an area which will sustain and utilise all forms of transport and in particular energy efficient public transport, walking and cycling

5.4 Evaluation of Risk

Section 32 requires an evaluation of the risk of not acting in circumstances where there is uncertain or insufficient information about the subject matter in terms of policies, rules or other methods. In this case, there is sufficient information and no uncertainties regarding that information, to allow the environmental effects of the proposed re-zoning to be fully assessed. Given the information provided, the objectives and policies of the City Plan and the RPS in terms of consolidated sustainable and integrated urban growth, then the evaluation is that there is sufficient information and no risk of acting in the manner sought by the plan change. Rather, the risk of not acting is that the opportunity for new urban growth (business) does not result with a consequential loss of benefits in respect of community wellbeing be it health, the economy, amenity or an integrated attractive business and work environment.

5.5 Conclusion

Having regard to the above assessment, the overall conclusion is that the proposed Business 4 and 4T Zoning of the subject land will be a more effective and efficient method of achieving the City Plan objectives and policies than the existing zoning.

To leave the land zoned Rural 5 would represent a missed opportunity in terms of enhancing local, regional and national economic well being through the provisions of an expanded employment opportunity in close proximity to a comprehensive range of services and amenities, existing and proposed.

Applying for resource consents to establish the business activity would create inconsistencies with the objectives and policies and provide longer term uncertainty for both the applicant and the community.

Rezoning to Business 4 and 4T provides an effective and efficient method with significant social, economic and community benefits through new employment, sustainable transport, proximity to services and minimising any adverse environmental effects.

It is concluded that the present proposal will better achieve the purpose of the Act than the current rural zoning and is a more effective and efficient method of achieving the City Plan objectives than the current zoning.

6. CONSULTATION

The Fourth Schedule specifies that an AEE include:

Identification of the persons affected by the proposal, the consultation undertaken, if any, and any response to the views of any person consulted (Clause 1(h)).

This is further clarified by Clause 1AA of the Fourth Schedule:

To avoid doubt, clause 1(h) obliges an applicant to report as to the persons identified as being affected by the proposal, but does not oblige the applicant to consult with any person; or create any ground for expecting that the applicant will consult with any person.

Prior to lodging of the request, the applicant undertook some very preliminary consultation with a view to obtaining feedback from parties before finalising the content of the request.

6.1 Christchurch City Council

Preliminary discussions were held with the City Council in respect of the plan change request and the potential to use on the site for the purposes proposed. The principle issues raised at that time related to geotechnical/ground conditions, contamination, urban consolidation and access to transport. In response to this, a detailed urban design study and masterplan for the site have been completed. The studies looked at the most sustainable outcome in terms of the built form having regard to the desire to provide for an attractive energy efficient and sustainable work environment. In addition, a traffic impact study has been concluded and identified that although the locality will be subject to a number of strategic network changes over the next five to ten years, the development can be accommodated within the capacity of the road network. The site is also well serviced by public transport and close to a large residential community with easy access to the airport, a matter of critical importance to the applicant.

A geotechnical study has been completed for the site which confirms that the land is suitable for the purpose proposed. This is provided in Appendix 6.

In addition, a major assessment of ground contamination has been undertaken and confirms there are no impediments to development. (Appendix 7)

6.2 Clause 3 of the First Schedule

In terms of Clause 3 of the First Schedule of the RMA, consultation has been initiated with:

- The Ministry for the Environment
- Mahaanui Kurataiao Limited
- The University of Canterbury
- Environment Canterbury
- Christchurch International Airport
- CERA, and
- The owners of all the adjoining and generally surrounding properties to the Plan Change site.

7. CONCLUSION

- 7.1 Rezoning the land to provide for both a small increase in the area of B4 Zoning and for a B4T Zone encompassing a campus environment to deliver innovation and technology to a global market represents the most appropriate way for the City Plan to achieve the purpose of the RMA.
- 7.2 In terms of the proposed area of B4T Zone, then the change will enable the establishment of an attractive and innovative building complex within an open park setting in close proximity to other elements critical to the applicant's business be it employment, the airport, the road network or the University.
- 7.3 The outcome will be to consolidate an activity of high economic and social value to the community with the potential to expand its level of business innovation and production and the economic return to the community.
- 7.4 The existing Business 4T Zone provisions are designed to deliver a high quality low density business environment in an open, spacious, park like setting. The proposed rezoning adopts the Business 4T Zone provisions with some modifications which will ensure better integration of development, transport, built form and open space across the site, being the Outline Development Plan, increased landscaping, controls on building design and appearance and the opportunity to better integrate the car parking resource. It will also add to community amenity through facilities available to the community (eg overflow car parking, meeting places) as well as incorporate a public cycle/pedestrian link across the site which has the potential to link to other land in the future.
- 7.5 The proposed rezoning will increase the opportunity for employment, both locally given its accessibility to the residential community, and globally given the quality of the work environment. The expansion could give rise to adverse effects in terms of the adjoining rural area and open space but these matters are all addressed by the controls on building development, the expanded requirements for on-site open space, increased building setbacks and the integration of all the essential elements of the on-site development.

- 7.6 The area of B4 rezoning is not large but will return value to the community being located so as to provide for a small and logical extension to the B4 Zone and to better integrate the wider proposed B4T Zone with the existing business community. The supporting assessments to the plan change request have determined that the extension to the B4 and B4T Zones can be supported in terms of built form, landscape, amenity, impact on neighbours, traffic, access to infrastructure and suitable ground conditions for building. Given the potential value of the expansion in terms of employment and to the economy, and in part as a base for a world leading technology company, it is concluded that the proposed B4 and B4T Zones are consistent with the purpose of the City Plan. As such, it is argued that the proposed plan change is the most effective and efficient method of achieving the City Plan objectives and the purpose of the RMA.

Appendix 1:

Certificates of Title

Appendix 2:

Objectives and Policies

Appendix 3:

Urban Design Assessment

Appendix 4:

Transportation Assessment

Appendix 5:

Wastewater and Stormwater Assessment

Appendix 6:

Geotechnical Assessment

Appendix 7:

Contamination Assessment

Appendix 8:

Topographical Survey Plan

COUNCIL 6. 12. 2012

CORPORATE AND FINANCIAL COMMITTEE
14. 11. 2012

**A meeting of the Corporate and Financial Committee
was held in Committee Room 2
on Wednesday 14 November 2012 at 11.05am.**

PRESENT: Councillor Broughton (Chairperson),
Councillors Chen and Johanson.



APOLOGIES: Councillors Button, Carter and Gough.

The Committee reports that:

PART A - MATTERS REQUIRING A COUNCIL DECISION

(1.) KERBSIDE COLLECTION FOR VACANT PROPERTIES

General Manager responsible:	General Manager Corporate Services, Ph: 941-8528
Officer responsible:	Corporate Finance Manager
Author:	Steve Kelsen, Funds and Financial Policy Manager

PURPOSE OF REPORT

1. Some residents who have vacated their properties either because of earthquake damage or Canterbury Earthquake Recovery Authority (CERA) zoning, have indicated a desire to continue to access a Council-provided kerbside collection service. The Council does not currently provide a collection service for vacant properties.
2. This report provides the background to this issue and proposes that the Council:
 - (a) Agree that no change should be made to current kerbside collection services:
 - (b) Note that:
 - (i) Council kerbside collection bins are being progressively retrieved from vacant properties, but some bins are currently still available at some vacant properties, particularly in the Red Zone where settlement between the landowner and CERA has not taken place
 - (ii) ratepayers whose properties have been demolished or vacated are not being charged for the kerbside collection service, although Council continues to incur costs associated with collection, retrieval, and identifying bins stolen or relocated from vacant properties
 - (iii) the provision of bins and kerbside collection service to vacant properties will have cost and security implications for both the Council, the Council's collection contractor, and the property owner
 - (iv) alternative collection services are commercially available at a similar price to the Council service.

1 Cont'd

EXECUTIVE SUMMARY

Current level of service

3. Following the series of Canterbury earthquakes, wheelie bins are being progressively removed from those properties where improvements have been demolished or where the property is receiving a rates remission because it is unable to be occupied. In the case of properties where the improvements have been demolished the waste minimisation targeted rate, which funds the organics and recycling collection, has been removed from the rates assessment. For properties that are unable to be occupied the 40 per cent rates remission granted by the Council equates to the average cost of Council services, including kerbside collection, that are delivered directly to that property.
4. Historically, properties with improvement value of greater than \$21,000 were entitled to an allocation of rubbish bags. When the wheelie bin system was introduced this threshold was lifted to \$30,000 and vacant land was excluded. The purpose of these tests was to prevent delivery of wheelie bins to, and the collection of the targeted rate from, vacant properties and electricity power boxes, garages etc.
5. Kerbside collection services, either through the rubbish bag system or the wheelie bin system, have not previously been provided to empty sections. While this is because waste collection is generally unnecessary and unwanted at vacant sections, an additional factor is the likelihood of the relocation by owners or the theft of bins from vacant sections. Council staff and contractors have observed that bins from unoccupied properties are being relocated across the city, generally without the property owner's permission.
6. The wheelie bins do not belong to the property owner; they are an asset belonging to the Council's collection contractor. However, the bins allocated to a property are the property owner's responsibility. Under Clause 10 of the Terms and Conditions set by the Waste Management Bylaw 2009, property owners are liable for full-replacement cost should bins be stolen. Also, the Council faces additional and unrecoverable collection costs where stolen or relocated sets of bins are presented for collection. A bin amnesty will be held in 2013 to allow bins that have been relocated across the city to be returned to the contractor.
7. At its Earthquake Forum on 18 October 2012, the Council received a request for the reinstatement of kerbside collection service from the owner of a Fendalton property that is unable to be occupied and is receiving the 40 per cent rates remission. That ratepayer is maintaining the section, while the residence is unable to be occupied, in anticipation of reoccupying it following rebuild. The Council has not retrieved bins from that property, and contractors' records show that bins are still being collected from the roadside in front of that property.
8. To date the Council's contractors have only retrieved bins from vacated properties where they are CERA owned or where the ratepayer has contacted us to request a retrieval. Other affected ratepayers, approximately 6000 of them, are not being rated but still have bins and many of these are still being presented and collected. The retrieval of these bins will continue over the next few months.
9. Once contractors have retrieved bins from vacated properties alternative collection services are available. For example, the commercial cost of fortnightly collection of a 240 litre wheelie bin is \$218 per year (the Council's standard residual waste bin has a 140 litre capacity). Alternatively a 2 cubic metre skip (14 x 140 litre wheelie bin equivalents) would cost \$150 for a single pickup. These services are likely to be more suitable than the Council's collection service because the kerbside collection service has very specific timeframes set by the Waste Management Bylaw. Council bins must be presented no early than 5pm on the day prior to collection, and must be brought in again by 11pm on collection day. This presents difficulties for absent property owners and increases the risk of bins being stolen from these vacant sites.

1 Cont'd

Extension of service to vacant properties

10. Under existing Council policy, where the Council agrees to provide a service, ratepayers are able to opt into the full three bin service by paying an annual charge, which is equal to the cost of the standard service (\$258 in 2012/13). This ability to opt in is currently only available to non-rateable properties such as churches, which are not-liable for the targeted rate, and to clubs and charities occupying Council land and are therefore tenants rather than ratepayers. This service is currently only available where there are improvements on the land because of the issues identified above. However, it is possible to extend the service to include vacant properties.
11. Should the Council determine that it is appropriate to continue to extend the current opt-in service to provide kerbside collection for vacated properties there will be a number of consequences:
 - additional administration staff time and resources required for customer service, database maintenance and invoicing
 - precedent – the provision of a service to vacant sections may set a precedent obliging the Council to provide the opt in service to all vacant land
 - possible issues and potentially increased costs as gradually areas cease to be serviced by the collection vehicles
 - the Council already faces a claim from the contractor for the collection of lost bins from the CBD and red zone properties; there is potential for this to increase costs if bins remain at, or are distributed to, vacant properties.

FINANCIAL IMPLICATIONS

12. The Council's organics and recycling kerbside collection service is funded by a targeted waste minimisation charge (\$144.12 for 2012/13). Residual waste collection is funded through general rates. The opt-in charge for 2012/13 is \$258 and covers the cost of the full three bin service. However, it does not cover additional costs associated with bin delivery or retrieval, location of relocated or stolen bins, or the incremental costs that would be associated with database maintenance and invoicing for a vacant land service.
13. Any additional cost associated with continuing to provide kerbside collection services to vacant sections is unbudgeted. At this stage it is not possible to determine what that cost could be because the number of property owners who would opt-in to the service is unknown.

Do the Recommendations of this Report Align with 2009-19 LTCCP budgets?

14. Not applicable.

LEGAL CONSIDERATIONS

15. Under existing Council policy, where the Council agrees to provide the service ratepayers are able to opt into the full three bin service with the payment of \$258.

ALIGNMENT WITH LTCCP AND ACTIVITY MANAGEMENT PLANS

16. Not applicable.

Do the recommendations of this report support a level of service or project in the 2009-19 LTCCP?

17. No.

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Corporate and Financial Committee 14. 11. 2012

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1 Cont'd

ALIGNMENT WITH STRATEGIES

18. Not applicable.

CONSULTATION FULFILMENT

19. No consultation has been undertaken.

STAFF RECOMMENDATION

That the Council:

- (a) Agree that no change be made to current kerbside collection services.
- (b) Note that:
 - (i) Council kerbside collection bins are being progressively retrieved from vacant properties but some bins are currently still available at some vacant properties, particularly in the Red Zone where settlement between the landowner and CERA has not taken place
 - (ii) Ratepayers whose properties have been demolished or vacated are not being charged for the kerbside collection service, although Council continues to incur costs associated with collection, retrieval, and identifying bins stolen or relocated from vacant properties
 - (iii) The provision of bins and kerbside collection service to vacant properties will have cost and security implications for both the Council, the Council's collection contractor and the property owner
 - (iv) Alternative collection services are commercially available at a similar price to the Council service.

COMMITTEE CONSIDERATION

The Committee requested that staff provide the following information to the Council prior to the Council's consideration of this report on 22 November:

- Copies of the reports that have been approved by the Council previously in relation to the decision on the rates rebate.
- An indication of costs for the provision of a green bin to households receiving rates rebate.
- Clarification on rates rebate information as it relates to red rubbish bins.
- A global figure on a yearly basis on how much it would cost to provide three bins to properties receiving rates rebate.
- A breakdown of the targeted rate as outlined in the Waste Minimisation Policy in 2008.

COMMITTEE RECOMMENDATION

Councillor Broughton moved that the staff recommendation be adopted.

The motion was seconded by Councillor Chen. When put to the meeting the motion was declared **carried** on Division No.1, with voting being as follows:

For (2): Councillor Broughton and Chen.

Against (1): Councillor Johanson

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PART B - REPORTS FOR INFORMATION

(2.) DEPUTATIONS BY APPOINTMENT

Nil.

The meeting concluded at 12.04pm.

CONSIDERED THIS 6TH DAY OF DECEMBER 2012

MAYOR

COUNCIL 6. 12. 2012

CORPORATE AND FINANCIAL COMMITTEE
28. 11. 2012

**A meeting of the Corporate and Financial Committee
was held in Committee Room 1
on Wednesday 28 November 2012 at 9am**

PRESENT: Councillor Broughton (Chairperson),
Councillor Tim Carter, Councillor Jimmy Chen, Councillor Jamie Gough and
Councillor Yani Johanson.

APOLOGIES: Councillor Ngaire Button.
Councillor Jimmy Chen from 10am onward.



The Committee reports that:

PART A - MATTERS REQUIRING A COUNCIL DECISION

- (1.) 2012 ANNUAL REPORTS FOR COUNCIL CONTROLLED ORGANISATIONS (CCOS): CIVIC BUILDING LIMITED, VBASE LIMITED, TUAM LIMITED, CHRISTCHURCH AGENCY FOR ENERGY TRUST, RICCARTON BUSH TRUST, ROD DONALD BANKS PENINSULA TRUST AND THE WORLD BUSKERS' FESTIVAL TRUST**

General Manager responsible:	General Manager Corporate Services, DDI 941-8528
Officer responsible:	Corporate Finance Manager
Author:	Patricia Christie – External Reporting and Governance Manager

PURPOSE OF REPORT

1. The purpose of this report is to present to the Council the annual reports for Council Controlled Organisations (CCOs) for the year ended 30 June 2012.

EXECUTIVE SUMMARY

2. The 2012 annual reports from the following organisations are attached for information:
 - Civic Building Limited (CBL) **(Attachment 1)**
 - Vbase Limited **(Attachment 2)**
 - Tuam Limited **(Attachment 3)**
 - Christchurch Agency for Energy Trust **(Attachment 4)**
 - Riccarton Bush Trust **(Attachment 5)**
 - Rod Donald Banks Peninsula Trust **(Attachment 6)**
 - The World Buskers' Festival Trust **(Attachment 7)**.
3. The CCOs are required under Section 67 of the Local Government Act 2002 to submit an annual report to the Council within three months after the end of the financial year.
4. An annual report must contain the information that is necessary to enable an informed assessment of the operations of the CCOs to be made, including audited financial statements and an auditor's report on those financial statements, and the performance targets and other measures by which performance was judged.
5. All the above annual reports were approved by their boards and provided to the Council prior to 30 September 2012.



1 Cont'd

Entity Summaries

Civic Building Limited (CBL)

6. CBL is 100 per cent owned by the Council and is a joint partner along with Ngai Tahu Property in the Christchurch Civic Centre Joint Venture (joint venture) which was formed to develop and own the Civic Building.
7. The CBL made a profit of \$1.3 million for the year to 30 June 2012 compared to a loss in 2011 of \$2.4 million. This increase was principally the result of an additional \$3.4 million of material damage insurance proceeds being received in 2011/12 and \$1.4 million of subvention income accrued.
8. The statement of financial position shows that the CBL is in a net liability position. This is a result of the accounting treatment of the lease of the Civic Building and does not indicate that it is unable to meet its obligations as they fall due.
9. Both CBL and the joint venture have received unqualified audit opinions.

Vbase Limited (Vbase)

10. Vbase is 100 per cent owned by the Council and was set up to own and manage CBS Canterbury Arena, AMI Stadium, Convention Centre and the Christchurch Town Hall.
11. Vbase made a profit of \$71.8 million for the year to 30 June 2012 compared to a loss in 2011 of \$19.5 million. This increase was principally the result of \$166.6 million of insurance recoveries in relation to the Convention Centre, Town Hall and AMI stadium being recognised in the financial statements. Vbase undertook an independent valuation of all its land and building at 30 June 2012 this resulted in a reduction in the value of the assets of \$84.2 million. \$20.0 million was deducted from the asset revaluation reserve and \$64.2 million was recognised as a loss in the statement of financial performance.
12. The statement of financial position shows a significant increase in assets notwithstanding the reduction in the value of Vbase's buildings; this is a result of a \$178 million insurance recoveries receivable which it has recognised.
13. Vbase received a disclaimer audit opinion from Audit New Zealand as the auditors were unable to form an opinion on the carrying value of Vbase's land and buildings. Vbase revalued its land and buildings at 30 June 2012; the valuation was based on limited market evidence and assumptions which were subject to significant uncertainties. This resulted in the auditors determining that the valuation could not support a reliable fair value for the land and buildings for accounting purposes.

Tuam Limited (Tuam)

14. Tuam is 100 per cent owned by the Council and owns land and buildings on Tuam Street including the former Civic building.
15. Tuam made of profit of \$197,000 for the year to 30 June 2012 compared to a loss in 2011 of \$532,000. Expenses decreased from \$2,223,000 in 2011 to \$895,000 in 2012 due to lower interest and earthquake costs. Revenue also decreased from \$1,933,000 to \$943,000 due to lower rental revenues, insurance recoveries and subvention income.
16. The statement of financial position shows that Tuam has net assets of \$5.7 million. Tuam holds its land and buildings as investment property which accounting standards require to be revalued annually. An independent valuation was sought, but the assumptions underlying the valuation were considered unrealistic, and as such, the land and buildings were not revalued.

1 Cont'd

17. Audit New Zealand has issued a disclaimer opinion on the basis that due to the earthquake they cannot form an opinion on the value of the investment property and the associated current and deferred tax balances. This is a direct result of being unable to get an appropriate market valuation.

Christchurch Agency for Energy Trust (CAfE)

18. CAfE was formed by the Council to:
- raise awareness in Christchurch and promote energy efficiency initiatives and the use of renewable energy by providing information and advice to a wide range of parties
 - encourage the use of renewable energy
 - introduce initiatives to address the negative health and social impacts of fuel poverty and energy affordability issues in Christchurch.
19. CAfE had total comprehensive income for the year to 30 June 2012 of \$23,694 compared to \$904,645 in 2011.
20. This reduction in income is principally due to an \$858,877 increase in expenses reflecting the increased activities of CAfE during the year. Expenses included \$373,295 for consultancy costs associated with the District Energy feasibility study, an additional \$100,939 for public and media relations, an additional \$127,093 for consulting costs and an additional \$257,550 for contractor, financial, legal, marketing, administration and project costs.
21. The only significant change in the financial position of CAfE is the \$109,959 increase in current trade and other receivables. This is due to the \$166,750 invoice to the Energy Efficiency and Conservation Authority (EECA) for 2012/13 contributions, which remains outstanding at year end.
22. CAfE received an unqualified audit opinion on its financial statements from Audit New Zealand.

The Riccarton Bush Trust (RBT)

23. RBT was formed by an Act of Parliament in 1914. The Trust administers Riccarton House and its 5.41 hectares of grounds together with a 6.373 hectare native bush remnant gifted by the Deans family to the people of Canterbury. Part of Riccarton House is licensed to a commercial caterer and is used as a restaurant and event centre. Riccarton House is currently closed for earthquake repairs which are expected to be completed in 2012/13.
24. RBT made a total comprehensive surplus for the year to 30 June 2012 of \$479,216 compared to \$560,517 in 2011. This difference is principally due to RBT recognising \$1,713,270 of insurance recoveries in 2011 as income and incurring an impairment charge in the statement of comprehensive income for earthquake damage of \$452,163; these events have not occurred in 2012. In addition, in 2012 RBT recognised a \$270,000 gain on the revaluation of the land.
25. The only significant change in the financial position is the result of the revaluation of the land and buildings which resulted in an overall increase of \$424,224.
26. RBT received an unqualified audit opinion on its financial statements from Audit New Zealand.

Rod Donald Banks Peninsula Trust (RDBPT)

27. RDBPT was formed by the Council with the objective of promoting sustainable management and conservation of Banks Peninsula's natural environment and associated recreation.

1 Cont'd

28. RDBPT made a profit for the year to 30 June 2012 of \$134,184 compared to \$3,565,010 in 2011. The insurance settlement of \$3.5 million on the RDBPT in 2011 was the original settlement and was accounted as income.
29. There has been no significant change in the financial position of the Trust.
30. RDBPT received an unqualified audit opinion on its financial statements from Audit New Zealand.

The World Buskers' Festival Trust (WBFT)

31. WBFT was established by Council to:
 - devise, manage and hold an annual buskers festival in Christchurch with a view to providing a national and international profile and identity for New Zealand street theatre
 - provide opportunities for local buskers to reach a wider audience; and
 - provide a street theatre festival that is accessible to the public including the provision of free events and a commitment to maintain low ticket prices for performances where charges are made.
32. WBFT had total comprehensive income for the year to 30 June 2012 of \$85,482 compared to \$1,180 in 2011. Total revenue increased \$707,301 for the year across all revenue classes, compared to a \$622,413 increase in expenses again across all expense classes, with the exception of audit fees which have remained flat.
33. The financial position of WBFT has improved with net assets increasing from \$1,180 to \$86,662. On 30 June 2011 the Trust had both a large amount of cash and receivables and a large payables balance. All these balances have decreased at 30 June 2012.
34. WBFT received a qualified audit opinion on its financial statements from Audit New Zealand as it did in 2011. The qualification arises as Audit New Zealand cannot confirm that all door donation revenue was properly recorded. This relates to \$75,158 of door donations, which were collected when "the buckets" was presented on entry to venues.

FINANCIAL IMPLICATIONS

35. None.

LEGAL CONSIDERATIONS

36. CCOs are required under Section 67 of the Local Government Act 2002 to submit an annual report to Council within three months after the end of the financial year. All financial statements were signed and provided to Council by 30 September 2012 (three months after 30 June 2012).

STAFF RECOMMENDATION

That the Council receive the annual reports for the following Council Controlled Organisations:

- Civic Building Limited (CBL)
- Vbase Limited
- Tuam Limited
- Christchurch Agency for Energy Trust
- Riccarton Bush Trust
- Rod Donald Banks Peninsula Trust
- The World Buskers' Festival Trust.

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Corporate and Financial Committee 28. 11. 2012

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1 Cont'd

COMMITTEE CONSIDERATION

Civic Building Limited

The Committee **decided** on the motion of Councillor Johanson, seconded by Councillor Chen, to express its concern at the current insurance arrangements for Civic Offices and **requested** that the three Council directors of Civic Building Limited take up the issue with the joint venture.

Tuam Limited

Staff were **requested** to provide advice clarifying the process for director appointments; specifically whether recommendations for appointments should be brought to the Committee for consideration before going to the Council for decision.

The World Buskers' Festival Trust

The Committee **decided** on the motion of Councillor Carter, seconded by Councillor Broughton, to **request** staff to report back on whether tickets and associated entertainment expenses provided to the Council organisation should be recorded as related party transactions.

VBase Limited

The Committee **decided** on the motion of Councillor Carter, seconded by Councillor Broughton, to **request** staff to report back on whether tickets and associated entertainment expenses provided to the Council organisation should be recorded as related party transactions.

The Committee **decided** on the motion of Councillor Carter, seconded by Councillor Broughton, to further **request** that all Committee members are provided with a copy of the Knight Frank valuation of VBase Limited's land and buildings dated 30 June 2012 referred to in the report.

Note: Councillor Gough took no part in consideration and voting on the recommendation insofar as it related to Civic Building Limited and VBase Limited.

Note: Councillor Chen took no part in consideration and voting on the recommendation insofar as it related to the Riccarton Bush Trust.

COMMITTEE RECOMMENDATION

That the staff recommendation be adopted.

(2.) INSURANCE PLACEMENT AND CLAIMS MANAGEMENT

General Manager responsible:	General Manager, Corporate Services, DDI 941-8528
Author:	Paul Anderson, General Manager Corporate Services

PURPOSE OF REPORT

1. The purpose of this report is to outline the measures in place to manage insurance claims and the placement of insurance policies on behalf of the Council. The report recommends a change to the existing staff delegation for the placement of insurance cover and outlines the processes put in place to manage the involvement of the Chief Executive in decisions regarding insurance claims and cover. This responds to a Corporate and Financial Committee resolution for staff to report back to the Committee on the steps and policies in place to ensure there is no conflict between the Chief Executive's dual roles.

2 Cont'd

EXECUTIVE SUMMARY

Process to Manage Insurance Claims

2. From 1 July 2010 to 30 June 2011 the Council's above-ground assets were insured through a policy with the New Zealand Local Authority Protection Programme Disaster Fund (LAPP), which is a charitable trust set up to provide insurance for local authority infrastructural assets. Decisions regarding LAPP payments are made by its trustees under the LAPP Trust Deed.
3. Civic Assurance, which is the company on which Mr Marryatt is a member of the board, is a separate legal entity from LAPP. Civic Assurance provides a service as fund administrator for LAPP and in this role, it processes payments to claimants after a decision is made by the LAPP trustees under the LAPP Trust Deed. Civic Assurance manages the claims process for LAPP and is the entity the Council deals with on a day-to-day basis in relation to the claims that have been made.
4. Civic Assurance also acts as a reinsurer to the LAPP above-ground policy with LAPP assuming the first \$7.2 million of a claim, Civic Assurance the next \$3.6 million and reinsurers the balance of the claim. Civic Assurance has paid its full deductible of \$10.8 million, being \$3.6 million for three claimable events to the Council.
5. The Office of the Auditor-General (OAG) reported on this matter in a report dated 19 April 2012. Specifically, the OAG inquired into:
 - whether Mr Marryatt was involved in any decisions about the Council's insurance after he became a Director of Civic Assurance, and
 - whether Mr Marryatt's roles as a Director of Civic Assurance and as Chief Executive of the Council are compatible.
6. The OAG report notes that "there are few areas of overlap between his roles as Chief Executive of the Council and Director of Civic Assurance. The potential conflict of duties is not so pervasive that the two roles are incompatible. In our view, there is no reason for him not to continue in both roles, if the Council puts in place better arrangements to manage his involvement in decisions about insurance."
7. Mr Marryatt has stated both publicly and to the CEO Performance Review and Remuneration Subcommittee that his primary role is Chief Executive Officer of the Council. Potential conflict of interest between his role as Chief Executive Officer of the Council and Director of Civic Assurance is managed through the processes put in place at Civic Assurance.
8. Civic Assurance's Board operates under a written Board Charter that is reviewed by the board biennially and was last reviewed in May 2012. The relevant section of Civic Assurance's Board Charter reads:

"Where a Director has an interest in a matter under consideration, he or she should consider the nature of the interest and whether it is appropriate for the Director to participate in discussion on the matter. In some cases, the Director may feel that such participation is inappropriate, and should request the Chair's permission to withdraw from that part of the meeting."
9. In addition, Civic Assurance has confirmed that the following steps have been put in place to manage any such potential conflict of interest:
 - no Board papers are provided to Mr Marryatt regarding specific aspects of the Council insurance claim

2 Cont'd

- no discussion regarding specific aspects of the Council insurance claim other than reinsurance recoveries are discussed with Mr Marryatt present
 - the only information provided or considered when Mr Marryatt is present regarding the Council's insurance claim is a high level financial summary, the amount of claims paid and a broad estimate of the amount of all the earthquake claims outstanding (so the Council claims are combined amongst other with Environment Canterbury and Waimakariri District Council).
10. This approach represents a stronger management process than the process used by the Council elected members where they declare a potential conflict of interest and opt to play no part in a decision made by the Council.
11. This approach is consistent with the guidance set out in the OAG's guidelines for managing conflicts of interest. The OAG suggests that there are two aspects to dealing with potential conflicts of interest:
- identifying and disclosing the conflict of interest (primarily the responsibility of the member or official concerned)
 - deciding what action (if any) is necessary to best avoid or mitigate any effects of the conflict of interest (primarily the responsibility of the public entity).

Insurance Placement

12. The OAG report dated 19 April 2012 also suggested that the Council should alter the existing staff delegation with regards to insurance placement so as to specifically exclude Mr Marryatt from this decision while he remains a director of Civic Assurance. The OAG noted that "Mr Marryatt was right to identify, in June 2009, that he would have a conflict of interest because of his role as a Director of Civic Assurance and should not be involved in decisions about insurance cover". It further noted that the risk of a conflict of interest in the placement of insurance cover in 2009 and 2010 was managed by ensuring that he was not personally involved with insurance decisions.
13. In August 2003 the Council resolved to delegate its power to purchase insurance cover to the Chief Executive and the Director of Strategic Investments. The latter position was disestablished in 2007 and replaced by the General Manager Corporate Services.
14. The reason for this delegation is to ensure timely placement of insurance cover. The OAG noted in its report that decisions about insurance cover need to be made quickly. Brokers provide advice on options and prices for cover but sometimes this advice may only be available shortly before the existing cover is due to expire. A decision is usually required within 24 hours. In such a case there would not be time to put a decision to the Council or a committee. The OAG says that "delegating the decision to senior staff, along with an obligation to report back to the Council, is a practical response to this situation".
15. It is recommended that the existing delegation is rescinded and replaced with an updated delegation that recognises that Mr Marryatt takes no part in decisions regarding the Council's placement of insurance due to his position on the Civic Assurance Board.
16. It is recommended that the Committee recommend that Council resolve that the General Manager Corporate Services and one other General Manager jointly be granted delegated authority 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 Council in each case.

2 Cont'd

17. Other options available to the Council would be to not delegate this decision or to delegate it to a committee. As noted above, the OAG views the delegation of the power to place insurance cover to senior staff as a practical response to the fact that decisions about insurance cover often need to be made within days. The Council reporting requirements mean that it is impractical to report this to the Council or to a committee before a decision is required. If the Council went for this option, it would need to accept the risk that its assets may be uninsured for the time between when an offer of insurance is made and the Council is able to convene a meeting.

STAFF RECOMMENDATION

It is recommended that the the Council:

- (a) Rescind its decision of 28 August 2003 to delegate the power to place Council's insurance cover to the Chief Executive Officer and the Director of Strategic Investments.
- (b) Resolve that the General Manager Corporate Services and one other General Manager jointly be granted delegated authority 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 Council in each case.

COMMITTEE CONSIDERATION

Councillor Carter moved that the Committee note that it received staff advice that there are no further steps being taken to avoid Mr Marryatt having access to any Council information relating to insurance claims that is not provided to Civic Assurance.

The motion was seconded by Councillor Broughton and on being put to the meeting was declared **carried** on Division number 1 by 3 votes to 1, the voting being as follows:

For (3): Councillors Broughton, Carter and Johanson.

Against (1): Councillor Gough.

The Committee **decided** on the motion of Councillor Carter, seconded by Councillor Johanson to note that it expressed some concern about the above note, and asked staff to report back on what other steps could be taken to manage this potential conflict.

Councillor Broughton moved that the staff recommendation be adopted subject to the following amendment to clause (b):

- (b) *Delegate to the Committee:*
- (i) *the authority 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 full Council in each case.*
 - (ii) *the ability to sub-delegate its authority for decisions/sign-off in (b)(i) to the General Manager Corporate Services and one other General Manager.*

The motion was seconded by Councillor Carter, and when put to the meeting was declared **carried**.

COMMITTEE RECOMMENDATION

That the Council:

- (a) Rescind its decision of 28 August 2003 to delegate the power to place Council's insurance cover to the Chief Executive Officer and the Director of Strategic Investments.

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2 Cont'd

- (b) Delegate to the Committee:
 - (i) the authority 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 full Council in each case.
 - (ii) the ability to sub-delegate its authority for decisions/sign-off in (b) to the General Manager Corporate Services and one other General Manager.

PART B - REPORTS FOR INFORMATION

(3.) DEPUTATIONS BY APPOINTMENT

Nil.

(4.) PROPERTY FILE VIEWING LEVELS OF SERVICE

The Committee **received** a briefing from Tracey Weston, Customer and Business Support Unit Manager, and Sue Chappell, Corporate Support Unit Manager, on property file viewing levels of service.

As part of the briefing, the Committee discussed the viewing by the public of residential and commercial property files, progress on digitisation of property files, and the demand and capacity of the viewing service provided by the Council.

PART C – DELEGATED DECISIONS

(5.) RESOLUTION TO EXCLUDE THE PUBLIC

The Committee **resolved** to exclude the public for Clauses 7 and 8 on the grounds set out on page 224 of the agenda.

The public were readmitted at 12.50pm, at which point the meeting concluded.

CONSIDERED THIS 6TH DAY OF DECEMBER 2012

MAYOR



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**ENVIRONMENT AND INFRASTRUCTURE COMMITTEE
28 NOVEMBER 2012**

**A meeting of the Environment and Infrastructure Committee
was held in the No. 2 Committee Room
on 28 November 2012 at 11am.**

PRESENT: Councillor Claudia Reid (Chairperson)
Councillors Sally Buck, Jimmy Chen, Barry Corbett, Aaron Keown, and Sue Wells.

APOLOGIES: An apology for early departure was received and accepted from Councillor Corbett, who left the meeting at 12.30pm and was absent for clauses 5, 6, and 7.

An apology for early departure was received and accepted from Councillor Chen, who left the meeting at 12.50pm and was absent for clauses 6 and 7.

An apology for early departure was received and accepted from Councillor Buck, who left the meeting at 12.51pm and returned to the meeting at 1pm. Councillor Buck was absent for part of clause 6.

The Committee reports that:

PART A - MATTERS REQUIRING A COUNCIL DECISION**(1.) CEMETERIES BYLAWS REVIEW AND CEMETERIES MASTER PLAN**

General Manager responsible:	General Manager City Environment, DDI 941-8608
Officer responsible:	Unit Manager Asset and Network Planning and Strategic Policy Unit Manager
Author:	Eric Banks, Parks and Waterways Planner

PURPOSE OF REPORT

1. To seek Council approval to replace the three existing cemeteries bylaws with a new city wide bylaw.
2. To recommend to the Council to undertake a statutory special consultative procedure (SCP) to revoke the old bylaws, make a new bylaw, and to consult on the Cemeteries Master Plan and Handbook.

EXECUTIVE SUMMARY

3. The Christchurch City Council Cemeteries Bylaw No. 110 (1980), the Waimairi District Council Bylaw No.1, 1983 Cemeteries, and the Banks Peninsula District Council Cemeteries Bylaw 1996 are all current bylaws of the Council.
4. Each bylaw was made under the Burial and Cremation Act 1964 and was not subject to the review provisions in the Local Government Act 2002. However, it is appropriate for the Council to review older bylaws to ensure they remain relevant. As a result of the review of these bylaws it is proposed that they be revoked and replaced by one new bylaw.

1 Cont'd

5. Council staff carrying out the bylaw reviews first began looking at these bylaws in 2009, with the assistance of a working party of Councillors. The working party became aware that there was another process being undertaken to develop a Cemeteries Master Plan. Following amalgamation there was a greater need for consistency between the management of Christchurch and Banks Peninsula cemeteries. New issues had arisen in recent times including the needs of users and greater recognition of the value of cemeteries as open space. Up until now the only plans have been plot allocation maps for each cemetery. The development of a master plan provides a better opportunity to coordinate management in a strategic manner.
6. The working party made the decision to put the bylaw review process on hold until the Cemeteries Master Plan was also ready to be consulted on, so the two consultation processes could be carried out at the same time. The earthquakes intervened, but now the documentation for both the bylaw review and the Cemeteries Master Plan is ready for consultation.
7. The Cemeteries Master Plan does not have to be consulted on using the special consultative procedure (SCP), but the bylaw revocation and making of a new bylaw does need to use the SCP process. As any other consultation can be carried out using a SCP, the Cemeteries Master Plan is also included in the statement of proposal and summary of information, but under a separate part of the documentation from the bylaws.
8. It is proposed that the new bylaw be made using the powers contained in the Burial and Cremation Act 1964 and the Local Government Act 2002. The Local Government Act 2002 sets out the procedure for making bylaws, and this procedure also applies to bylaws made under the Burial and Cremation Act. Section 155 of the Act requires that determinations be made as to whether the bylaw is the most appropriate way of addressing the perceived problem, is in the most appropriate form, and does not conflict with the New Zealand Bill of Rights Act 1990.
9. The current bylaws address a number of matters which, following the section 155 review process, are no longer considered to be needed in the bylaw (see the clause by clause analysis table, **Attachment 1** of this report). The provisions proposed to be included in the draft bylaw deal with the following issues:
 - (a) Providing that the following activities that may take place in, or in relation to, cemeteries, are carried out in accordance with the Act and any conditions adopted by the Council in its Cemeteries Handbook, and subject to the payment of any fees that may apply:
 - interments and disinterments;
 - the installation and maintenance of vaults, monuments, fences, trees and shrubs and other things on graves and in cemeteries;
 - working in a cemetery;
 - the purchase of burial plots (including exclusive rights of burial).
 - (b) Requiring that persons in cemeteries must conduct themselves in accordance with the Act and any standards for behaviour set out in the Cemeteries Handbook adopted by the Council.
 - (c) Making provision for the Council to be able to prescribe fees and charges payable in relation to activities in cemeteries.
10. The present bylaws contain a large number of detailed provisions relating to the management of cemeteries and activities in cemeteries. These detailed provisions will not appear in the proposed new bylaw but in the proposed Cemeteries Handbook. This is similar to the approach used by the Council in the Waste Management Bylaw, which came into force on 1 February 2009.

1 Cont'd

11. The Handbook sets out rules relating to activities and behaviour in cemeteries, and will be adopted separately by the Council. The rules can in future be amended (after seeking community views) without having to amend the bylaw itself. Using this process means the Handbook can more easily be kept up to date as minor amendments can be made with appropriate targeted consultation without having to use the more extensive SCP process that must be used when amending a bylaw.
12. The Master Plan provides a strategic vision for the Council's cemeteries across the District and includes some principles for the management of the cemeteries. Information is also included on the physical cemetery assets, legal classification, plot layout, proposed actions, landscaping, access and future provision of cemeteries.
13. The proposed Statement of Proposal is **Attachment 2** of this report. It includes the draft Cemeteries Bylaw, draft Cemeteries Handbook and the table (**Attachment 1**), analysing the former and new bylaw provisions in terms of section 155(1) of the Local Government Act 2002. The statement of proposal also attaches the draft Cemeteries Master Plan, which is **Attachment 3** of this report.
14. **Attachment 4** is a Summary of Information, which is also required for an SCP under the Local Government Act 2002. Both the Statement of Proposal and Summary of Information must be given formal approval by the Council.
15. The proposed process for revoking the current bylaws and adopting a new bylaw is as follows:
 - (a) consideration of this report by the Environment and Infrastructure Committee;
 - (b) consideration of this report by the Council, and the adoption of the recommendations below which authorise the special consultative procedure;
 - (c) a special consultative procedure from Friday 14 December 2012 to Friday 22 February 2013;
 - (d) the hearing of submissions to take place Wednesday 27 March 2013;
 - (e) The Council to receive a report from the hearings panel during April/May 2013 and to consider the recommendations of the panel.
 - (f) The proposed revocation of and date for the new bylaw and Handbook to come into effect is 1 June 2013.
 - (g) The Cemeteries Master Plan will come into effect on the date of the Council resolution.

FINANCIAL IMPLICATIONS

16. There is no direct impact on rates and charges through the review and revocation of the existing bylaws and the introduction of the new bylaw; and the introduction of the Cemeteries Master Plan. Any changes to the current cemeteries fees will be addressed, if required, through the annual fees and charges process.

Do the Recommendations of this Report Align with 2009-19 LTCCP budgets?

17. Long Term Plan budgets are not affected by the proposed new bylaw. The SCP costs have been funded through the Cemeteries Master Plan budget which is identified in the 2012/13 Annual Plan as part of the Cemeteries Activity Management Plan. Any expenditure highlighted as part of the Cemeteries Master Plan will be considered at future Long Term Plan reviews.

1 Cont'd

LEGAL CONSIDERATIONS

Bylaws

18. Section 146(b)(v) of the Local Government Act 2002 provides a specific bylaw making power for the purposes of *"managing, regulating against, or protecting from, damage, misuse, or loss, or for preventing the use of, the land, structures, or infrastructure associated with ...cemeteries"*. Section 16 of the Burial and Cremation Act 1964 also provides that councils may, in respect of any cemetery or closed cemetery under its control, make bylaws relating to various cemetery related matters.
19. Section 158 of the Local Government Act 2002 contains provisions for the review of bylaws made under that Act or under provisions that are still current in the Local Government Act 1974, not bylaws made under other enactments. It is not clear whether the existing three bylaws were made solely under the Burial and Cremation Act or whether they were also made under the repealed powers in the Local Government Act 1974, but it appears likely that the more specific powers in the Burial and Cremation Act were used. In that case there is no legislative requirement in the Burial and Cremation Act to review these bylaws, however, good practice suggests that the Council should review older bylaws to ensure that they remain relevant. It is also appropriate in this case to amalgamate the three bylaws and have a consistent approach for all of the cemeteries the Council controls.

Section 155 Analysis

20. Section 155 of the Local Government Act 2002 requires the Council to determine whether a new bylaw to be made is *"the most appropriate way to address the perceived problem", that it is in the most appropriate form, and is consistent with the New Zealand Bill of Rights Act 1990*. The problem in this particular instance is the appropriate management of cemeteries and activities in cemeteries. In reviewing the existing bylaws the Council has also asked this question in relation to the existing clauses of the bylaw – are they still the most appropriate way to address the particular issue covered by that clause.
21. The result of this review is set out in the clause by clause analysis table (**Attachment 1**) which will also be attached to the draft Statement of Proposal (**Attachment 2**).
22. Section 77 of the Local Government Act 2002 requires the Council, in the course of a decision making process, to seek to identify and assess all reasonably practicable options for the achievement of the objectives. This is also part of the assessment under section 155. The following options exist:
 - (a) Do nothing i.e. allow the existing bylaws to continue without amendment. The Council's existing three bylaws have worked well to manage cemeteries in each area but are now clearly dated with the Christchurch bylaw made in 1980, and the other two bylaws dealing with respectively the historic territorial authorities of Waimairi and Banks Peninsula. Not having a cemeteries bylaw in place would exclude management of the issues listed in paragraph (c) below;
 - (b) Seek voluntary cooperation. This was presumably deemed impractical by the respective Councils in the past because they enacted the bylaws and did not seek voluntary cooperation. In addition, the bylaws have generally proved to work well;

1 Cont'd

- (c) Make a new bylaw regulating the management of cemeteries. It is considered that a bylaw is still required to provide appropriate regulation around the management of cemeteries, and so that, if necessary, enforcement steps can be taken in relation to any activities or behaviour which do not comply with the standards set by the Council. It is considered that this option addresses these issues more effectively than either of the other options above, because it provides for an updated modern bylaw that can be applied consistently to all cemeteries in the Council's district. It is therefore proposed that the draft Bylaw be authorised for special consultative procedure purposes.
23. It is considered that the new bylaw is in the most appropriate form. The discretion it leaves to the Council in relation to approving the Cemeteries Handbook, which sets the more detailed "rules" that stand outside the bylaw is not unreasonable, because the scope of the Handbook is provided for in the bylaw. It is also consistent with the current drafting style of the Council's other recently reviewed bylaws.
24. Section 15 of the New Zealand Bill of Rights Act 1990 provides that *"every person has the right to manifest that person's religion or belief in worship, observance, practice, or teaching, either individually or in community with others, and either in public or in private"*. Section 20 also states that *"a person who belongs to an ethnic, religious, or linguistic minority in New Zealand shall not be denied the right, in community with other members of that minority, to enjoy the culture, to profess and practise the religion, or to use the language, of that minority"*.
25. These rights may have some relevance to bylaws made for the purposes of regulating cemeteries. For example, if a bylaw attempted to control the way in which particular religious ceremonies at funerals could be conducted, it may breach one of these rights. In some circumstances it may be appropriate for a bylaw to provide controls that appear to limit these rights, particularly if the purpose related to the safety of persons in the cemetery. The shared use of cemeteries by different persons of different religions may also be a reason for limitations.
26. Limitations on a right may be appropriate if the limitation is considered *"a reasonable restriction in a free and democratic society"*, in accordance with section 5 of the New Zealand Bill of Rights Act 1990. The draft Christchurch City Council Cemeteries Bylaw does not provide for any limitations on, or contain inconsistencies with, the New Zealand Bill of Rights Act 1990, although the Cemeteries Handbook proposes some limitations on things on graves. If this limit is contrary to any of the rights in the Act then it is a reasonable restriction in accordance with section 5.

Cemeteries Master Plan

27. The Reserves Act 1977 requires all reserves subject to it to have a management plan prepared. For those not subject to the Reserves Act 1977 and those which are, but classified as Local Purpose (Cemetery) Reserve, a management plan is not required. The Reserves Act does not prevent a non-statutory plan, such as this one, from being produced.
28. Although not prepared under the Reserves Act, the Cemeteries Master Plan, once approved as final, will however form an obligation for the Council to manage cemeteries under its control as outlined in the master plan, subject to funding and any other constraints as outlined in the plan.
29. Cemeteries adjacent to reserves, for example, Garden of Tane next to the Akaroa Anglican Cemetery and the Akaroa Dissenters Cemetery, have considered the linkages and management of those reserves as may be prescribed in any management plan.

1 Cont'd

Special Consultative Procedure

30. The SCP process under the Local Government Act 2002 requires that the Council prepare a statement of proposal that must include:
- (a) as the case may be:
- a draft of the bylaw as proposed to be made or amended; or
 - a statement that the bylaw is to be revoked; and
 - the reasons for the proposal; and
 - a report on any relevant determinations by the local authority under section 155.
31. The Act also allows the SCP to be used even when it is not statutorily required (such as for the Cemeteries Master Plan). In that case the statement of proposal simply has to attach a draft of the plan proposed to be adopted (see section 87(2)(a)).
32. The Act also requires the Council to determine the form of the summary of information and to determine the appropriate manner for distributing that summary. Section 89(c) requires that it be distributed as widely *“as reasonably practicable....having regard to the matter to which the proposal relates”*. Section 83(e) of the Act also requires that the Council must give public notice of the proposal and the consultation being undertaken.

Have you considered the legal implications of the issue under consideration?

33. Yes as outlined above.

ALIGNMENT WITH LTCCP AND ACTIVITY MANAGEMENT PLANS

34. Alignment with LTP Community Outcomes through:
- (a) a Safe City - by ensuring that our parks, open spaces and waterways are healthy and safe places, and by controlling and minimising flood and fire hazards;
- (b) a City of Inclusive and Diverse Communities – by providing spaces for communities to gather and interact, and by providing community burial grounds;
- (c) a City of People who Value and Protect the Environment - by enabling people to contribute to projects that improve our environment;
- (d) a Well Governed City - by involving people in decision-making about parks, open spaces and waterways;
- (e) a Healthy City - by providing areas for people to engage in healthy activities. By managing surface water.
35. Alignment with Activity Management Plans:
- (a) activity 6.4 Cemeteries: maintain cemetery grounds; provide burial administration for cemeteries;
- (b) activity 2.2 Build Stronger Communities: operate cemeteries in a safe manner to support Safe City Accreditation;
- (c) activity 4.1 Public Participation in Democratic Processes: provide opportunities for public participation in decision-making processes; manage consultation processes.

1 Cont'd

Do the recommendations of this report support a level of service or project in the 2009-19 LTCCP?

36. Yes, the provision, operation and management of the cemeteries align with agreed Levels of Service in the Parks, Open Spaces and Waterways Activity Management Plans 2009-19: 6.4 Cemeteries.

ALIGNMENT WITH STRATEGIES

37. Yes – it aligns with the Council's Public Open Space Strategy 2010-2040.

Do the recommendations align with the Council's strategies?

38. Yes, this aligns with the Parks, Open Spaces and Waterways activity management plans 2009-19.

CONSULTATION FULFILMENT

39. In 2009 there was preliminary consultation with a number of groups on the bylaw and the handbook. There has not been any more recent consultation on the bylaw and Handbook. These have not changed greatly since the draft documents were prepared in 2009.
40. Community consultation was initially undertaken in 2005, with further consultation from 2007 - 09 using a questionnaire, focus groups and workshops. There were a number of issues that repeatedly arose during the consultation that are applicable to the majority of the cemeteries. These issues are addressed in the master plan either by way of proposed cemetery design or suggested options.
41. Specific information will be requested of special interest groups during the consultation period in order to update and clarify issues. Many of these groups expressed views in the above consultation. Implementation of some options may require additional liaison with the parties concerned post final plan approval. Some of these options will require technical investigation and further consultation to determine their viability.
42. The statutory special consultative procedure will follow the adoption of the recommendations of this report.

1 Cont'd

STAFF RECOMMENDATION

It is recommended that the Council:

- (a) Resolve that Christchurch City Council Cemeteries Bylaw 2013 is the most appropriate way to manage and regulate the management of cemeteries.
- (b) Resolve that there are no inconsistencies between the draft Christchurch City Council Cemeteries Bylaw 2013 and the New Zealand Bill of Rights Act 1990, and that the draft bylaw is in the most appropriate form (including that it will revoke the Christchurch City Bylaw No. 110 (1980) Cemeteries, the Waimairi District Bylaw No.1 1983 Cemeteries, and the Banks Peninsula District Council Cemeteries Bylaw 1996).
- (c) Resolve that the attached Statement of Proposal (which includes the draft Cemeteries Bylaw, draft Cemeteries Handbook, Clause Analysis Table and draft Cemeteries Master Plan) and the Summary of Information be adopted for consultation.
- (d) Resolve that the Summary of Information and other documentation be distributed as widely as practical.
- (e) Resolve that public notice of the proposal be published in a newspaper having a wide circulation in the Council's district.
- (f) Appoint a hearings panel to consider submissions on the draft Christchurch City Council Cemeteries Bylaw 2013, Cemeteries Handbook and the Cemeteries Master Plan.

COMMITTEE RECOMMENDATION

That the staff recommendation be adopted subject to (a) being amended as follows:

- (a) Adopt the Draft Cemeteries Master Plan and Handbook for consultation and resolve that the proposed Christchurch City Council Cemeteries Bylaw 2013 is the most appropriate way to manage and regulate the management of cemeteries.

(2.) COUNCIL BUILDING / INFRASTRUCTURE IMPROVEMENT ALLOWANCE REQUEST FOR INFRASTRUCTURE REBUILD PROGRAMME

General Manager responsible:	General Manager City Environment Group, DDI 941-8608
Officer responsible:	Unit Manager Asset and Network Planning
Author:	Mike Bourke, Senior Technician Water and Waste Planning

PURPOSE OF REPORT

1. To seek the Committee's recommendation to the Council to fund the betterment portion of a number of wastewater projects that the Stronger Christchurch Infrastructure Rebuild Team (SCIRT) are undertaking to design and build and for one project involving a seawall rebuild. The requests are based on costs estimated at the time of concept design and these projects have now moved into the detailed design stage.

EXECUTIVE SUMMARY

2. The SCIRT mandate for the rebuild is to return the assets to their pre-earthquake condition, however there are a few situations where it is sensible and practical to carry out additional work over and above the earthquake repair. These situations arise where (i) the asset only has a short remaining life, (ii) to avoid digging up the new road again in the short term, (iii) to repair non-earthquake damage as part of the rebuild to extend the asset life, or (iv) to provide future flexibility to the rebuild or flexibility and resilience to future operation. Reports on all of the betterment projects described in this report have been presented to the Scope and Standards Committee, and approval given for funding to be sought from the Council.

BACKGROUND

3. This report includes five projects where betterment has been identified and the additional cost of the betterment needs to be funded separately from the rebuild costs.
 - (a) Owles Terrace sewer rebuild (refer **Attachment 1**).
 - (b) Milton Street - Frankleigh Street sewer repairs (refer **Attachment 2**).
 - (c) Milton Street - Frankleigh Street sewer upsizing from 150 millimetre diameter to 225 millimetre diameter (refer **Attachment 2**).
 - (d) Diversion of the Colombo Street sewer (refer **Attachment 3**).
 - (e) Pump Station 15 gravity trunk mains (refer **Attachment 4**).
4. The Owles Terrace sewer rebuild package involves repair of trunk mains, sewer mains and laterals in the area (refer **Attachment 1**). In the South Brighton area there are 591 metres of sewer main that have corrosion damage and have less than 15 years of life remaining. It is proposed that these lengths of pipe would be relined at the same time as all the other pipes are repaired in this area. The additional cost of this relining is \$270,000. The overall cost of this work package in this area is \$23.9 million. This work will avoid the road being re-excavated in the relatively near future to fix pipe corrosion issues.
5. The Milton Street - Frankleigh Street sewer repairs package involves repair of various sizes and lengths of trunk mains, sewer mains and laterals in the area (refer **Attachment 2**). The trunk mains will be renewed by relining in situ (significantly reducing the need to excavate the road). At concept design stage the overall cost of sewer repair and renewal in this catchment is approximately \$66 million. The total cost of relining one of the main sewers (525 millimetres diameter) is \$2.2 million of which \$736,000 is for betterment (repairing pipe wall corrosion damage) on one portion of this pipeline. This will extend the remaining life of this sewer main from 10 years to 50 years and avoid the need for road excavation and service disruption in the foreseeable future.

2 Cont'd

6. The Milton Street - Frankleigh Street sewer upsizing is part of the project above and involves the upsizing of a 199 metre length of 150 millimetre diameter pipe to 225 millimetre diameter pipe to address capacity issues in this section of the line (refer **Attachment 2**). This takes the cost of renewal of this pipe from \$795,000 to \$876,000, an additional cost of \$81,000. This upsizing will help relieve surcharging of the local sewers that has been witnessed in heavy rain events in this area.
7. The Colombo Street diversion proposes to replace the damaged 375 millimetre diameter pipe between Edgeware Road and Bealey Avenue (830 metres) with a 600 millimetre diameter pipe (refer **Attachment 3**). This will allow controlled diversion of flow away from the severely damaged northern relief sewer downstream of Edgeware Road. The Northern Relief sewer running through Richmond is severely damaged and will require repairing and is a large pipe (1,200 millimetre diameter) with high flows. To repair this pipe will require extended overflows

to the Avon River unless a significant portion of the normal flow can be diverted to other areas of the wastewater network. The upsizing of the Colombo Street main helps achieve this objective. In the long term this diversion will also allow future management of flows to best match capacity available in the downstream sewers. The replacement cost in the same size pipe is estimated at \$2.03 million and the additional cost of increasing the pipe size is estimated at \$928,000.

8. Pump Station 15 Gravity Trunk Mains – It is recommended that as part of the repair and replacement of the gravity trunk mains in the Pump Station 15 catchment that the sewer main under Ferry Road from near the Tunnel Road roundabout to near the Ferrymead Bridge be lined with a structural liner (1,336 metres) (refer **Attachment 4**).

This sewer main has some earthquake damage but has also severely deteriorated due to corrosion from sulphide attack on the inside of the pipe. The pipe has a remaining life of five to 10 years and should be fully rehabilitated with structural liner prior to reconstruction of Ferry Road itself. Ferry Road is experiencing continual slumping along the alignment of this gravity sewer, from the earthquake damage, and there is a risk of road collapse. It would seem prudent to reline this pipe now and provide a 60 plus year pipe life and avoid the need to dig up the road in five to 10 years time. Failure of this pipeline would impact on sewer services east of the Ferrymead Bridge, thus this is a critical piece of infrastructure for the south eastern sewer catchments. The betterment portion of this project is estimated at concept design stage at \$2.879 million while the net present value of a full replacement in year 10 is estimated at \$5.279 million. The total cost of this package of work at concept design stage is estimated at \$39.9 million.

FINANCIAL IMPLICATIONS

9. Funding of these betterment initiatives will be requested from the Council Building / Infrastructure Improvement Allowance which currently stands at \$77,740,116.

Do the Recommendations of this Report Align with 2009-19 LTCCP budgets?

10. This work represents a marginal increase in scope (betterment) over work being conducted as part of the infrastructure rebuild being undertaken by SCIRT. SCIRT will perform these betterment elements as part of the infrastructure packages of work. Work to be requested from the Council Building/Infrastructure Improvement Allowance.

LEGAL CONSIDERATIONS

11. The projects are all on Council land and there are no legal implications of these works.

Have you considered the legal implications of the issue under consideration?

12. Not applicable.

2 Cont'd

ALIGNMENT WITH LTCCP AND ACTIVITY MANAGEMENT PLANS

13. These works are associated with the Wastewater Collection Activity (11.0).

Do the recommendations of this report support a level of service or project in the 2009-19 LTCCP?

14. Works additional to work programmed by SCIRT as part of the infrastructure rebuild. Budget provision made for the base scope of work in FY 12/13 Annual Plan (Infrastructure Rebuild Budget).

ALIGNMENT WITH STRATEGIES

15. Aligns with the draft Wastewater Strategy.

Do the recommendations align with the Council's strategies?

16. Aligns with the draft Wastewater Strategy.

CONSULTATION FULFILMENT

17. Not applicable.

STAFF RECOMMENDATION

That the Council:

- (a) Approve the allocation of the betterment funds from the Council Infrastructure / Building Improvement Allowance as follows:

Summary of betterment funds sought	
Project	Betterment Request
Owles Terrace Sewer Rebuild	\$270,000
Milton Street Frankleigh Street Sewer Repairs	\$736,000
Milton Street Frankleigh Street Sewer Upsizing	\$81,000
Colombo Street Diversion	\$928,000
Pump Station 15 Trunk Mains	\$2,879,000
Total (Wastewater)	\$4,894,000

- (b) Authorise the City Environment General Manager to instruct the Stronger Christchurch Infrastructure Rebuild Team to complete betterment elements as part of the infrastructure rebuild works being progressed in each of the respective areas.

COMMITTEE RECOMMENDATION

That the staff recommendation be adopted.

(3.) STOLEN WHEELIE BINS

General Manager responsible:	General Manager City Environment Group, DDI 941 8608
Officer responsible:	Unit Manager City Water and Waste
Author:	Tim Joyce, Manager Contracts Management

PURPOSE OF REPORT

1. The purpose of this report is to clarify the current kerbside collection services rules in respect to stolen wheelie bins and present an alternative option. The report seeks the Committee's recommendation to the Council that no change be made to the current kerbside collection service rules.

EXECUTIVE SUMMARY

2. If a wheelie bin is stolen from a property this is treated in the same manner as any other theft of goods. That is a matter between the property owner and their insurance company. Replacement cost of a standard set of bins is currently \$342.
3. If a bin is stolen from kerbside, as long as the bin was at kerbside for collection and within the timeframe specified (5pm on day before collection to 11pm on day of collection), and the owner or occupier notifies Council within 24 hours, then the contractor replaces the bin at no cost to the ratepayer. Note that the 24 hours starts from 11pm on collection day through to 11pm on the next working day.
4. If a bin is stolen from kerbside outside the above timeframe, the property owner has to pay for replacement bins.
5. There is the option of modifying the current policy to cater for "special circumstances". The difficulty is defining what constitutes "special circumstances" as we have had a significant number of requests to date and most of them believe they are a "special circumstance". There would be an additional cost to the Council depending on how we changed the policy.
6. There are 9,200 unaccounted for bins, (stolen, moved, abandoned or missing) in the residential red zone.

FINANCIAL IMPLICATIONS

7. Since the February 2011 earthquake event the Council has received 2872 requests to replace either one bin, two bins or a complete set of bins due to bins going missing or being stolen. These requests have been rejected in line with the Council policy however, if approved, it would have cost the Council \$1,148,800.

DO THE RECOMMENDATIONS OF THIS REPORT ALIGN WITH 2009-19 LTP BUDGETS

8. Not applicable.

LEGAL CONSIDERATIONS

9. Legal advice has confirmed that the rules are aligned with the Bylaw and Terms and Conditions.

ALIGNMENT WITH LTP AND ACTIVITY MANAGEMENT PLANS

10. Yes.

3 Cont'd

Do the recommendations of this report support a level of service or project in the 2009-19 LTP?

11. Yes.

ALIGNMENT WITH STRATEGIES

12. Not applicable.

CONSULTATION FULFILMENT

13. No consultation has been undertaken.

STAFF RECOMMENDATION

It is recommended that the Environment and Infrastructure Committee recommends that Council agree that no change should be made to current kerbside collection services rules.

COMMITTEE RECOMMENDATION

That the report lie on the table and a discussion be held with Transpacific Industries.

THE OPTIONS

Option 1: Maintain the current policy

14. Maintain the current policy regarding lost and stolen bins where the householder is responsible for their replacement if the loss is not reported within 24 hours. This preserves the current settings and maintains consistency for those who have already paid for replacement bins.

Option 2: Modify current policy to allow for Council payment of stolen bins under special circumstances:

15. The policy could be amended to permit payment of stolen or lost bins by the Council under special circumstances. These circumstances would have to be clearly formulated and communicated to the public and embedded in the "Kerbside Collection and Waste Collection Points Terms and Conditions". The risk associated with any amendment is where to draw the line with special circumstances so that such a position could be justified to someone who loses their bins and sits outside those circumstances. This policy would have increased financial cost to Council. The extent of this would depend on what constituted special circumstances.

THE PREFERRED OPTION

16. Option 1 – Maintain the current policy and "Kerbside Collection and Waste Collection Points Terms and Conditions".

(4.) INFRASTRUCTURE REBUILD MONTHLY REPORT

General Manager responsible:	General Manager Capital Programme, DDI: 941-8235
Officer responsible:	Infrastructure Rebuild Client Manager
Author:	Will Doughty, Infrastructure Rebuild Leader

PURPOSE OF REPORT

1. To provide the Environment and Infrastructure Committee with a monthly update on the infrastructure rebuild.

4 Cont'd

EXECUTIVE SUMMARY

2. At its April 2011 meeting, Council gave approval for an Alliance to be formed to deliver the reinstatement of the City's damaged infrastructure. It was also agreed that the Chief Executive would report regularly to the Council on progress with regard to the reinstatement work.
3. The report (**Attachment 1**) is the 13th of what will be a regular monthly report that is provided to the Environment and Infrastructure Committee, Council and the Canterbury Earthquake Recovery Authority (CERA).

STAFF RECOMMENDATION

It is recommended that the Council receive the Infrastructure Rebuild Monthly Report for November 2012.

COMMITTEE RECOMMENDATION

That the staff recommendation be adopted.

(5.) GREATER CHRISTCHURCH TRANSPORT STATEMENT

General Manager responsible:	General Manager Strategy and Planning, DDI 941-8281
Officer responsible:	Alan Bywater, Acting Manager Transport and Research Unit
Author:	Rae-Anne Kurucz,, Principal Advisor – Transport

PURPOSE OF REPORT

1. This report provides the background of the Greater Christchurch Transport Statement (GCTS) and seeks the Committee's recommendation to the Council.

EXECUTIVE SUMMARY

2. The GCTS bridges the gap between the Regional Land Transport Strategy and the local transport and areas plans. It helps implement the Recovery Strategy for Greater Christchurch and contributes to the effective transport provision for the whole of the South Island. The GCTS is being developed in partnership between the UDS partners, CERA, Lyttelton Port of Christchurch, Christchurch International Airport, Kiwirail and the Ministry of Transport. In summary:

"The key transport providers are working together to deliver a seamless transport system over the greater Christchurch area that:

- *supports earthquake recovery and the growth of Canterbury*
- *connects people and places with a range of sustainable and affordable transport options.*

This will be achieved through:

- *integrated transport and land use decision making*
- *aligning our transport investments to achieve better value for money.*

5 Cont'd

3. The GCTS incorporates a framework for “investing for outcomes”. The respective economic, social and environmental outcomes of the partners have been distilled into three key transport outcomes for:
 - journey – links between people and places, connected travel choices that are resilient, reliable and efficient
 - safety
 - environment – for liveable communities and low environmental impacts.
4. The partnership has been working collaboratively together to agree and identify top priority transport issues faced in Greater Christchurch following the earthquakes. These have been compiled into the GCTS Overview (**Attachment 1**). The action plan identified on page 7 of the GCTS Overview shows the critical priorities for the partners to work on in the short, medium and long term. The key issues for action are summarised as:
 - port access, including freight challenges around Lyttelton, Brougham Street and Evans Pass and Sumner Road
 - passenger transport operation and growth
 - western corridor, airport access and overall freight growth and opportunities
 - northern and south-west access, future growth and changing land use
 - central city linkages to other key places.
5. The GCTS provides guidance on key areas for strategic collaboration and action, to address key issues of recovery (post earthquake) and or strategic direction. The GCTS will influence and help prioritise spending and investment, across a range of programmes, for example, the Regional Land Transport Strategy and the Council’s Long Term Plan (LTP), though the funding decisions of individual agencies and players will need to continue to be made through established processes. The GCTS will provide a framework to identify the key strategic level challenges for the region, and assist with prioritisation.
6. The GCTS has been developed by a steering group of the partner agencies, who have reviewed their specific issues and collaboratively identified a set of key issues that require the partners to work collaboratively to address in an integrated and cost effective manner. The GCTS (**Attachment 1**) was approved by CEAG on 7 November 2012.

FINANCIAL IMPLICATIONS

7. Financial implications of this plan are within the current LTCCP and upcoming Long Term Plan (LTP). There are no direct financial implications of this report. However, there will be costs of participating in the further planning around the five main issues. It is anticipated that these costs can be accommodated within the existing operational budgets. The GCTS issues and outcomes are likely to shape funding prioritisation, and will influence local decision making. One of the benefits may be more aligned investment at local, regional and national levels to support priority areas. The Council will need to manage these expectations along with local issues and priorities as part of any funding and budgetary environment, and within the context of its LTP priorities.

Do the Recommendations of this Report Align with 2009-19 LTCCP budgets?

8. As noted above the financial implications of this report are largely for future LTPs and Annual Plans.

LEGAL CONSIDERATIONS

9. The GCTS is a non statutory document to guide future decision making by the Council and its partners.

5 Cont'd

10. This report presents the Statement, (**Attachment 1**) and a Supporting Document (**Attachment 2**). The Council is being asked to endorse Attachment 1, and note Attachment 2. The letter document provides background to the GCTS. It is however not an agreed or joint document, but provides an important summary of the issues and objectives of the variety of parties involved in the development of the GCTS.

ALIGNMENT WITH LTCCP AND ACTIVITY MANAGEMENT PLANS

11. The GCTS is aligned to a number of Activity Management Plans in the Streets and Transport Group of Activities.

Do the recommendations of this report support a level of service or project in the 2009-19 LTCCP?

12. The recommendations in this report align to Performance Standard – Development of policy and plans to implement the Council's component of the Greater Christchurch Urban Development Strategy (UDS) Action Plan in the City and Community Long Term Policy and Planning Activity. It also aligns with a number of capital projects in the LTCCP to support access to new growth areas, links to the Roads of National significance and down stream effects, and improved Port and Airport access.

ALIGNMENT WITH STRATEGIES

13. The GCTS gives effect to the Regional Land Transport Strategy, and provides the overarching framework to enable a consistent, integrated approach to planning, prioritising, implementing and managing the transport system using a "one-network" approach.
14. The GCTS focuses on the strategic links between key places, the agreed outcomes and top priority issues that require a partnership approach for response. The detail of how the outcomes are delivered, and the activities to deliver these will remain in the partner transport plans and programmes. The GCTS does not address localised partner issues that will continue to be addressed by the partners.
15. The GCTS has been developed in parallel to the Regional Public Transport Plan, the draft Christchurch Transport Plan and An Accessible City – Draft Central City Transport to support the recovery strategy.

Do the recommendations align with the Council's strategies?

16. Yes.

CONSULTATION FULFILMENT

17. Public consultation has not been carried out specifically on the GCTS. However, a number of recent consultation processes such as the Draft Christchurch Transport Plan, the Lyttelton Master Plan and the Regional Public Transport Plan have provided a good understanding of the view of stakeholders groups and public on related issues in the city. In addition, as the GCTS provides guidance for future decisions by the Council (and other partners) there will be suitable consultation processes as part of the specific decision making processes that emanate from this work.

5 Cont'd

STAFF RECOMMENDATION

It is recommended that the Council:

- (a) Approve the Greater Christchurch Transport Statement (**Attachment 1**).
- (b) Note the Supporting Document (**Attachment 2**) as a basis for working on "one network" with our partner agencies.

COMMITTEE RECOMMENDATION

That the Council:

- (a) Approve the Greater Christchurch Transport Statement (GCTS) as amended below (**Attachment 1**):
 - On page 2 of the GCTS change the last sentence to read "We the undersigned will make our best endeavours to give effect to the intended direction of this transport statement *and will undertake an annual review of the priorities.*"
 - On page 3 of the GCTS, move the fifth paragraph to become the second paragraph and change the last sentence of that paragraph to read "*Further and other* localised activities for active transport and other improvements will continue to be developed through the local area transport plans of partners."
 - On page 5 of the GCTS, change the heading "Top Priorities" to read "Greater Christchurch Area Priorities". Also change the subheading to read "The most pressing strategic transport issues needing *partnership* action in the short term."
 - On page 6 of the GCTS, add the following paragraph "*The partners recognise that funding and local priority decisions will be made through processes including Annual Plans, Long Term Plans, National Land Transport Fund, and other partner funding processes.*"
 - On page 7 of the GCTS, add an asterix next to the Top Priorities heading and note at the bottom of the page that "*the partners recognise that the actions to address these top priorities will be weighed up against other local priorities and other funding options will be explored.*"
- (b) Note the Supporting Document (**Attachment 2**) as a basis for working on "one network" with our partner agencies.
- (c) The Committee regards the Greater Christchurch Transport Statement (GCTS) as a regional strategic network plan and notes that the Council's priority projects as developed through the Long Term Plan process may not be simply those five top priorities as outlined in the GCTS.
- (d) Seek to have a statement included in the GCTS which reflects (c).

(6.) EASEMENT FOR WASTE WATER PIPE OVER CAMBRIDGE RESERVE

General Manager responsible:	General Manager, City Environment, DDI 941 8608
Officer responsible:	Acting Unit Manager, Transport and Greenspace
Author:	Justin Sims, Property Consultant

PURPOSE OF REPORT

1. The purpose of this report is to seek the Environment and Infrastructure Committee's recommendation to the Council to approve the granting of an easement to the Council for the right to convey sewage in gross over part of Cambridge Reserve, identified in Schedule 3 (29) of the Christchurch City (Reserves) Empowering Act 1971.

6 Cont'd

EXECUTIVE SUMMARY

2. The Stronger Christchurch Infrastructure Rebuild Team (SCIRT) have identified that a new wastewater pumping station is required at 283 Cambridge Terrace to service two sewer mains that run beneath Kilmore Street and Cambridge Terrace. The location on Council owned land has been determined because of its proximity to the sewer mains and also as alternatives would likely require the purchase of privately owned property which would incur avoidable costs.
3. In order to connect the pump station to the sewer main in Kilmore Street, a pipe needs to run beneath part of Cambridge Reserve which is administered under the Reserves Act and is classified as a reserve for the purposes of lawns, ornamental gardens, and ornamental buildings. An easement is therefore required for the pipes future protection. The pipeline route proposed will be clear of existing trees and structures.
4. Following consultation with the Christchurch Central Development Unit (CCDU) and Council staff, it is proposed to locate the pump station's control cabinet in the road reserve whilst the pump station itself will be located on Council owned land which also forms part of Cambridge Reserve.
5. The cabinet has been designed to meet the development standard in the City Plan for Group 1 zones – 42 decibels at night. The noise level at one metre from the front of the kiosk (pointing towards the park) is predicted to be 40-45 decibels, with noise at the rear of cabinet 35-40 decibels.
6. Approval is therefore sought for the creation of an easement to convey sewage in gross over the above stated land for the benefit of the Council as shown edged blue on the plan at **Attachment 1**.

FINANCIAL IMPLICATIONS

7. The land in question is held by the Council in fee simple as a reserve for the purposes of lawns, ornamental gardens, and ornamental buildings under the Reserves Act. No fee will therefore be payable for the benefit of the easement.

Do the Recommendations of this Report Align with 2009-19 LTCCP budgets?

8. Not applicable. The works budget for the related works will form part of the Infrastructure Rebuild Programme.

LEGAL CONSIDERATIONS

Have you considered the legal implications of the issue under consideration?

9. Procedurally an easement is required to create proper and accurate land title records and legally protect the infrastructure.
10. Provision exists under Section 48 of the Reserves Act 1977 to grant such easements where the Reserve will not be materially altered or permanently damaged. This application falls into this category and as such approval has been recommended subject to appropriate conditions. Public notification is not required. Legal services will be involved in the final documentation of the easement.
11. The Council standard easement instrument will be completed and registered at Land Information New Zealand once Council consent is given.

6 Cont'd

ALIGNMENT WITH LTCCP AND ACTIVITY MANAGEMENT PLANS

Do the recommendations of this report support a level of service or project in the 2009-19 LTCCP?

12. Yes, page 70 of 2009/19 LTCCP and 11.0.1 of Activity Management Plan – wastewater collection is provided in a safe, convenient and efficient manner.

ALIGNMENT WITH STRATEGIES

Do the recommendations align with the Council's strategies?

13. Yes – in alignment with Waste Water Activity Management Plan.

CONSULTATION FULFILMENT

14. It is considered that as the reserve will not be materially altered or permanently damaged, and the rights of the public in respect of the reserve are not likely to be permanently affected, public notice is not required to be undertaken.
15. There is no consultative requirement associated with the granting of this easement but the owner of the property adjacent to the location of the pump station will be contacted in advance of construction to be informed of the extent and affect of the works.

STAFF RECOMMENDATION

It is recommended that the Council approve an easement shown edged blue on **Attachment 1** in gross to convey sewage over the land identified in Schedule 3 (29) of the Christchurch City (Reserves) Empowering Act 1971, also known as the Cambridge Reserve, subject to the following conditions:

- (a) The restoration of the Reserve to the condition it was in prior to the commencement of the works.
- (b) The Unit Manager Corporate Support being authorised to finalise and conclude the granting of the easement.
- (c) The consent of the Department of Conservation being sought.

COMMITTEE RECOMMENDATION

That the staff recommendation be adopted.

PART C – DELEGATED DECISIONS

(7.) RESOLUTION TO EXCLUDE THE PUBLIC

At 1pm the Committee **resolved** to exclude the public for Clause 9 on the grounds set out on page 345 of the agenda.

(8.) CONCLUSION

The public were readmitted at 1.10pm, at which point the meeting concluded.

CONSIDERED THIS 6TH DAY OF DECEMBER 2012

MAYOR



22. RECESS COMMITTEE

General Manager responsible:	General Manager, Regulation and Democracy Services DDI 941 8462
Officer responsible:	Democracy Services Manager
Author:	Amanda Wall, Assistant Council Secretary

PURPOSE OF REPORT

1. The purpose of this report is to seek the Council's approval to establish a Council Recess Committee to consider issues that require a Council decision in the period following its last meeting for 2012 up until 13 February 2013.

EXECUTIVE SUMMARY

2. As there is a period of up to two months between meetings of the Council, it is recommended that a Recess Committee with power to act be appointed to deal with any issue requiring a Council decision that cannot wait until the first scheduled meeting of 2012 (14 February 2013).

FINANCIAL IMPLICATIONS

Do the Recommendations of this Report Align with 2009-19 LTCCP budgets?

3. Yes. Costs associated with holding meetings is provided for in the LTCCP (see page 159).

LEGAL CONSIDERATIONS

Have you considered the legal implications of the issue under consideration?

4. Yes.

ALIGNMENT WITH LTCCP AND ACTIVITY MANAGEMENT PLANS

Do the recommendations of this report support a level of service or project in the 2009-19 LTCCP?

5. Yes. See Democracy and Governance pages 154 to 159 of the 2009-19 LTCCP.

ALIGNMENT WITH STRATEGIES

Do the recommendations align with the Council's strategies?

6. Not applicable.

CONSULTATION FULFILMENT

7. Not applicable.

STAFF RECOMMENDATION

It is recommended that the Council:

- (a) Establish a Recess Committee comprising the Mayor or Deputy Mayor and three councillors authorised to make any decisions of the Council for the period following the final meeting of 2012 up to 13 February 2013.
- (b) Note that any decisions made will be reported to the Council for record purposes.
- (c) Agree that notice of the Recess Committee be publicised and forwarded to all councillors.



23. CANTERBURY DEVELOPMENT CORPORATION HOLDINGS LTD

General Manager responsible:	General Manager Regulation and Democracy Services, DDI 941-8462
Officer responsible:	General Manager Regulation and Democracy Services
Author:	Ian Thomson, Solicitor

PURPOSE OF REPORT

1. To submit for approval the final draft of a Memorandum of Understanding between Canterbury Development Corporation Holdings Ltd, Christchurch City Holdings Ltd, and the Council.

EXECUTIVE SUMMARY

2. At its meeting on 14 June 2012 the Council approved the restructuring of Canterbury Development Corporation Ltd (CDC).
3. The shares in CDC were vested in a Council-controlled organisation, Canterbury Development Corporation Holdings Ltd (CDCH).
4. Staff were authorised to work with CDCH and Christchurch City Holdings Ltd (CCH) in preparing a Memorandum of Understanding (MOU) to cover the on-going monitoring of CDCH. The final draft document was to be submitted to the Council for approval.
5. The work has been completed and the final draft document is **attached**.

FINANCIAL IMPLICATIONS

6. There are no financial implications arising from the preparation of the MOU.

LEGAL CONSIDERATIONS

7. The MOU records the understanding that CDCH, CCH and the Council have reached on the on-going monitoring of CDCH. It includes the current process for engaging with Council staff on levels of service and the reporting of these in the Long Term Plan.
8. One of the resolutions made at the 14 June meeting was to appoint the current board of directors of CDC as directors of CDCH. The MOU records that CCHL and CDCH intend proposing an amendment to the Council's appointments policy that would enable a majority of independent directors to be maintained on the board.

STAFF RECOMMENDATION

It is recommended that the Council resolves to:

- (a) Approve the draft Memorandum of Understanding between Canterbury Development Corporation Holdings Ltd, Christchurch City Holdings Ltd and the Council.
- (b) Authorise the General Manager Corporate Services to sign the document on the Council's behalf.

MEMORANDUM OF UNDERSTANDING

PARTIES

1. Christchurch City Council (the Council);
2. Canterbury Development Corporation Holdings Ltd (the Company); and
3. Christchurch City Holdings Ltd (CCHL)

BACKGROUND

- A. The Council owns all of the shares in the Company.
- B. The Company is therefore a Council-Controlled Organisation;
- C. CCHL is the wholly owned investment arm of the Council, holding shares in a number of trading companies and monitoring others on the Council's behalf.
- D. The Council has asked CCHL to monitor certain aspects of the Company's operations.
- E. This Memorandum of Understanding sets out the basis on which the parties have agreed the monitoring will be undertaken.

THE UNDERSTANDING OF THE PARTIES IS THAT:

1. The Company will prepare annual Statements of Intent in accordance with the requirements of the Local Government Act 2002;
2. CCHL will evaluate and review each Statement of Intent before it is submitted to the Council for approval.
3. The Company and CCHL will meet at least twice each year, including the opportunity for CCHL to review the half-yearly and annual reports of the Company;
4. The purpose of the meetings will be to discuss the Company's financial performance and strategic direction and any significant issues that have arisen or which may arise at some future date.
5. CCHL will not involve itself in the management of the Company.
6. The directors of the Company will be appointed in accordance with the Council's appointments policy;
7. CCHL and the Company will propose to the Council a specific provision in the appointments policy that will define the process for appointing directors to the Company. This would be consistent with other aspects of the policy but whilst providing for Councillors to be appointed this provision would require a majority of independent directors (including the chairperson) to be maintained.
8. CCHL will keep the Council informed of all significant matters relating to the Company.
9. The parties will operate on a "no surprises" basis in respect of significant shareholder-related matters

ATTACHMENT 1 TO CLAUSE 23 COUNCIL 6. 12. 2012

10. The Company will continue to report directly to the Council and engage with Council staff on the levels of service agreed on by the Company and the Council and recorded in the Council's Long Term Plan.
11. Monitoring of the Company's performance with regard to the agreed levels of service will continue to be the responsibility of the Council in accordance with its usual internal and external audit processes.
12. The Council will keep CCHL informed of any issues arising from the Council's performance monitoring referred to in clause 11 above.
13. The Company will initiate and the Council will effect changes to the Company's constitution to reflect the matters agreed to in this Memorandum of Understanding.

DATED this day of 2012

Signed for and on behalf of:
Christchurch City Council

Signed for and on behalf of:
Canterbury Development Corporation Holdings Limited

Signed for and on behalf of:
Christchurch City Holdings Limited



24. AMENDMENT TO STANDING ORDERS – DEPUTATIONS TO COMMITTEES

General Manager responsible:	General Manager Regulation and Democracy Services, DDI 941-8462
Officer responsible:	Legal Services Manager, Legal Services Unit
Author:	Vivienne Wilson, Solicitor

PURPOSE OF REPORT

1. The purpose of this report is to propose an amendment to the Council's Standing Orders to change the rule in relation to deputations made to committees.

EXECUTIVE SUMMARY

2. The current Standing Orders are based on New Zealand standard 9202:2003, with local amendments. They were adopted on 24 July 2008.
3. Standing Order 3.19.1.1 provides that "*deputations in respect of a report on the agenda for that meeting will be received by the Council.*"
4. Standing Order 3.19.1.2 provides as follows:

"Deputations may be received by committees or community boards provided an application for admission setting forth the subject has been lodged with the respective committee or community board adviser at least six clear working days before the date of the meeting concerned and has been subsequently approved by the Chairperson of the committee or community board. The Chairperson may refuse requests for deputations which are repetitive or offensive."

5. The proposal is to replace Standing Order 3.19.1.2 with two new Standing Orders as follows:

3.19.1.2A¹ Deputations in respect of a report on the agenda for a committee meeting will be received by the committee if –

- (a) the committee adviser has received written notice of the deputation no later than 24 hours before the start of the committee meeting; or
- (b) where written notice has not been received 24 hours before the start of the committee meeting, the Chairperson of the committee, in his or her discretion, allows the deputation.

3.19.1.2B² Deputations may be received by community boards provided an application for admission setting forth the subject has been lodged with the community board adviser at least six clear working days before the date of the meeting concerned and has been subsequently approved by the Chairperson of the community board. The Chairperson may refuse requests for deputations which are repetitive or offensive.

6. The rationale for the change is to bring the Standing Order for deputations to committees in line with the Standing Order for deputations to the Council. While it is appropriate to retain the ability for a person to make a deputation to a community board within the appropriate time frame on any subject, this is not considered to be appropriate for Council committees. Council committees are limited by their terms of reference and, for the purposes of efficiency, should only consider matters which are on their agenda and within their terms of reference. Deputations not related to any report on the committee's agenda do not assist with the efficient conduct of the committee's business.
7. Consequently, it is proposed that if a person wishes to make a deputation to a Council committee, the deputation must be in respect of a report on the committee's meeting agenda. In addition, the person must give written notice of the deputation to the committee adviser no

¹ The marginal note will read "**Deputations received by committees.**"

² The marginal note will read "**Deputations received by community boards.**"

24 Cont'd

later than 24 hours before the start of the committee meeting. With respect to the 24 hour notice period, there is provision for the Chairperson of the Committee to waive that requirement in his or her discretion.

8. The position for deputations to community boards will remain unchanged.

FINANCIAL IMPLICATIONS

9. There are no financial implications arising from this report.

LEGAL CONSIDERATIONS

10. Clause 27, Schedule 7 of the Local Government Act 2002 requires the Council to adopt a set of Standing Orders for the conduct of its meetings and those of its committees. Those Standing Orders must not contravene that Act, the Local Government Official Information and Meetings Act 1987, or any other Act.
11. Clause 27 also provides that for any amendment to Standing Orders, there must be a vote of not less than 75 per cent of the members present. This requirement is repeated in Standing Order 2.1.2 which states "*After the adoption of the first standing orders of the local authority, an amendment of the standing orders or the adoption of a new set of standing orders requires, in every case, a vote of not less than 75 per cent of the members.*"

Have you considered the legal implications of the issue under consideration?

12. Yes.

CONSULTATION FULFILMENT

13. Councillors have asked that these changes be made to Standing Orders. In the preparation of this report, staff have not sought the views of the community but the issue has been considered by the Legal Services Unit and the Democracy Services Unit.

STAFF RECOMMENDATION

It is recommended that the Council:

- (a) Adopts the following amendment to the Council's Standing Orders:

Replace Standing Order 3.19.1.2 with two new Standing Orders as follows:

3.19.1.2A³ *Deputations in respect of a report on the agenda for a committee meeting will be received by the committee if –*
(a) *the committee adviser has received written notice of the deputation no later than 24 hours before the start of the committee meeting; or*
(b) *where written notice has not been received 24 hours before the start of the committee meeting, the Chairperson of the committee, in his or her discretion, allows the deputation.*

3.19.1.2B⁴ *Deputations may be received by community boards provided an application for admission setting forth the subject has been lodged with the community board adviser at least six clear working days before the date of the meeting concerned and has been subsequently approved by the Chairperson of the community board. The Chairperson may refuse requests for deputations which are repetitive or offensive.*

- (b) Notes that approval of the amendment to Standing Orders requires a vote in support of not less than 75 per cent of the members present.

³ The marginal note will read "**Deputations received by committees.**"

⁴ The marginal note will read "**Deputations received by community boards.**"

24 Cont'd

THE OPTIONS

14. There are two options.

Option 1

15. Option 1 is to amend Standing Orders to change the rule in relation to deputations made to committees so that the rule is largely similar to that which applies to full Council meetings.

Option 2

16. Option 2 is to do nothing and keep the status quo.

THE PREFERRED OPTION

17. Option 1 is the preferred option. Council committees will be able to conduct their meetings in a similar fashion to the Council with respect to deputations. It will provide for an efficient meeting procedure.



25. REPORT OF THE HEARINGS PANEL ON THE PROPOSED CHRISTCHURCH CITY COUNCIL BROTHELS (LOCATION AND COMMERCIAL SEXUAL SERVICES SIGNAGE) BYLAW 2012

General Manager responsible:	General Manager Strategy and Planning, DDI 941-8281
Officer responsible:	Programme Manager Strong Communities
Author:	Proposed Christchurch City Council Brothels (Location and Commercial Sexual Services Signage) Bylaw 2012 Hearing Panel

PURPOSE OF REPORT

1. This is a report of the Proposed Christchurch City Council Brothels (Location and Commercial Sexual Services Signage) Bylaw 2012 Hearing Panel (the Hearing Panel). It summarises the consultation process and the submissions received on the proposed Christchurch City Council Brothels (Location and Commercial Sexual Services Signage) Bylaw 2012 (the Bylaw) and recommends the adoption of the Bylaw (with amendments), as set out in **Attachment 1**. The amended Bylaw with tracked changes is provided in **Attachment 2**.

EXECUTIVE SUMMARY

2. On 24 May 2012, the Council resolved to consult on a proposed Christchurch City Council Brothels (Location and Commercial Sexual Services Signage) Bylaw 2012. The purpose of the proposed Bylaw was to replace the Christchurch City Council Brothels (Location and Commercial Sexual Services Signage) Bylaw 2004, which expired on 6 July 2011, and to restrict the location of operator-run brothels to certain commercial areas around the city, provide for specified existing brothels to remain in their current location and control signage advertising commercial sexual services.
3. Submissions on the proposed Bylaw could be made between 11 June 2012 and 10 July 2012. A total of 197 written submissions were received, of which 18 were heard. Of the 197 written submissions received, three were received outside the consultation period and have not been included in the analysis. A summary of submissions is provided in **Attachment 3**.
4. The majority of submitters disagreed with the proposal in the Bylaw to restrict operator-run¹ brothels to particular areas, but agreed with the proposed controls on signage advertising commercial sexual services.
5. Many submitters requested changes to the areas where it is proposed operator-run brothels may locate. Many submitters also stated that brothels² should not be permitted in residential areas, close to residential areas or close to schools. Ten submitters suggested that operator-run brothels be allowed to locate only in the Central City area and not in any other area.
6. The Hearing Panel met to consider the proposed Bylaw on 11 September 2012, 21 September 2012, 19 October 2012, and 1 November 2012 and 14 November 2012. In addition the panel visited a number of the locations on site on 20 August 2012 to understand the proposed bylaw on the ground. The panel members were Councillors Helen Broughton (Chair), Ngaire Button, Jimmy Chen, Aaron Keown and Glenn Livingstone. Details of the Hearing Panel's deliberations are set out in **Attachment 4**.
7. With regards to regulating the location of brothels, the majority of the Hearing Panel concluded that brothels, other than SOOBs, should be allowed only in the Central City and prohibited elsewhere. Councillors Keown, Chen and Livingstone voted for this option; Councillors Button and Broughton voted against it. The proposed area in the Central City where brothels may be allowed is shown in **Attachment 5**.
8. To achieve this, further investigation is required to establish whether such a bylaw would be 'reasonable', a new proposal will need to be developed and a further special consultative procedure will need to be undertaken.

¹ An operator-run brothel is one where the operator holds an operator certificate (under section 34(1) of the Prostitution Reform Act 2003) issued by the Registrar of the District Court in Auckland. A small owner operated brothel (SOOB) as defined in section 4(1) of the Prostitution Reform Act 2003, is "a brothel - (a) at which no more than 4 sex workers work; and (b) where each of those sex workers retains control over his or her individual earnings from prostitution carried out at the brothel".

² Most submitters did not differentiate between operator-run brothels and SOOBs, they just referred to "brothels".

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9. The Hearing Panel agreed to recommend a draft Bylaw with provisions to control signage advertising commercial sexual services alone (**Attachment 1**) until the location provisions are determined.
10. The Hearing Panel decided that brothels (both operator-run brothels and SOOB's) should be prohibited from multi-unit residential complexes. This provision should become part of the further proposal for consultation.
11. The Hearing Panel is also in favour of adding one additional existing, long-standing brothel to the Schedule of brothels exempt from the location provisions when the new proposal is developed.

DEVELOPMENT OF PROPOSED BYLAW

12. The Christchurch City Brothels (Location and Signage) Bylaw 2004 (the 2004 Bylaw) expired on 6 July 2011. Since that time signage advertising commercial sexual services has only been subject to the same rules for signage as other activities regulated by the City Plan and Proposed Banks Peninsula District Plan (the District Plan) in the same way as other businesses. The location of brothels has not been subject to any bylaw controls since July 2005, when that part of the 2004 Bylaw was quashed by the High Court.
13. In 2009, during earlier stages of reviewing the 2004 Bylaw, the Council did not consider that there was a problem needing to be addressed with respect to the location of brothels. However, the effects of the February 2011 earthquake, including closure of the Central City, has caused concerns regarding the potential relocation of brothels (most of which were located in the Central City) to other areas.
14. The Council determined at its 22 September 2011 meeting that there was sufficient evidence of a perceived problem relating to the location of brothels and to signage advertising commercial sexual services, to warrant the development of a bylaw. Bylaw options were presented at several Council meetings in early 2012, and at the 24 May 2012 meeting, the Council decided to consult on a proposed Bylaw using the special consultative procedure.
15. The proposed Bylaw required all brothels, other than small owner-operator brothels (SOOBs), be located in specific commercial areas in Christchurch and be **prohibited** from all remaining areas. The permitted areas and the proposed Bylaw that were consulted on are found in **Attachments 7 and 8**. The proposed Bylaw also prohibited brothels other than SOOBs to be located in any building that is on a property that shares a boundary with a school, or is immediately adjacent to any important open space area marked on the Central City map. No regulation was proposed for the location of SOOBs. Known existing operator-run brothels were proposed to be exempt from the Bylaw location requirements through inclusion in a schedule.
16. The proposed Bylaw would regulate signs advertising commercial sexual services in the areas where operator-run brothels were permitted through controls on the number, placement and content of signs. Signage advertising commercial sexual services would be prohibited in the rest of the city.

CONSULTATION

17. Public consultation on the proposed Bylaw took place from 11 June 2012 to 10 July 2012 by use of the special consultative procedure. Consultation documents (including the proposed Bylaw) were sent directly to a range of groups, organisations and individuals. Public notices and campaign advertisements were placed in The Press, the Bay Harbour News, The Christchurch Mail and The Star. Four public drop-in sessions were held at venues in the Central City (19 June, two attendees), Woolston (20 June, nine attendees), the Hornby/Riccarton area (21 June, two attendees) and Lyttelton (26 June, 26 attendees). A public excluded drop-in session was also held for those working in the prostitution industry (nine attendees).

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ANALYSIS OF SUBMISSIONS

18. A total of 197 written submissions were received, of which 18 were heard. Of the 197 written submissions received, three were received outside the consultation period and have not been included in the analysis. The majority of submitters disagreed with the proposal in the Bylaw to restrict operator-run brothels to particular areas, but most submitters agreed that the location of brothels should be regulated. A full analysis of submissions is attached as **Attachment 3** and all written submissions are available in the Councillors' Lounge for Councillors to read.
19. Many submitters requested changes to the areas where it is proposed operator-run brothels may locate. In particular, the majority of submitters commenting on the Lyttelton zone considered that London Street should not be included and many of them considered that Norwich Quay should not be included either. In other words, these submitters considered there should not be any area in Lyttelton where large brothels may locate. A few submitters said they were unconcerned about having SOOBs in Lyttelton.
20. Many other submitters stated that brothels should not be permitted in particular areas largely because they are residential, close to residential, close to schools and/or close to churches and recreation areas. These areas are Lyttelton, Burnside (Sir William Pickering Drive and Roydvale Avenue), Wainoni/Aranui (the block bounded by Shortland Street, Wainoni Road, Bickerton Street and Pages Road), Riccarton, Tussock Lane (Ferryroad), Armagh Street between Montreal and Durham Streets, Buchanans Road (Yaldhurst), areas adjacent to Wigram Road (Wigram/Halswell), Victoria Street between Bealey Avenue and Salisbury Street, Main North Road and the Central City.
21. The majority of submitters agreed with the regulation of signage as set out in the proposed Bylaw.

HEARING PANEL DELIBERATIONS

22. The Hearing Panel met over several months from 11 September 2012 to 14 November 2012 and discussed a number of different matters. As the majority of submitters did not want to "see" brothel activities or expose children to them, the Hearing Panel discussed a number of options that would address these concerns and other issues raised by submitters. The main matters discussed were:
 - (a) options around placing buffers between brothel-allowed areas and residential zones, schools, early childhood centres, and places of worship
 - (b) particular suburbs where brothels were to be allowed in the consultation document, especially areas named by submitters
 - (c) existing brothels
 - (d) prohibition of signage advertising commercial sexual services
 - (e) regulation of signage advertising commercial sexual services
 - (f) allowing brothels, other than SOOBs in the Central City only.
23. A brief summary of the Hearing Panel's discussions follows. A detailed description of the Hearing Panel's deliberations is provided in **Attachment 4**.

Location of Brothels

Buffers between residential areas and brothel-allowed areas

24. The Hearing Panel noted that most submitters did not want to "see" brothel-related activities from residential areas and these submitters requested that brothels not be located close to areas where people live. The Hearing Panel discussed several options for providing buffers between brothel-allowed areas and residential areas close by.

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25. The Hearing Panel favoured the option of using properties that are in areas where brothels are allowed to locate, and adjoining³ a residential zone to form a buffer. This would provide a buffer of the depth of one property between residential areas and the areas where brothels can locate.
26. The Hearing Panel also discussed using roads as a buffer in situations where a residential zone is located on one side of the road and an area where brothels are allowed on the other. The Hearing Panel decided as a general rule that buffering is not required where the road concerned is a state highway or major arterial road because the road provides sufficient buffering. The Panel departed from this general rule in two locations where it decided further buffering was required in addition to the presence of a major road. For all other roads where the areas where brothels are allowed to locate adjoin a residential zone, the Hearing Panel decided a buffer of one property depth should be provided.

Buffers between schools and early childhood centres and brothel-allowed areas

27. The Hearing Panel considered buffering around schools and pre-schools/early childhood centres. The proposal provided for buffering around schools by not allowing brothels to locate on any property adjacent to a school. The Hearing Panel decided that additional buffers should be applied around schools by prohibiting brothels from locating in properties 'adjoining' schools. The panel also decided that the buffers for schools should also be applied to early learning centres. Buffers will be applied on the basis of the Ministry of Education's list of schools and early childhood centres and their locations on the date the bylaw comes in to effect.

Buffers between other areas and brothel-allowed areas

28. Some submitters suggested that brothels should not be located close to parks and open space, places where people socialise and places of worship. The Hearing Panel considered providing buffering around parks and open spaces in, or immediately adjoining, the areas where brothels are allowed to locate. The Hearing Panel noted it would be very problematic to provide buffers around all areas where people socialise and did not accept there was a good case for treating parks and open space differently to other areas where people socialise. The Hearing Panel noted that many parks and reserves are not in the areas where brothels will be allowed. Consequently the panel decided against buffers around parks and open spaces and other places where people socialise. The Hearing Panel discussed buffering around places of worship but concluded that since there is no clear definition about what constitutes a place of worship, and there is no register of these places, buffers should not be applied around places of worship.

Area-based discussions

29. Having applied the additional buffers around residential zones, schools and early learning centres, the Hearing Panel discussed each of the areas where it was proposed operator-run brothels be allowed to locate. The full discussion of these areas is provided in **Attachment 4**. The following is a summary.
30. The Hearing Panel agreed that some of the areas should be removed entirely, either in response to submissions or because the areas that remained after buffering were too small. Lyttelton was removed in response to the many submissions received on this area. Aranui and Wigram were removed because once residential buffering was applied the areas that remained were very small. **Attachment 5** includes maps of the agreed areas which also show the areas that were consulted on.

³ The City Plan defines "adjoining" as land shall be deemed to be adjoining other land, notwithstanding that it is separated from the other land only by a road, railway, drain, water race, river or stream. This term was not included in the consultation document.

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31. Central City Area

The proposed Central City area was amended by the application of the same buffering around residential areas, schools and early childhood centres as the rest of the proposed areas. The Hearing Panel also took into consideration comments from the Canterbury Earthquake Recovery Authority (CERA), which requested that brothels not be allowed within the areas allocated for the Frame and the anchor projects, and noted that the areas where brothels be allowed are not consistent in specific areas with the new Central City zoning regime in the Christchurch Central Recovery Plan. The Hearing Panel revised the areas where brothels will be allowed to locate as illustrated in **Attachment 6**.

Location of Small Owner Operated Brothels (SOOBs)

32. The Hearing Panel discussed placing restrictions on the location of SOOBs. The Hearing Panel noted that, in most cases, the general public are unaware of the location of SOOBs as these are small, usually extremely discreet businesses that are mostly located in residential areas. The regulations in the district plan apply to them in the same way as to any other home-based business. Determining the location of such premises would be difficult as SOOBs do not require operating licences, nor can entry be obtained without a Court warrant on very restricted grounds by the Police. The Hearing Panel also noted the results of the Willowford Family Trust v Christchurch City Council 2005 case in which the Council's location bylaw provisions were ruled ultra vires largely on the grounds that they were not a reasonable restriction of SOOBs.

Existing brothels

33. One request to have an additional existing brothel exempt from the location provisions was received. "Tender Touch" is an existing brothel that has been operating from 183 Bealey Avenue for the last 17 years. The Hearing Panel discussed the information provided by the brothel manager and decided that this brothel should be added to the schedule of brothels exempted from the location provisions of the bylaw.

Prohibition and Regulation of Signage Advertising Commercial Sexual Services

34. The vast majority of submitters thought signage advertising commercial sexual services should only be in areas where brothels are located, and should be small and discreet. The Hearing Panel considered the submissions and agreed that the provisions in the proposed Bylaw are sufficient and should be retained. The Hearing Panel was advised by its legal adviser that it could recommend a bylaw be made covering only the signage provisions (while further consultation is carried out on the location provisions) and there is only a minor risk of a challenge to the proposed bylaw as a result of no location provisions being included.

Multi-unit complexes

35. One submitter requested that brothels be prohibited from multi-unit housing complexes. The submitter did not differentiate between operator-run brothels and SOOBs in their submission. The submitter stated that a bylaw prohibiting brothels from locating in such units will save the owners the legal costs from having to enforce lease and corporate body agreements themselves.
36. Staff provided advice to the Hearing Panel on this issue which is described in **Attachment 4**. In summary staff advice noted that under section 155 the Council should not make a bylaw where there are other legal remedies available. In many multi-residence complexes there will be corporate body or lease agreements that limit the activities that can be undertaken in the complex. These agreements should be the mechanism by which issues arising from the operation of a brothel should be addressed. Staff also highlighted that a bylaw would only address the problem in respect of brothels being established in a unit, not other types of business activity which may also create impacts on other residents in a complex. The Hearing Panel briefly discussed this issue. The Panel concluded that a bylaw should prohibit brothels (including SOOBs) from operating in multi unit complexes.

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HEARING PANEL'S CONCLUSIONS

(a) Location of brothels

37. Following the deliberations, the application of the buffers and other changes (as described above), the remaining areas where brothels would be allowed to locate are illustrated in the maps in **Attachment 5**.

38. Councillor Keown proposed the following motion:

To restrict the allowable areas permitted for operator-brothels to the area within the four avenues (as illustrated in Attachment 6).

The motion was seconded by Councillor Chen.

39. Councillor Button moved by way of an amendment:

That the Council adopt either option one or two as below:

- *Option one: to restrict the allowable areas permitted for operator-brothels to the area within the four avenues (as illustrated in **Attachment 6**; or*
- *Option two: accept the proposed Brothels (Location and Commercial Sexual Services Signage) Bylaw 2012 with the Central City and commercial areas as amended by the panel after public submissions (as illustrated in **Attachment 5**).*

The amendment was seconded by Councillor Broughton.

40. The Hearing Panel debated the amendment and the following reasons **against** restricting brothels to the Central City area were advanced:

- no Councillor voted against the original proposal (which included the central city and other commercial areas around the city) that went out for consultation
- by amending or removing some areas, submissions have been responded to
- only ten submitters said they wanted brothels in the Central City alone
- it is not clear whether the area where brothels could locate would be sufficient to avoid legal challenge and further work is required to investigate this
- there would be no regulation of operator-run brothels during the time it would take for a new proposal to be developed and a Special Consultative Procedure carried out (about six to nine months).
- further costs and staff resources would be required to develop a new proposal and carry out the Special Consultative Procedure
- there is considerable uncertainty about the current and future state of the Central City.

41. In the debate the following reasons for restricting brothels to the Central City were advanced:

- there were no submissions against having brothels only in the Central City. There were no submissions advocating for brothels in any of the suburban areas in the proposal
- the Central City business area has good transportation for both residents and visitors.
- in the past, most brothels have been located in the Central City
- SOOBs will still be able to locate city-wide as there are no restrictions on their location
- most major cities, both in New Zealand and overseas, have red-light districts in the Central City.

42. When put to the meeting, the amendment was **lost** 2 votes to 3, the voting being as follows:

For (2):	Councillors Button and Broughton
Against (3):	Councillors Keown, Chen and Livingstone.

25 Cont'd

43. The Hearing Panel debated the substantive motion and the reasons for and against restricting brothels to the Central City were reiterated.
44. The substantive motion was then put to the meeting. The motion was **carried** 3 votes to 2, the voting being as follows:

For (3): Councillors Keown, Chen and Livingstone
Against (2): Councillors Broughton and Button.

(b) Consequential Procedural Determination

45. Councillor Broughton moved:

That the Hearing Panel recommend that the Council request staff to prepare a report on a proposed bylaw based on Central City brothel areas recommended by the Hearing Panel.

The motion was seconded by Councillor Keown and when put to the meeting was declared **carried** unanimously.

(c) Signage control

46. Councillor Broughton proposed the following motion:

That the Hearing Panel recommend that the Council approve a bylaw prohibiting and regulating signage as contained in the proposal but applied to the entire district until the location provisions are determined.

The motion was seconded by Councillor Button and when put to the meeting was declared **carried** unanimously.

(d) Multi-unit complexes

47. Councillor Keown proposed the following motion:

That brothels be prohibited from being located in a multi-unit residential complex.

The motion was seconded by Councillor Livingstone and when put to the meeting was declared **carried** unanimously.

LEGAL CONSIDERATIONS

48. A bylaw hearing panel has no decision-making powers, but can make recommendations to the Council, in accordance with its delegation for that purpose, as a result of considering written and oral submissions. The Council can then accept (either in full or in part) or reject those recommendations, as it sees fit, bearing in mind that the Local Government Act 2002 requires views presented during consultation to be given "due consideration in decision-making".⁴
49. The Panel requested legal advice on various legal matters during the course of their deliberations. The questions asked and summarised answers are below:

Question: Can the Bylaw include a provision that requires SOOB owners to provide information to substantiate they are operating a SOOB, not an operator-run brothel?

Answer: Such a provision would carry the risk of being invalid on the basis it is repugnant to the laws of New Zealand in relation to the "usual" onus of proof provisions that apply to criminal offences. Such a provision is also likely to be inconsistent with the New Zealand Bill of Rights Act 1990, and may also be contrary to the Prostitution Reform Act 2003, which does not provide for brothel operator licences to be generally available as public information.

⁴ Section 82(1)(e). This is also supported by the Council's Consultation Policy, which states: "we will receive presented views with an open mind and will give those views due consideration when making a decision".

25 Cont'd

Question: Is there a process the Council could use to pass the rest of the Bylaw and deal with the Central City later when things are more settled and the planning work for the Central City is complete?

Answer: The only process the Council could use to deal with location issues in the Central City at a later date, but pass the rest of the Bylaw (covering location controls in other areas, and signage), is to review and amend the Bylaw in respect of the Central City later. There would have to be some form of regulatory control, or no controls at all, that apply in the interim to the "undecided" Central City area, if the rest of the Bylaw is made.

Question: Is a proposal for the operator-run brothel permitted zone to be Central City only, something that would require further consultation, and could this reduced area be too restrictive?

Answer: Further consultation would be required. Because a Central City only area was not one of the options considered by Council before adopting the proposed Bylaw, further work would need to be done by staff to analyse whether the proposed area provided sufficient areas for brothels to locate (as suggested in the *Willowford* case⁵) before a view could be reached as to whether or not the area is too restrictive for larger operator-run brothels. In addition a Central City only area is significantly different from the proposed bylaw consulted on.

Question: Would further consultation still be required if the brothel permitted zone was an enlarged Central City area (encompassing south of Moorhouse Ave and east of Fitzgerald)?

Answer: Yes, this is still a significant change from the original proposal, and there is legal risk for the council to make such a change without further consultation.

Question: Can the proposed Bylaw be made covering only the signage provisions while further consultation is carried out on the location provisions?

Answer: Yes. There is only a minor risk of a challenge to the proposed Bylaw as a result of no location provisions being included.

50. The Hearing Panel also received a memo summarising the three Brothels Bylaw court cases in New Zealand to date.
51. Legal issues were also discussed in relation to the submission on brothels in multi-unit complexes. If the Council were to accept the Hearing Panel's recommendations, staff suggested that as part of the staff report to the Council, and further consultation to be carried out, the issue of SOOBs and operator-run brothels not being able to locate in multi-unit residential complexes is also addressed at that time.
52. The proposed Bylaw did not place any restrictions on the location of SOOBs. There may be members of the public who previously did not make a submission given there were no restrictions, but who would want to make a submission now if there is to be a restriction.
53. Section 157 of the Local Government Act 2002 requires that the Council give public notice of the making of a bylaw as soon as practicable after the bylaw is made. A recommendation has been made to this effect. It is recommended that the revised Bylaw as recommended by the Hearing Panel come into effect on 12 December 2012.
54. The Legal Services Unit considers that the form of the revised Bylaw, as recommended by the Hearing Panel in this report, is the most appropriate form, and that the Bylaw is not inconsistent with the New Zealand Bill of Rights Act 1990 (in accordance with section 155 of the Local Government Act 2002).

⁵ The decision of the High Court in *Willowford Family Trust v Christchurch City Council*, 29 July 2005 (which resulted in the location provisions of the Council's first Brothels Bylaw being quashed) suggests that "empirical evidence concerning the availability of premises and the rentals demanded for them on the one hand, and as to the likely demand for premises from brothel owners on the other" should be considered by the Council to assess whether the area proposed for operator-run brothels to locate "is likely to be sufficient and able to meet the demand for premises from brothel operators" (see para 59 of the decision).

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HEARING PANEL RECOMMENDATIONS

The Hearing Panel recommends that the Council:

- (a) Restrict the allowable areas permitted for brothels to areas within the four avenues as illustrated in **Attachment 6** and with exception of brothels listed in the proposed schedule.
- (b) Prohibit the location of brothels in multi-unit residential complexes.
- (c) Note that recommendations (a) and (b) will require a further special consultative procedure and that the Council request staff to prepare a report on a proposed Bylaw based on Central City brothel areas recommended by the Hearing Panel as shown in **Attachment 6** to this report;
- (d) Approve a Bylaw prohibiting and regulating signage as contained in the proposed Bylaw but applied to the entire district until the location provisions are determined;
- (e) Adopt the Christchurch City Council Brothels (Commercial Sexual Services Signage) Bylaw 2012 as reflected in **Attachment 1** to this report; and
- (f) Give public notice as soon as practicable, that the Christchurch City Council Brothels (Commercial Sexual Services Signage) Bylaw 2012 has been adopted by Council, that it comes into effect on 12 December 2012 and that copies of the bylaw will be made available.

Attachment 1

**CHRISTCHURCH CITY COUNCIL BROTHELS (COMMERCIAL SEXUAL SERVICES
SIGNAGE) BYLAW 2012**

Pursuant to section 12 of the Prostitution Reform Act 2003, and the Local Government Act 2002, the Christchurch City Council makes this bylaw.

1. SHORT TITLE AND COMMENCEMENT

- (1) This bylaw is the Christchurch City Council Brothels (Commercial Sexual Services Signage) Bylaw 2012.
- (2) This bylaw comes into force on xxxxx 2012.

2. INTERPRETATION

- (1) In this bylaw, unless the context otherwise requires, -
 - "Council" means the Christchurch City Council.
 - "District" has the same meaning as defined in section 5 of the Local Government Act 2002, and means the district of the Council.
 - "School" means a Registered School as defined in the Education Act 1989 (being a primary, intermediate, composite, secondary or special school, and can be either a state school or a private school) and an Early Childhood Education and Care Centre.
 - "Early Childhood Education and Care Centre" means premises used regularly for the education or care of 3 or more children (not being children of the persons providing the education or care, or children enrolled at a school being provided with education or care before or after school) under the age of 6:
 - (a) by the day or part of a day; but
 - (b) not for any continuous periods of more than 7 days."]
 - "Sign" means any sign that is in, or is visible from, a public place, and that advertises commercial sexual services
- (2) The following definitions also apply in this bylaw and are the same as those in section 4 of the Prostitution Reform Act 2003:
 - "Brothel" means any premises kept or habitually used for the purposes of prostitution; but does not include premises at which accommodation is normally provided on a commercial basis if the prostitution occurs under an arrangement initiated elsewhere
 - "Commercial sexual services" means sexual services that—
 - (a) involve physical participation by a person in sexual acts with, and for the gratification of, another person; and
 - (b) are provided for payment or other reward (irrespective of whether the reward is given to the person providing the services or another person)
 - "Premises" includes a part of premises
 - "Public place"

(a) means a place that is open to, or being used by, the public, whether admission is free or on payment of a charge and whether any owner or occupier of the place is lawfully entitled to exclude or eject a person from that place; and

(b) includes any aircraft, hovercraft, ship, ferry, or other vessel, train, or vehicle carrying or available to carry passengers for reward.

“Small owner-operated brothel” means a brothel—

(a) at which not more than 4 sex workers work; and

(b) where each of those sex workers retains control over his or her individual earnings from prostitution carried out at the brothel

3. OBJECT OF THE BYLAW

(1) The object of this bylaw is to:

(a) control signage that advertises commercial sexual services, that is in, or is visible from, a public place, on the basis such signs are likely to cause a nuisance or serious offence to members of the public using parts of the district or they are incompatible with the existing character or use of parts of the district, by:

(i) prohibiting signs on small owner-operated brothels in the Council's district; and

(ii) regulating the display of signs on other brothels through the controls in this bylaw.

Explanatory note: The following note is explanatory and is not part of the bylaw, but is intended to explain its general effect:

The Council consulted on a draft bylaw during May-November 2012 that included controls on both the location of brothels and on signage advertising commercial sexual services. The Council is carrying out further consultation on the appropriate location provisions to go into the bylaw but determined on 6 December 2012 to make the part of the bylaw that related to signage.

4. PROHIBITION ON SIGNAGE ADVERTISING COMMERCIAL SEXUAL SERVICES

- (1) No person may display or permit or allow the display of a sign on a small owner-operated brothel.
- (2) No person may display or permit or allow the display of a sign in any part of the district if the sign is visible from any point on a school or Early Childhood Education and Care Centre boundary.

5. REGULATION OF SIGNAGE ADVERTISING COMMERCIAL SEXUAL SERVICES

- (1) A sign, that is not in a place prohibited in clause 4(2):
 - (a) must be attached to the premises at which the commercial sexual services it advertises are provided; and
 - (b) must clearly display the number of the premises to which the sign relates; and

- (c) must not be offensive; and
 - (d) must not display any pictorial image; and
 - (e) must not exceed 0.3 square metres in surface area; and
 - (f) must not be illuminated by any flashing light.
- (2) No person may display, or allow the display, of more than one sign upon any premises at which commercial sexual services are provided, even if those premises have more than one street frontage.

8. OFFENCE AND PENALTY

Every person who breaches this bylaw commits an offence and is liable on summary conviction to a fine not exceeding \$20,000, as set out in the Local Government Act 2002.

9. CHRISTCHURCH CITY COUNCIL GENERAL BYLAW

The provisions of the Christchurch City Council General Bylaw 2008 and any bylaw passed in amendment or substitution are implied into and form part of this bylaw.

The initial resolution to make this bylaw was passed by the Christchurch City Council at a Meeting of the Council held on 24 May 2012 and was confirmed following consideration of submissions received during the special consultative procedure, by a resolution of the Council at a subsequent meeting of the Council held on xxxx 2012.

DRAFT

Attachment 2**CHRISTCHURCH CITY COUNCIL BROTHELS (COMMERCIAL SEXUAL SERVICES SIGNAGE) BYLAW 2012**Deleted: **LOCATION AND**

Pursuant to section 12 of the Prostitution Reform Act 2003, and the Local Government Act 2002, the Christchurch City Council makes this bylaw.

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1. SHORT TITLE AND COMMENCEMENT

(1) This bylaw is the Christchurch City Council Brothels (Commercial Sexual Services Signage) Bylaw 2012.

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(2) This bylaw comes into force on xxxxx 2012.

2. INTERPRETATION

(1) In this bylaw, unless the context otherwise requires, -

"Council" means the Christchurch City Council.

"District" has the same meaning as defined in section 5 of the Local Government Act 2002, and means the district of the Council.

"School" means a Registered School as defined in the Education Act 1989 (being a primary, intermediate, composite, secondary or special school, and can be either a state school or a private school) and an Early Childhood Education and Care Centre.

Deleted: any primary, intermediate, secondary, composite, state and private school

"Early Childhood Education and Care Centre" means premises used regularly for the education or care of 3 or more children (not being children of the persons providing the education or care, or children enrolled at a school being provided with education or care before or after school) under the age of 6:
(a) by the day or part of a day; but
(b) not for any continuous periods of more than 7 days."

Deleted: that is in or borders an area shown on the maps in Schedule 1 at the time this bylaw comes into force.

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"Sign" means any sign that is in, or is visible from, a public place, and that advertises commercial sexual services

(2) The following definitions also apply in this bylaw and are the same as those in section 4 of the Prostitution Reform Act 2003:

"Brothel" means any premises kept or habitually used for the purposes of prostitution; but does not include premises at which accommodation is normally provided on a commercial basis if the prostitution occurs under an arrangement initiated elsewhere

"Commercial sexual services" means sexual services that—

(a) involve physical participation by a person in sexual acts with, and for the gratification of, another person; and

(b) are provided for payment or other reward (irrespective of whether the reward is given to the person providing the services or another person)

"Premises" includes a part of premises

"Public place"

(a) means a place that is open to, or being used by, the public, whether admission is free or on payment of a charge and whether any owner or occupier of the place is lawfully entitled to exclude or eject a person from that place; and

(b) includes any aircraft, hovercraft, ship, ferry, or other vessel, train, or vehicle carrying or available to carry passengers for reward.

"Small owner-operated brothel" means a brothel—

(a) at which not more than 4 sex workers work; and

(b) where each of those sex workers retains control over his or her individual earnings from prostitution carried out at the brothel

3. OBJECT OF THE BYLAW

(1) The object of this bylaw is to:

(a) control signage that advertises commercial sexual services, that is in, or is visible from, a public place, on the basis such signs are likely to cause a nuisance or serious offence to members of the public using parts of the district or they are incompatible with the existing character or use of parts of the district, by:

(i) prohibiting signs on small owner-operated brothels in the Council's district; and

(ii) regulating the display of signs on other brothels through the controls in this bylaw.

Explanatory note: The following note is explanatory and is not part of the bylaw, but is intended to explain its general effect:

The Council consulted on a draft bylaw during May-November 2012 that included controls on both the location of brothels and on signage advertising commercial sexual services. The Council is carrying out further consultation on the appropriate location provisions to go into the bylaw but determined on 6 December 2012 to make the part of the bylaw that related to signage.

4. PROHIBITION ON SIGNAGE ADVERTISING COMMERCIAL SEXUAL SERVICES

(1) No person may display or permit or allow the display of a sign on a small owner-operated brothel.

(2) No person may display or permit or allow the display of a sign in any part of the district if the sign is visible from any point on a school or Early Childhood Educationa and Care Centre boundary.

5. REGULATION OF SIGNAGE ADVERTISING COMMERCIAL SEXUAL SERVICES

(1) A sign that is not in a place prohibited in clause 4(2):

(a) must be attached to the premises at which the commercial sexual services it advertises are provided; and

Deleted: (a) restrict the location of brothels, other than small owner-operated brothels, to certain parts of the district without providing any restriction on the location of small owner-operated brothels; and¶

¶ (b) provide for specified existing brothels to remain in their current locations; and¶

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4. LOCATION OF BROTHELS¶

¶ (1) Subject to clause 4(2) and clause 5, no person may operate, or permit, or allow to be operated, a brothel:¶

¶ (a) in any part of the district other than within an area shown on the maps in Schedule 1; and¶

¶ (b) in any building immediately adjacent to ... [1]

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5. EXISTING BROTHE ... [3]

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- (b) must clearly display the number of the premises to which the sign relates; and
 - (c) must not be offensive; and
 - (d) must not display any pictorial image; and
 - (e) must not exceed 0.3 square metres in surface area; and
 - (f) must not be illuminated by any flashing light.
- (2) No person may display, or allow the display, of more than one sign upon any premises at which commercial sexual services are provided, even if those premises have more than one street frontage.

8. OFFENCE AND PENALTY

Every person who breaches this bylaw commits an offence and is liable on summary conviction to a fine not exceeding \$20,000, as set out in the Local Government Act 2002.

9. CHRISTCHURCH CITY COUNCIL GENERAL BYLAW

The provisions of the Christchurch City Council General Bylaw 2008 and any bylaw passed in amendment or substitution are implied into and form part of this bylaw.

The initial resolution to make this bylaw was passed by the Christchurch City Council at a Meeting of the Council held on 24 May 2012 and was confirmed following consideration of submissions received during the special consultative procedure, by a resolution of the Council at a subsequent meeting of the Council held on xxxx 2012.

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[Maps of areas where brothels can be located in accordance with clause 4(1)(a)]

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Schedule 2

Brothels exempted from the location controls in clause 4, as provided for in clause 5

464 Worcester Street, Linwood, Christchurch
(Lot 2 DP 12060).

4. LOCATION OF BROTHELS

- (1) Subject to clause 4(2) and clause 5, no person may operate, or permit, or allow to be operated, a brothel:
- (a) in any part of the district other than within an area shown on the maps in Schedule 1; and
 - (b) in any building immediately adjacent to an area marked as important open space on the Central City map in Schedule 1; and
 - (c) in any building that is located on a property that shares a boundary with a school.
- (2) Clause 4(1) does not apply to any small owner-operated brothel.

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5. EXISTING BROTHELS

- (1) Any premises described in Schedule 2 is exempt from the location controls in clause 4.
- (2) The exemption in clause 5(1) does not apply if, after this bylaw comes into force, the use of the premises as a brothel changes in character or increases in scale or intensity.
- (3) Any premises described in Schedule 2, for the purposes of the signage controls in clause 7, must be regarded as premises situated in an area of the district which is shown on a map in Schedule 1.
- (4) For the avoidance of doubt, the signage controls in clause 7 apply to all brothels from the date this bylaw comes into force.

in any part of the district, other than within an area shown on a map in Schedule 1

Even within an area shown on a map in Schedule 1,

in any part of an area shown on a map in Schedule 1

Attachment 3

Proposed Christchurch City Council Commercial Brothels (Location and Commercial Sexual Services Signage): Submissions Analysis

1 Introduction

This paper provides an analysis of submissions on Proposed Christchurch City Council Brothels (Location and Commercial Sexual Services Signage) Bylaw 2012. The proposed Bylaw would restrict the location of any new operator-run brothels¹ to certain business areas of the district without providing any restriction on the location of small owner-operated brothels² (SOOBs). The Bylaw would also prohibit operator-run brothels on property immediately adjacent to important open space areas in the Central City and on property that shares a boundary with a school. The Bylaw will also provide for specified existing operator-run brothels to remain in their current locations.

The proposed Bylaw would place controls over signs advertising commercial sexual services, by only permitting signs to be displayed in the areas where brothels are allowed and placing limitations on the number, placement, content and illumination of signs.

The public consultation period for the proposed Bylaw was from Monday 11 June 2012 to Tuesday 10 July 2012. In addition to the 'Have Your Say' website and printed consultation documents, four drop-in sessions were held: at the Christchurch Netball Centre, 455 Hagley Avenue, South Hagley Park (two attendees); St Johns Church Hall, Corner St Johns Street and Ferry Road, Woolston (nine attendees); Upper Riccarton Community Library, 71 Main South Road, Sockburn (two attendees); and The Lyttelton Club, 23 Dublin Street, Lyttelton (twenty-six attendees). Also staff held a Joint Community Boards seminar and held a private meeting with the NZ Prostitutes Collective (nine attendees)

194 submissions were received and 20 submitters wish to be heard. An extra three late submissions were received – these have not been included in the analysis.

2 Analysis of submissions

The Consultation Document provided for submissions to be made through the Have Your Say website, by email or in writing either on the submission form or on plain paper. Table 1 below shows how submissions were lodged.

Table 1

Submission Form through website	Submission Form hard copy	Email	Plain paper
113	19	45	17

There were 25 submissions from organisations; these organisations and the number of people they represent, where known, are listed in the Appendix. The remaining 169 submissions were from members of the public.

The Submission Form provided submitters with an opportunity to make general comments. In addition there were five questions each with a 5 scale response option and the opportunity to give reasons for their answers, and a final question asking for any other comments.

Rating answers to questions (agree/disagree)

Graph 1 and the associated data table below show the responses for questions 1 to 5. The questions are:

¹ Where the operator holds an operator certificate (under section 34 (1) of the Prostitution Reform Act 2003) issued by the Registrar of the District Court in Auckland.

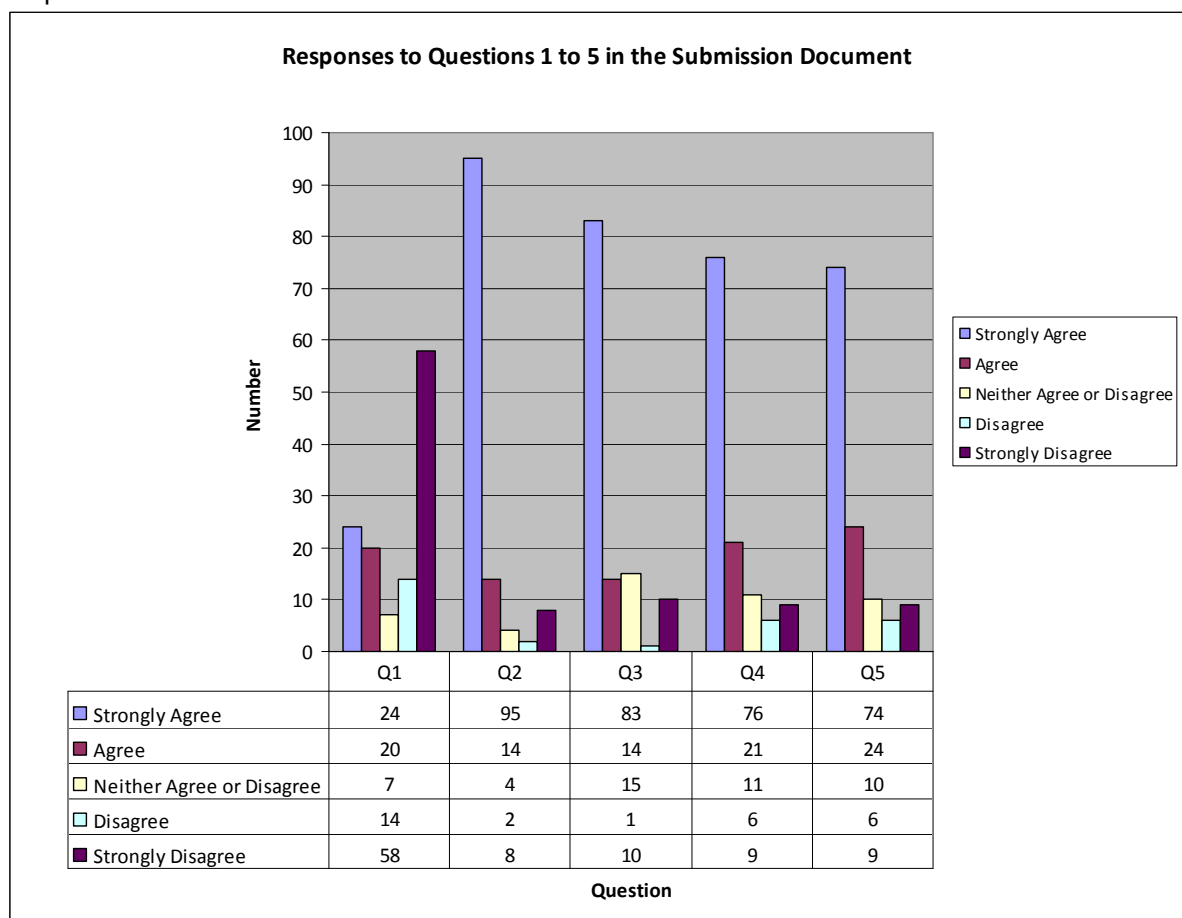
² Section 4 (1) of the Prostitution Reform Act 2003 defines a small owner operated brothel as "a brothel –

(a) at which no more than 4 sex workers work; and

(b) where each of those sex workers retains control over his or her individual earning from prostitution carried out at the brothel."

- Q1 Noting that the Council cannot prohibit brothels from all areas of the district, how much do you agree with the Council's preferred option to restrict operator-run brothels to the specific areas within Christchurch?
- Q2 Do you agree or disagree with the Council's preferred option to restrict operator-run brothels in any building located on a property that shares a boundary with a Registered School as defined in the Education Act 1989?
- Q3 How much do you agree or disagree with the Council's preferred option to prohibit brothels in any building immediately adjacent to an area marked as important open space in the Central City?
- Q4 How much do you agree or disagree with the Council's preferred option to regulate signage advertising commercial sexual services in the areas where brothels are allowed, and to prohibit it in the rest of the district?
- Q5 How much do you agree or disagree with the regulations Council proposes to control signage advertising commercial sexual services?

Graph 1



Narrative answers to questions – Why do you say that?

Q1

- As the graph above shows, a majority of those who answered this question disagreed with the proposal. Their comments on their reasons for disagreeing in general did not include the restriction to given areas. Rather, many submitters stated that brothels should not be permitted in particular areas largely because they are residential, close to residential, close to schools and/or close to churches and recreation areas. These submitters named these areas as Lyttelton, Burnside (Sir William Pickering Drive and Roydvale Avenue), Wainoni/Aranui (the block bounded by Shortland Street, Wainoni Road, Bickerton Street and Pages Road), Riccarton, Tussock Lane (Ferrymead), Armagh Street between Montreal and Durham Streets, Buchanans Road (Yaldhurst), areas adjacent to Wigram Road (Wigram/Halswell), Victoria Street between Bealey Avenue and Salisbury Street, Main North Road and the central city.

Table 2: Location where submitters say brothels should not be permitted

Name of area	Number of submitters
Lyttelton	59
Burnside	28
Wainoni/Aranui	32
Riccarton	8
Tussock Lane and Settlers Crescent	4 plus 121 supporting signatures
Other	6

- Most of the submitters who commented on this question either reiterated the comments they had made, or made similar comments to those others had made, in the General Comments section below.
- Some submitters were concerned that if it was known there was a brothel in the area that property values would drop, in additions to concerns already expressed about potential problems to do with crime, alcohol and drugs.
- A few submitters felt that brothels were a necessary evil and that regulation was a good thing as it improved the health and safety of sex workers and their clients.

Q2

- The majority of submitters agreed with this question. Their reasons, for those who commented on it, were that children and young people should not be exposed to such activities.
- Some commented that the preferred option did not go far enough: brothels should not be allowed close to schools, or on routes students use to walk to school.
- Some submitters considered that brothels should be no closer than a given distance, such as 200m, from schools or early childhood education premises.

Q3

- The majority of submitters that commented on this question agreed with it. They considered brothels should be kept away from places where people congregate and socialise and where children play. None of these submitters were referring to the areas marked on the map of the Central City. They were referring to areas in their own suburbs.
- Some of those who disagreed were Lyttelton residents who considered that Lyttelton town centre was important open space as it is used for community gatherings and it should be protected.
- Others who disagreed were Burnside or Wainoni/Aranui residents who considered their open spaces were for recreation and quiet enjoyment and they should be protected.

Q4

- The majority of submitters that commented on this question agreed with it. Their comments tended to reiterate what the question said.
- A few submitters said they were against prostitution and any advertising should be kept to a minimum.
- A few commented that those who want to use brothels will find them whether they are advertised or not.

Q5

- The majority of submitters that commented on this question agreed with it. Their comments echoed those that were made in question 4.

- Some people commented that signs should be discreet as they did not wish to see them in inappropriate places.

General Comments – Location (Includes answers to question 6 – Any other comments?)

- A few submissions stated brothels should be restricted to the Central City or within the Four Avenues only.
- Many submitters thought brothels should be located away from schools, pharmacies, doctors' clinics, kindergartens and pre-schools, churches and recreation areas.
- Many submitters linked prostitution with drugs, alcohol and crime and felt they would make areas unsafe and unpleasant unless well policed.
- As noted under Question 1 above, many submitters stated that brothels should not be permitted in particular areas largely because they are residential, close to residential, close to schools and/or close to churches and recreation areas.
- Some submitters appeared to misunderstand the purpose of the Bylaw. They queried why the Council is providing areas where brothels are allowed, apparently unaware that currently there are no restrictions on where brothels may set up.

In addition to these general comments:

- Many of the Lyttelton submitters state Lyttelton's commercial business zone is the site of the proposed civic square (Lyttelton Master Plan) and not appropriate for brothels.
- Many of the Lyttelton submitters state London Street is not appropriate – it is an area people socialise in, have street parties in, it has a pharmacy, it is close to a GP, a school, kindergarten and Plunket and is a family area. They also considered that Lyttelton township is a small area and it would be hard to avoid a brothel anywhere there.
- Some Lyttelton submitters thought Norwich Quay would be an appropriate location. However, others mentioned it was a place where people, including school students, caught buses and was not ideal. In general, Lyttelton submitters did not want brothels to be allowed anywhere in Lyttelton.
- Most of the Burnside and Wainoni/Aranui submitters felt their suburbs were quiet and peaceful and that allowing brothels in their areas would destroy these characteristics.
- Many of the Wainoni/Aranui submitters pointed out that their suburbs had been very hard hit by the earthquakes and allowing brothels to operate within them was counterproductive to the efforts the communities were making to rebuild themselves.
- In general, submitters thought small owner-operator brothels (SOOBs) are acceptable.
- Some submitters recognised that the Christchurch City Council cannot ban brothels across the city and that the Council had found a good balance between the legal right of brothels to exist and the concerns of the community.

Brothel owners wishing for exemptions

Any brothel owners who requested an exemption as an existing brothel were asked to supply the following information:

- 1 How long the brothel has been in its location
- 2 A copy of the operator's license
- 3 Whether the owner is able to operate or not, and why
- 4 If the owner is not currently operating their business, when they expect to be back in business again
- 5 Effects on the owner and their business if they are not allowed to re-establish

- One submitter requested an exemption for his business at 163 Manchester Street. However he did not provide any of the information requested and has not been further in touch.
- One landlord who owns three properties in which brothels are operating (181 and 183 Bealey Avenue and 8 Sherbourne Street) requested these three properties be added to the list of existing brothels operating in Christchurch. The owner of one of these brothels requested an exemption and provided the required information.

General Comments – Signage (Includes answers to question 6 – Any other comments?)

The vast majority of submitters thought signage advertising commercial sexual services should only be in areas where brothels are located, and signage should be small and discreet.

3 Conclusion

The majority of submitters disagreed with the Council's preferred option to restrict operator-run brothels to particular areas.

Many submitters considered some of the areas where it is proposed owner-operated brothels may locate and requested these areas be removed or altered. In particular all the submitters commenting on the Lyttelton zone considered that London Street should not be included and many of them considered that Norwich Quay should not be included either. In other words, they considered there should not be any area in Lyttelton where large brothels may locate.

Many other submitters stated that brothels should not be permitted in particular areas largely because they are residential, close to residential, close to schools and/or close to churches and recreation areas. These submitters named these areas as Lyttelton, Burnside (Sir William Pickering Drive and Roydvale Avenue), Wainoni/Aranui (the block bounded by Shortland Street, Wainoni Road, Bickerton Street and Pages Road), Riccarton, Tussock Lane (Ferryroad), Armagh Street between Montreal and Durham Streets, Buchanans Road (Yaldhurst), areas adjacent to Wigram Road (Wigram/Halswell), Victoria Street between Bealey Avenue and Salisbury Street, Main North Road and the central city.

Appendix 1

Name of organisation	Number of people represented
Body Corporate # 33513 (55 – 57 Armagh Street)	12
Ferrymead Dental Centre	8
Stark Bros Ltd	45
Charleston Neighbourhood Association Inc	12
Bells Pharmacy	7
Ken Orr	
Riccarton Wigram Community Board	
Spreydon Heathcote Community Board	
238 Stanmore Road Residents	7
Lyttelton Lions Club	12
Lyttelton Anglican Parish	26
Recycle Kingdom Investment Trust	8
ANZCO Foods Ltd	
Victoria Neighbourhood Association	60
Canterbury Westland Kindergarten Association	360+
Chester Street East Residents' and Avon Loop Planning Associations	
Cath Bidwell	4 plus 121 supporting signatures
NZ Prostitutes Collective Christchurch Branch	
ICON (Inner city west neighbourhood inc)	
Medical Officer of Health Canterbury	
Lyttelton Mount Herbert Community Board	
Burwood Pegasus Community Board	
Lyttelton Community Association Inc	75
Burnside Community Transformation Trust	7

Attachment 4

Bylaw Text	Submission Issues	Hearing Panel Discussion	Hearing Panel Response
<p>3. Object Of The Bylaw</p> <p>(1) The object of this bylaw is to:</p> <p>(a) restrict the location of brothels, other than small owner-operated brothels, to certain parts of the district without providing any restriction on the location of small owner-operated brothels; and</p> <p>(b) provide for specified existing brothels to remain in their current locations; and</p> <p>(c) control signage that advertises commercial sexual services, that is in, or is visible from, a public place, on the basis such signs are likely to cause a nuisance or serious offence to members of the public using parts of the district or they are incompatible with the existing character or use of parts of the district, by:</p> <p>(i) prohibiting signs in certain parts of the Council's district; and</p> <p>(ii) regulating the display of signs in other parts of the district through the controls in this bylaw.</p>	<p>In general most submissions agreed that restrictions around where brothels can locate are necessary.</p> <p>Submitters raised issues around the allowed areas in specific suburbs as they considered they were too close to residential areas, schools, churches and/or recreational areas.</p> <p>There was no public feedback on the Council's proposal to provide an exemption for specified existing brothels, other than one request for a brothel to be exempt from the proposed location provisions.</p> <p>Most submitters agreed that signage should be restricted.</p> <p>Most submitters also agreed that signage only be allowed in areas where brothels are located, and must be small and discreet.</p>	<p>The Panel had little discussion on the objective of the bylaw as submitters agreed that a bylaw was needed to control the location of brothels and signage advertising commercial sexual services.</p>	<p>The Panel recommends that Council adopt a bylaw that provides controls over signage advertising commercial sexual services while the location provisions are further investigated.</p>

Bylaw Text	Submission Issues	Hearing Panel Discussion	Hearing Panel Response
<p>4. Location Of Brothels</p> <p>(1) Subject to clause 4(2) and clause 5, no person may operate, or permit, or allow to be operated, a brothel:</p> <p>(a) in any part of the district other than within an area shown on the maps in Schedule 1 and Schedule 2; and</p>	<p>Some submitters raised issues around specific allowed areas (discussed in detail below).</p> <p>Written submissions stated that submitters did not want to have brothels close to residential areas, schools or where people socialise.</p> <p>Submitters who presented at the hearings also said that they did not want to “see” brothel- related activities from their homes or from areas where people socialise.</p> <p>Some submitters suggested that there is a need to provide a “buffer” between brothel allowed areas and places where people live and socialise.</p>	<p>In response to submitters’ feedback, The Panel discussed the options around placing buffers between brothel allowed areas and residential zones.</p> <p>Several options and sub-options were discussed.</p> <p><u>1. Buffering around residential zones</u></p> <p>There are three sub-options:</p> <p>a) create wording in the bylaw to prohibit the location of a brothel on a property ‘adjoining’ a residential zone, which would provide a buffer of the depth of one property.</p> <p>b) create a buffer by removing all properties (in the commercial area) adjoining a residential zone from the brothel allowed mapped areas.</p> <p>c) create a buffer (e.g. 50m) between the residential zone and the edge of the area where brothels are allowed to locate.</p> <p>Option a) can potentially cause confusion as it is not clear where the allowed and prohibited areas are on the maps (as the prohibited area includes the buffer but is not clear unless the wording is taken into consideration).</p>	<p>The Panel recommends option 1b) be applied consistently across the whole city and that the areas identified where operator-run brothels can locate be reduced to exclude the buffer area.</p> <p>The Panel also recommend that revised maps show the areas where operator-run brothels are allowed to locate and where they are prohibited throughout the city. The prohibited areas will include the buffer areas.</p>

Bylaw Text	Submission Issues	Hearing Panel Discussion	Hearing Panel Response
		<p>Option b) would provide the most certainty for the public and brothel businesses as the maps would show the allowed and prohibited areas.</p> <p>Option c) could create difficulties where the buffer line splits a property as this creates difficulties in determining whether a brothel is inside or outside the buffer area.</p> <p><u>2. Using roads as a buffer</u></p> <p>The Panel noted that there are a number of locations where a residential zone is located on one side of a road and an area where brothels are allowed is located on the other.</p> <p>The Panel discussed several options to use roads as a buffer or not, applying roads as a buffer in all proposed brothel areas or in certain areas only, depending on the nature of the road between the two areas.</p> <p>In conclusion, the Panel decided that showing the buffer areas within the commercial allowed areas, but providing text explaining that these areas were in effect operator-run brothel prohibited areas would be</p>	<p>The Panel recommends that buffering is not required where the road concerned is a state highway or major arterial road, as the road would provide sufficient buffering already.</p> <p>For all other roads, where the brothel-allowed areas adjoin a residential zone, the Panel recommends a buffer be provided consistently across the whole city and that this buffer area be excluded from the operator-run brothel allowed areas (as recommended above).</p>

Bylaw Text	Submission Issues	Hearing Panel Discussion	Hearing Panel Response
		<p>confusing.</p> <p>To provide clarity to the public and brothel businesses, the Panel decided that the bylaw refer to the Schedule with the maps and that the maps provided in the bylaw should clearly identify where brothels are allowed to locate and where they are prohibited (rather than relying on text to provide clarity or further information).</p>	
<p>4. Location Of Brothels (1)(b) in any building immediately adjacent to an area marked as important open space on the map in Schedule 2; and</p>	<p>Three submissions on the Central City brothel allowed areas suggested that there were other areas that should be considered as areas of important open space and that these areas should be removed from the proposal.</p> <p>The areas suggested for removal included all the area to the north and west of Oxford Terrace (including the area along Victoria Street) and part of the area south of Cambridge Terrace and west of Madras Street.</p>	<p>The Panel discussed the three submissions received and the effects of applying the buffers on the areas marked as important open spaces. The Panel also discussed comments received from the Canterbury Earthquake Authority (CERA) which requested that brothels be prohibited within the areas allocated for the Frame and the anchor projects.</p> <p>The Panel noted that the most of the areas submitters requested to be removed are included in the buffer areas (and therefore removed from brothel allowed areas). A larger area was also removed when CERA's comments were considered.</p>	<p>The Panel recommends that the bylaw be consistent with the Christchurch Central Recovery Plan and recommends that the area set aside for the Frame and anchor projects are removed from the proposed allowed areas.</p> <p>The Panel recommends that a revised Central City map show the areas where operator-run brothels are allowed to locate and where they are prohibited in the Central City. The prohibited areas will include the buffer areas.</p>
<p>4. Location Of Brothels 1)(c) in any building that is located on a property that shares a boundary with a school.</p>	<p>Most submitters agreed that brothels should not be allowed close to schools.</p> <p>Some submitters raised concerns</p>	<p><u>3. Buffering around schools</u></p> <p>The Panel considered options to prohibit brothels from locating opposite schools. The same sub-</p>	<p>The Panel recommends applying a buffer of all properties 'adjoining' a school, consistently across the whole city, and by including this buffer in the maps as brothel prohibited areas.</p>

Bylaw Text	Submission Issues	Hearing Panel Discussion	Hearing Panel Response
	<p>about brothels being able to locate opposite school entrances (i.e. on the other side of the road).</p> <p>Some submitters also felt brothels should be kept away from routes students use to walk to school.</p> <p>A number of submitters suggested that brothels be kept away from early childhood centres because families and children gather at these places.</p>	<p>options as discussed above for 1. Buffering around residential zones were discussed to provide a buffer around schools. The panel decided that applying a buffer of all properties 'adjoining' a school was appropriate. The Panel agreed to use the City Plan definition of "adjoining" where "land shall be deemed to be adjoining other land, notwithstanding that it is separated from the other land only by a road, railway, drain, water race, river or stream.</p> <p>As discussed above, to provide clarity to schools, the public and brothel businesses, the Panel decided that the bylaw should refer to the Schedule with the maps and that these maps should clearly identify where brothels are allowed to locate and where they are prohibited (rather than relying on text to provide clarity or further information). The Panel therefore decided that a specific clause was not necessary.</p> <p><u>4. Buffering around pre-schools/early childhood centres</u></p> <p>The Panel noted that the Ministry of Education maintains a list of early childhood centres and their locations</p>	<p>As a result the panel recommends removing clause 4.(1)(c) of the proposed bylaw that specifically refers to schools.</p> <p>The Panel recommends applying a buffer of all properties 'adjoining' an ECC consistently across the whole city and indicating this by including this buffer in the maps as brothel prohibited areas.</p>

Bylaw Text	Submission Issues	Hearing Panel Discussion	Hearing Panel Response
		<p>(similar to the list of schools).</p> <p>Unlike schools, however, early childhood centres (ECCs) change location more frequently and new ones can set up. This could create uncertainty for brothels which may set up in allowed areas but then find an ECC setting up close by – thus placing the brothel in breach of the bylaw. The Panel then discussed applying the bylaw only to ECCs on the Ministry of Education’s register on the date the bylaw comes into effect.</p> <p>The Panel determined that it was appropriate to apply a buffer consisting of all properties adjoining ECCs in a similar manner to schools. The most effective way to achieve this is to amend the maps illustrating where brothels are allowed to locate and where they are prohibited.</p>	
<p>4. Location Of Brothels</p> <p>(Submitters’ additional comments on this provision)</p>	<p>Some submitters asked that brothels not be allowed to locate close to places of worship.</p>	<p><u>5. Buffer around places of worship</u></p> <p>The proposal provides no buffering for any place of worship located within the areas where brothels are allowed. Unlike schools and ECCs there is no clear definition about what constitutes a place of worship and there is no register of these places.</p>	<p>The Panel recommends that the proposed bylaw not be amended to provide buffers around places of worship.</p>

Bylaw Text	Submission Issues	Hearing Panel Discussion	Hearing Panel Response
	<p>With regards “important open space” in Clause 2 1b) many submitters referred to any open space near/in the submitter’s suburb (e.g. parks and reserves) rather than areas identified in the Central City map as “important open space”.</p> <p>Some submitters suggested that brothels should not be allowed close to parks and reserves and other places where people congregate, socialise or where children play.</p>	<p>It was noted that many, but not all, places of worship will be covered by the buffers around residential areas, schools and pre-schools.</p> <p>The Panel noted that there are few places of worship in commercial zones and some places of worship these have moved to commercial areas as they require larger premises.</p> <p>The Panel also notes that some places of worship were not concerned by the prospect of brothels locating next to them.</p> <p>In conclusion, the Panel decided not to create buffers around places of worship.</p> <p>The Panel considered whether to create buffering around parks and open space in or immediately adjoining the areas where brothels are allowed to locate. The sub-options for creating the buffer are the same as in Option 1 above.</p> <p>The Panel noted that it would be difficult to provide a buffer for parks and reserves alone as people socialise in a range of areas many of which are <i>not</i> parks or reserves. The</p>	<p>The Panel recommends that the proposed bylaw is not amended to create specific buffers around parks and reserves.</p>

Bylaw Text	Submission Issues	Hearing Panel Discussion	Hearing Panel Response
	<p>One submitter requested that brothels be prohibited from multi-unit housing complexes. The submitter stated that a bylaw prohibiting brothels from locating in such units will save the owners the legal costs from having to enforce the lease or other agreements that restrict the operation of businesses in these complexes themselves.</p>	<p>Panel also noted that some parks and reserves would be covered. The Panel considered the staff advice provided. The Council's bylaw-making powers are limited by the requirements of both the Prostitution Reform Act and the Local Government Act, and do not extend to providing a substitute means to enforce a matter where a civil remedy is available. Staff noted that under sec 155 the council should not make a bylaw where there are other legal remedies available. Staff also highlighted that a bylaw would only "fix" the problem in respect of brothels (and not other types of activities) being established in a unit.</p> <p>Staff advised that there is little evidence of a problem or a perceived problem from brothels establishing in residential multi-unit complexes in the district that would justify the Council making an amendment to the proposed bylaw along the lines sought.</p>	<p>The Panel recommends that brothels (both operator brothels and SOOBs) be prohibited from being located in a multi-unit residential complex.</p>
<p>4. Location Of Brothels</p> <p>(2) Clause 4(1) does not apply to any small owner-operated brothel.</p>	<p>A few submitters suggested that the location of SOOBs be restricted as well as the location of operator run brothels.</p>	<p>The Panel discussed the issues around placing restrictions on the location of SOOBs. The Panel noted that in most cases the location of SOOBs is not known as these are small, often extremely discreet businesses that are located mostly in</p>	<p>The Panel recommends that no restrictions be placed on the location of SOOBs (other than the prohibition from multi-unit residences discussed below).</p>

Bylaw Text	Submission Issues	Hearing Panel Discussion	Hearing Panel Response
		<p>residential areas.</p> <p>At present district plan rules on home occupation apply to SOOBs, as with other businesses that are run from residential areas.</p>	
Area-based comments on proposed maps in Schedule 1	<p>General comments A number of submitters expressed their view that brothels are associated with crime, drugs and alcohol and that areas where they are allowed to locate will become unsafe and/or change their existing character.</p> <p>Some submitters suggested that brothels be located in Central City only.</p> <p>Most submissions relate to specific suburbs and are not supportive of brothels locating in these areas.</p>	<p>The Panel acknowledged submitters' concerns but noted that prostitution is a legal activity under PRA 2003. The Council is unable to prohibit prostitution and can only regulate the location of brothels.</p> <p>The Panel discussed the proposal for each area individually where submissions were received on specific areas (see discussions below). However the Panel sought to identify solutions that could be applied consistently throughout the city wherever possible.</p>	<p>The Panel recommends the operator-run brothel allowed area (including the area in the Central City) identified in the maps in Attachment 5.</p>
	<p>Lyttelton (town centre) (59 submitters) A significant number of submissions were received opposing this location as a brothel-allowed area. The concerns raised were generally about the area including the main street and focal point of Lyttelton, including a school and pre-school and a number of residences. Many community activities take place in the</p>	<p>The proposal identifies the town centre zone in Lyttelton as an area in which brothels can locate.</p> <p>The Panel noted that the District Plan zoning in Banks Peninsula is different than in Christchurch, in that a range of commercial and retail activities are provided for in one zone.</p> <p>The Panel discussed the idea of</p>	<p>The Panel recommends that the proposed operator-run brothel allowed area in Lyttelton is removed and that operator-run brothels are prohibited from locating in Lyttelton.</p> <p>It was noted that Cr Button did not support this decision.</p>

Bylaw Text	Submission Issues	Hearing Panel Discussion	Hearing Panel Response
	<p>area with children frequenting the area very regularly. Some submitters felt that the proposal singled out Lyttelton because it is a port town with a history of prostitution associated with port activities. Some submitters acknowledged that there were SOOBs operating in Lyttelton and that these did not create a problem.</p>	<p>reducing the size of the proposed area to exclude the areas in and around London Street. This would leave the areas in and around Norwich Quay as brothel-allowed areas. The Panel also discussed the possibility and effects of extending this area further along Norwich Quay into the industrial zone. The Panel noted that further consultation would be required, at least with the landowners whose properties would be affected and possibly with the wider Lyttelton community.</p> <p>The Panel considered the possibility that not providing an area for brothels to operate in Lyttelton would increase the number of SOOBs in the area. Enforcement staff noted that there are significant issues (such as the time and resources required to conduct investigations) in taking action against SOOBs under District Planning processes.</p> <p>Legal advice provided to the Panel indicated that it was not essential to have an area where brothels could locate in Lyttelton as long the area provided in the district as a whole was considered sufficiently large.</p>	
	<p>Burnside (Sir William Pickering Drive) (28 submitters)</p>	<p>The Panel noted there is a residential subdivision in a commercial zone that</p>	<p>The Panel recommends the operator-run brothel allowed area identified in</p>

Bylaw Text	Submission Issues	Hearing Panel Discussion	Hearing Panel Response
	<p>Submitters noted that this area is in close proximity to residential zones. Some submitters felt that this commercial area, being a technology park was unsuitable for brothels.</p> <p>Submitters considered that brothels should not be allowed here as nearby residents are a mix of young families and retirees.</p> <p>Submitters also noted that there is a kindergarten located in the area where brothels can be located and a primary school is close by.</p>	<p>borders the proposed brothel-allowed area. The Panel considered that it is appropriate to apply the residential buffer identified above in this case.</p> <p>This buffer effectively provides a buffer around residences and the kindergarten and makes the area where brothels can locate smaller.</p>	<p>the map on page 7, Attachment 5.</p>
	<p>Aranui (the block bounded by Shortland Street, Wainoni Road, Bickerton Street, and Pages Road) (32 submitters)</p> <p>Submitters felt that this area has already been strongly affected by earthquakes and allowing brothels will increase the negative impacts. Submitters also raised concerns about safety.</p> <p>Submitters suggested that there are insufficient police resources to keep the area safe now and brothels will make it worse.</p>	<p>The proposed area is completely surrounded by residential zones.</p> <p>When the residential, school and pre-school buffers described above are applied, only a small isolated pocket of properties is left in which brothels could locate.</p> <p>The Panel therefore decided to delete the proposed Aranui area from the proposal.</p> <p>A small area in the Bromely area (along Raymond Road and Maces Road) was retained.</p>	<p>The Panel recommends that the entire Aranui operator-run brothel allowed area be removed from the proposal.</p> <p>With regards to the remaining area in Bromely. the Panel recommends the operator-run brothel allowed area identified in the map on page 6, Attachment 5</p>
	<p>Riccarton (Central Riccarton, Riccarton Road, Mandeville Street, Blenheim Road) (8 submitters)</p>	<p>The Panel applied the residential, school and pre-school buffers to the proposed areas in the Riccarton area</p>	<p>The Panel recommends the operator-run brothel allowed area identified in the map on page 2, Attachment 5</p>

Bylaw Text	Submission Issues	Hearing Panel Discussion	Hearing Panel Response
	<p>Feedback suggests that a large number of licensed premises have located in the area since the earthquakes and that this has led to an increase in anti-social behaviour, including criminal activity and the need for additional police resourcing.</p> <p>Some submitters suggested that the alcohol ban is regularly ignored and that brothels would exacerbate problems as submitters feel that brothel activities are related to drugs, gangs, alcohol and crime.</p> <p>Submitters also noted that there are schools, retirement homes and student flats in the Riccarton area.</p>	<p>and noted that some areas reduced in size, while other parts of the proposed area were no longer appropriate as they were too small in area.</p> <p>A smaller area along Mandeville Street was retained. Most of the area along Blenheim Road was retained, except for the areas affected by the residential buffer.</p>	
	<p>Ferrymead (Tussock Lane and Settlers Crescent) (4 submitters plus 121 supporting signatures) Submitters identified this area as being a suburban residential area that provides services used by families and children (e.g. dentists and medical centre).</p> <p>Submitters also raised concerns around security on weekends when businesses are closed and noted that the area has been severely affected by earthquakes and businesses have suffered.</p>	<p>The Panel noted that the proposed area in Ferrymead where Tussock Lane and Settlers Crescent are located is a commercial area under the City Plan and is surrounded by an Industrial zone. The Panel acknowledged submitters' concerns but noted that this specific area and its surroundings are zoned for non-residential activities. As such the Panel is of the opinion that this area (although reduced in size with the removal of the buffer area) is an appropriate location for operator-run brothels. The Panel recommends that the area is retained as a brothel</p>	<p>The Panel recommends the operator-run brothel allowed area identified in the map on page 11, Attachment 5.</p>

Bylaw Text	Submission Issues	Hearing Panel Discussion	Hearing Panel Response
		<p>allowed area.</p> <p>The buffers also reduced the proposed areas in the Hillsborough and Woolston area.</p>	
	<p>Central City Submitters expressed a mix of views on the appropriateness of the Central City as a location for brothels. Ten submitters suggested that brothels be located in the Central City only, while other submitters suggested that brothels are not appropriate in certain areas of the Central City where cultural facilities (such as art galleries, the Arts Centre, churches and schools) are located.</p> <p>Four submitters [Chester Street East Residents Association, Avon Loop Planning Association, Victoria Neighbourhood Association and Inner City West Neighbourhood Inc (ICON)] requested several changes to the proposed area.</p> <p>These submitters suggested that the entire area to the north and west of Oxford Terrace (including the area along Victoria Street) and part of the area south of Cambridge Terrace and west of Madras Street removed.</p> <p>These submitters also suggested that</p>	<p>The Hearing Panel applied the buffers as discussed above, to the central city area and also discussed CERA's comments. The Panel decided to retain the proposed brothel prohibited areas even though some areas were not consistent with CERA's district planning zones as the Panel felt that these areas were not suitable for brothels.</p> <p>The Panel noted that there were areas where brothels would be allowed to locate in the proposal that are now designated in the Frame or proposed anchor projects. The Panel decided that these should be removed as areas where brothels could locate in the bylaw as it was very unlikely that brothels could in reality locate in these areas.</p> <p>Applying the buffers and excluding the areas that are designated effectively removes many of the areas that the four submitters requested be removed from the Central City.</p>	<p>Following the deliberations, the application of the buffers and other changes (as described above), the remaining areas where brothels would be allowed to locate are illustrated in the map on page 2, in Attachment 6.</p> <p>The Hearing Panel recommends that brothels are allowed only in the Central City and that staff are requested to prepare a report on a proposed bylaw based on Central City areas recommended by the Panel.</p>

Bylaw Text	Submission Issues	Hearing Panel Discussion	Hearing Panel Response
	<p>brothels are not appropriate in the area to the south of Armagh St between Montreal and Durham as it is residential with high-end guest houses and hotels on both sides of the street.</p> <p>It was suggested that brothels will negatively affect overseas visitor accommodation.</p> <p>Comments from the Canterbury Earthquake Authority (CERA) CERA suggested that the brothel-allowed area should be consistent with what is planned in the Christchurch Central Recovery Plan with regards to the changes to the City Plan zones. It recommends that brothels are prohibited from the Frame and the areas designated for specific projects such as the Health and Justice and Emergency Services Precinct areas.</p>	<p>In addition the panel decide that brothels being able to locate in the immediate proximity of the Town Hall was inappropriate. Consequently the Panel decided to remove an area on the south of Kilmore Street between Durham Street North and Colombo Street.</p> <p>The remaining brothel-allowed area would include smaller areas north of Hereford Street, an area between Barbadoes and Fitzgerald Streets and a larger area between Antigua, St Asaph, and Madras Streets and Moorhouse Avenue.</p> <p>The Panel also deliberated the option put forward by Councillor Keown to have brothels in the Central City only.</p> <p>The Panel considered Cllr. Keown's motion over several sessions and discussed the reasons for and against having only the Central City where brothels are allowed included:</p> <p>Reasons restricting brothels to the Central City included:</p> <ul style="list-style-type: none"> - There were no submissions against having brothels only in the Central City and there were no submissions advocating for brothels in any of the areas in the proposal. 	

Bylaw Text	Submission Issues	Hearing Panel Discussion	Hearing Panel Response
		<p>-The Central City business area has good transportation for both residents and visitors.</p> <p>-In the past, most brothels have been located in the Central City.</p> <p>SOOBs will still be able to locate city-wide as there are no restrictions on their location.</p> <p>-Most major cities, both in New Zealand and overseas, have red-light districts in the Central City.</p> <p>Reasons against restricting brothels to the Central City included:</p> <ul style="list-style-type: none"> - No Councillor voted against the original proposal (which included the central city and other commercial areas around the city) that went out for consultation. - By amending or removing some areas, submissions have been responded to. - Only nine submitters said they wanted brothels in the Central City alone. - It is not clear whether the area where brothels could locate would be sufficient to avoid legal challenge and further work is required to investigate this. - There would be no regulation of operator-run brothels during the time it would take for a new proposal to be developed and a special consultative procedure carried out (about six to 	

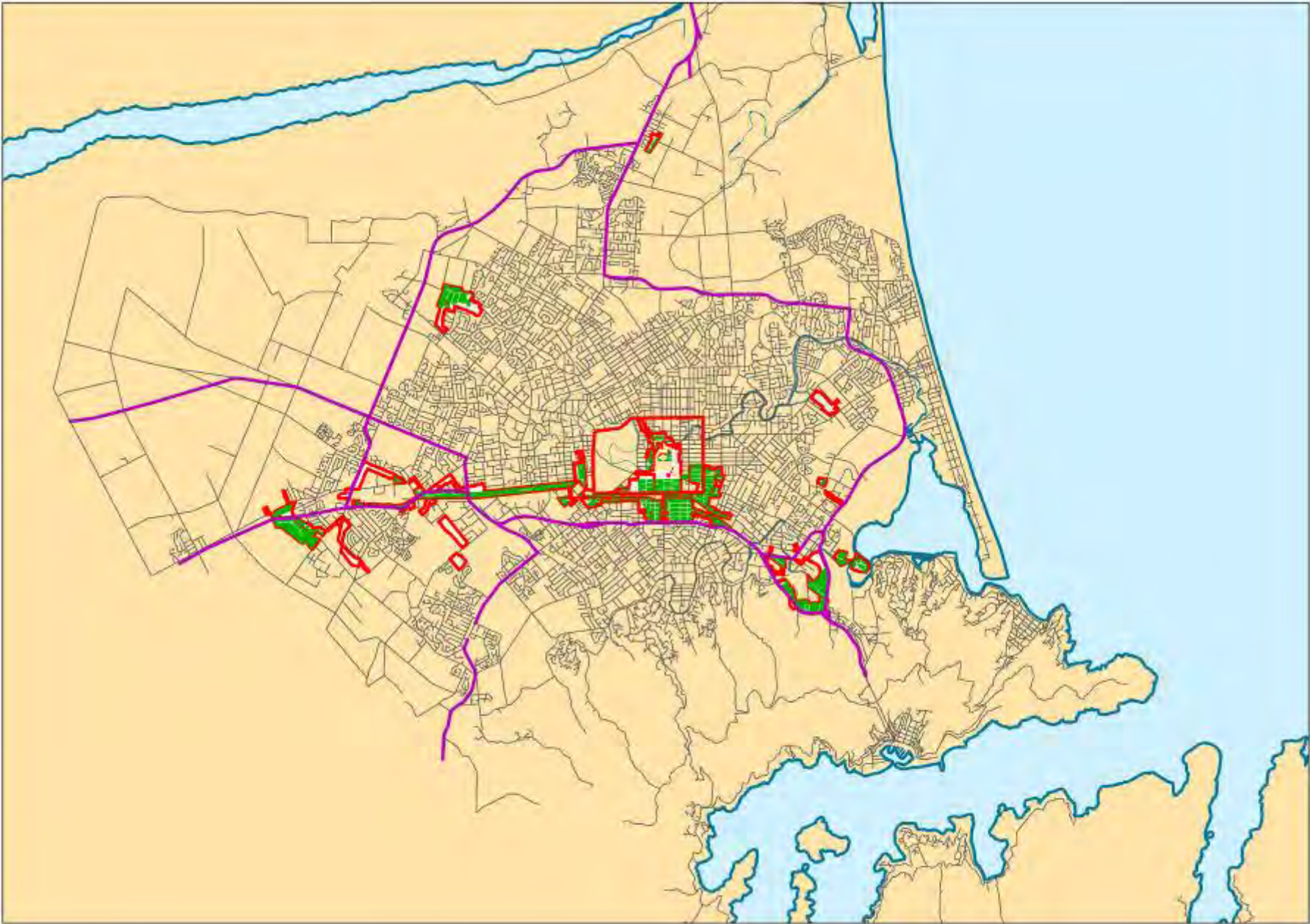
Bylaw Text	Submission Issues	Hearing Panel Discussion	Hearing Panel Response
		<p>nine months).</p> <ul style="list-style-type: none"> - Further costs and staff resources would be required to develop a new proposal and carry out the special consultative procedure. -There is considerable uncertainty about the current and future state of the Central City. 	
	<p>Hornby (Carmen and Buchanans Road) (1 submitter) The submitter suggested the brothel-allowed area should be on Waterloo Road as Buchanans Road has a residential area across it.</p>	<p>The Panel applied the residential, school and pre-school buffers to the proposed areas in the Hornby area and noted that some areas reduced in size, while other parts of the proposed area were no longer appropriate as they were too small in area.</p> <p>The Panel considered the Waterloo Road area to be inappropriate being an industrial area.</p> <p>The area along Carmen Road was removed as the Panel did not consider that the road (although a state highway) provides a sufficient buffer being close to Hornby High School.</p>	<p>The Panel recommends the operator-run brothel allowed area identified in the map on page 9 in Attachment 5.</p>
	<p>Wigram/Halswell (areas adjacent to Wigram Road) (2 submitters) Submitters suggested removing the proposed area from the brothel-allowed area as land is being developed by a church group.</p>	<p>The Panel applied the residential, school and pre-school buffers described above to the proposed areas in the Wigram/Halswell area and noted that these proposed areas were no longer appropriate as they were too small in area. These areas were therefore removed from the proposal.</p>	<p>The Panel recommends that the entire Wigram/Halswell perator-run brothel allowed area be removed from the proposal.</p>

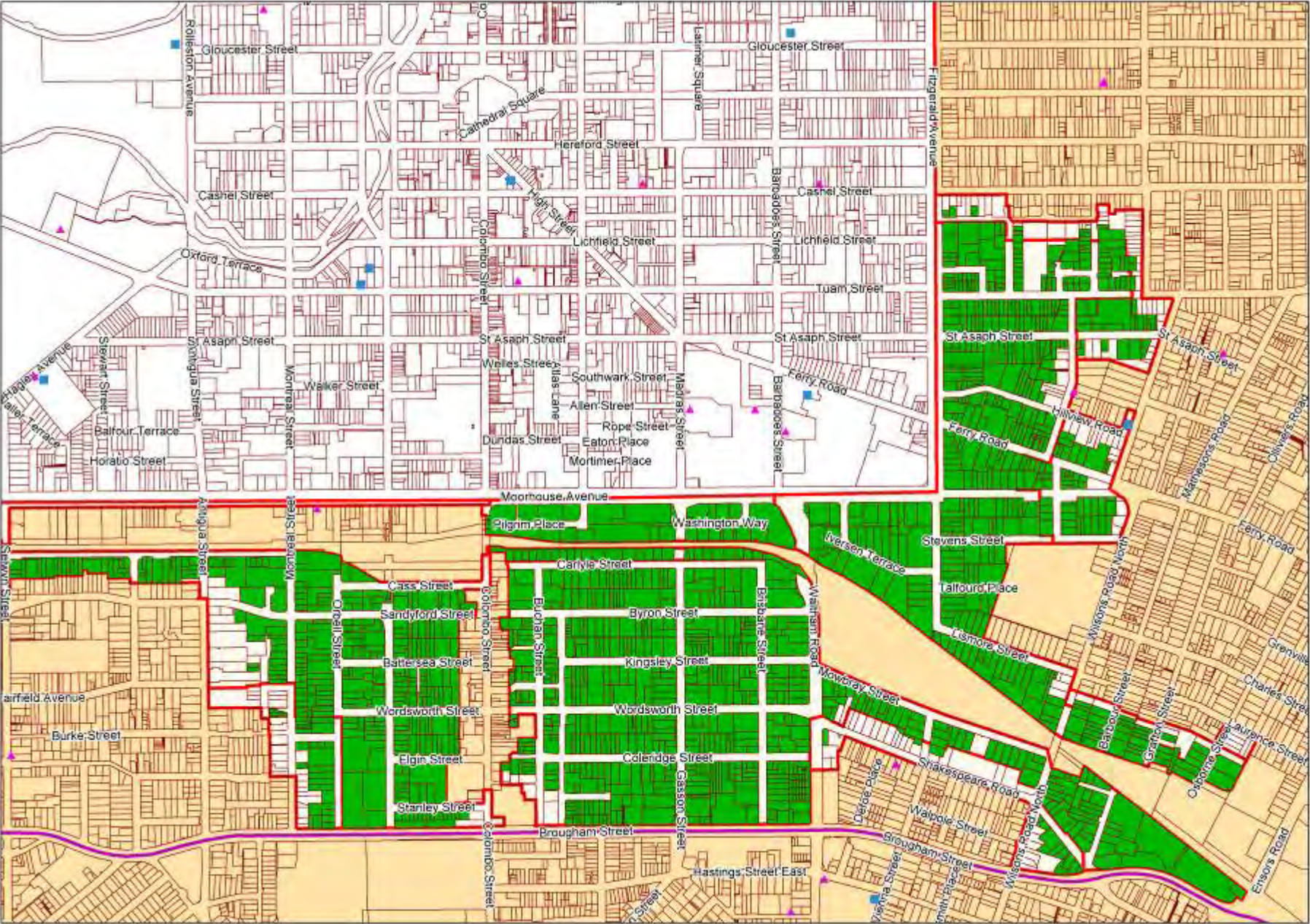
Bylaw Text	Submission Issues	Hearing Panel Discussion	Hearing Panel Response
Existing brothels			
5. Existing Brothels (1) Any premises described in Schedule 3 is exempt from the location controls in clause 4. (2) The exemption in clause 5(1) does not apply if, after this bylaw comes into force, the use of the premises as a brothel changes in character or increases in scale or intensity. (3) Any premises described in Schedule 3, for the purposes of the signage controls in clauses 6(2) and 7, must be regarded as premises situated in an area of the district which is shown on a map in Schedule 1. (4) For the avoidance of doubt, the signage controls in clause 7 apply to all brothels from the date this bylaw comes into force.	One request to have an existing brothel exempt from the location provisions was received.	"Tender Touch" is an existing brothel, which has been operating from 183 Bealey Avenue for the last 17 years. The Panel discussed the information provided by the brothel manager and agreed an exemption should be provided for this business.	The Panel recommends that "Tender Touch" operating at 183 Bealey Avenue is exempted from the location provisions and is included in schedule of the bylaw.
Signage			
6. Prohibition On Signage Advertising Commercial Sexual	The vast majority of submitters thought signage advertising	The Panel considered the submissions and agreed that the	The Panel recommends retaining the signage provisions in the proposed

Bylaw Text	Submission Issues	Hearing Panel Discussion	Hearing Panel Response
<p>Services</p> <p>(1) No person may display or permit or allow the display of a sign in any part of the district, other than within an area shown on a map in Schedule 1.</p> <p>(2) Even within an area shown on a map in Schedule 1, no person may display or permit or allow the display of a sign in any part of the district if the sign is visible from any point on a school boundary.</p>	<p>commercial sexual services should only be in areas where brothels are located, and should be small and discreet.</p>	<p>proposed provisions are sufficient.</p>	<p>bylaw while the location provisions are further investigated.</p>
<p>7. Regulation Of Signage Advertising Commercial Sexual Services</p> <p>(1) A sign in any part of an area shown on a map in Schedule 1, that is not in a place subject to clause 6(2):</p> <p>(a) must be attached to the premises at which the commercial sexual services it advertises are provided; and</p> <p>(b) must clearly display the number of the premises to which the sign relates; and</p>	<p>The vast majority of submitters agreed with the controls proposed.</p>	<p>The Panel considered the submissions and agreed that the proposed provisions are sufficient.</p>	<p>The Panel recommends retaining the signage provisions in the proposed bylaw.</p>

Bylaw Text	Submission Issues	Hearing Panel Discussion	Hearing Panel Response
<p>(c) must not be offensive; and</p> <p>(d) must not display any pictorial image; and</p> <p>(e) must not exceed 0.3 square metres in surface area; and</p> <p>(f) must not be illuminated by any flashing light.</p> <p>(2) No person may display, or allow the display, of more than one sign upon any premises at which commercial sexual services are provided, even if those premises have more than one street frontage.</p>			

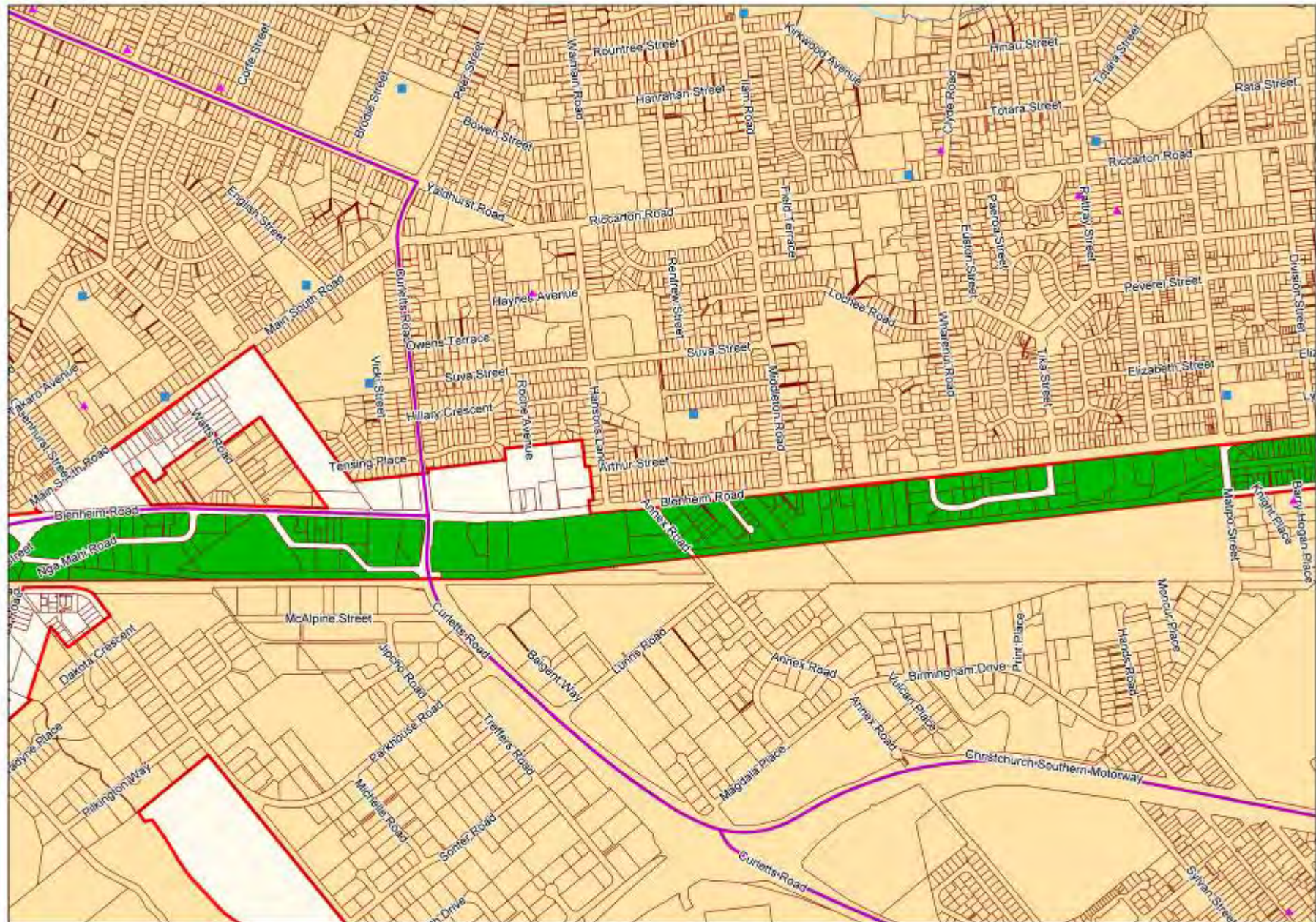




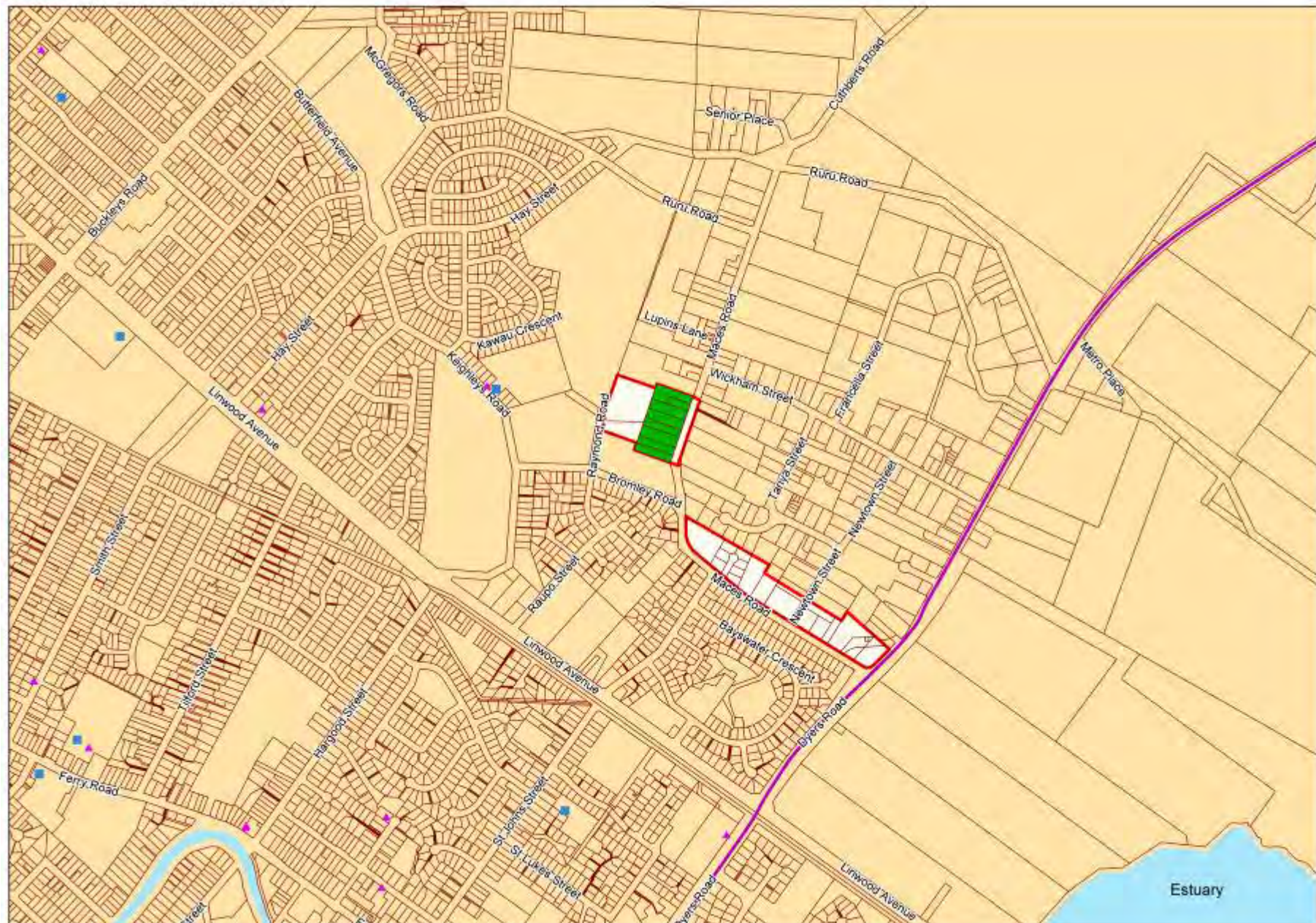




Blenheim Road

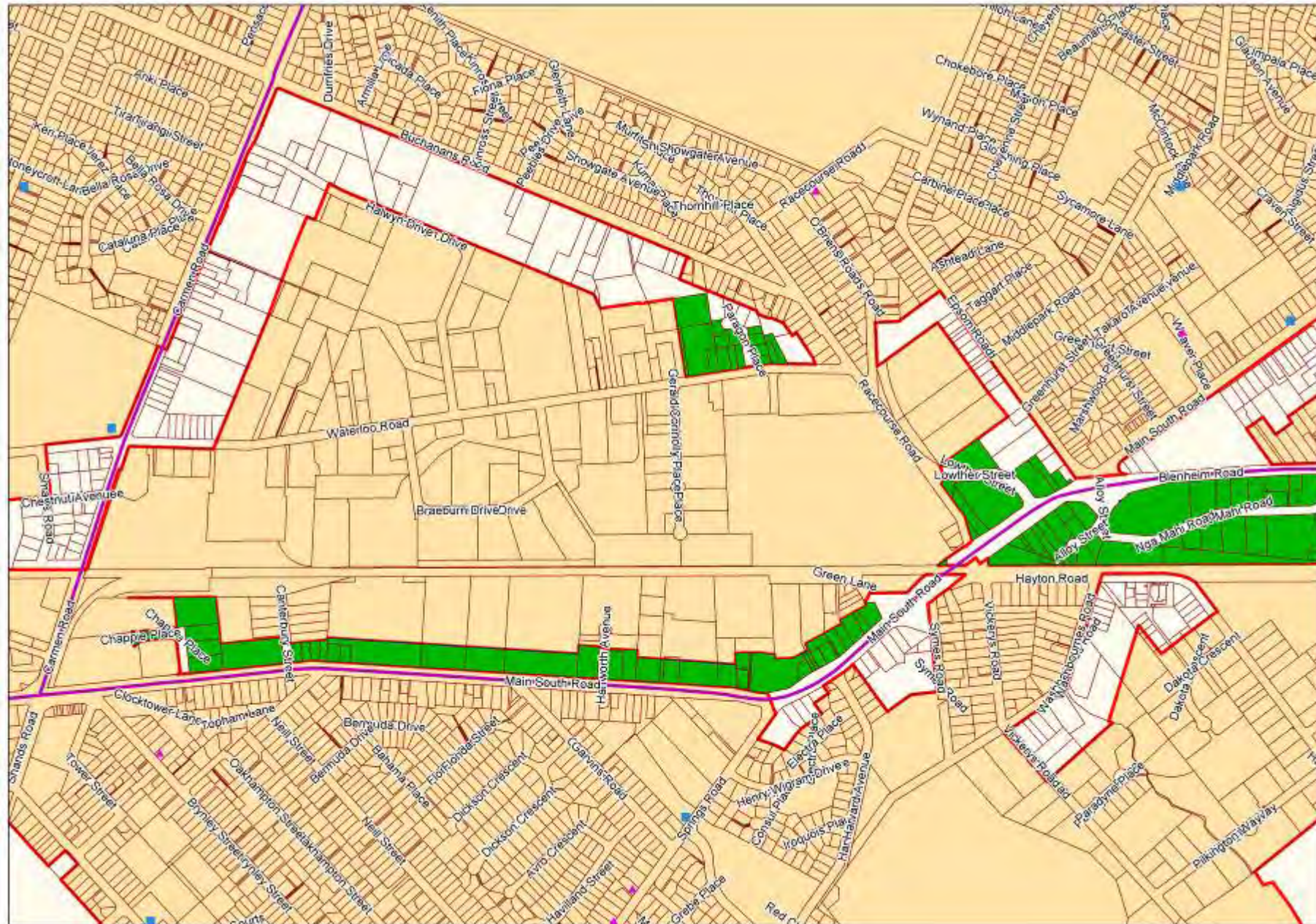


Bromley



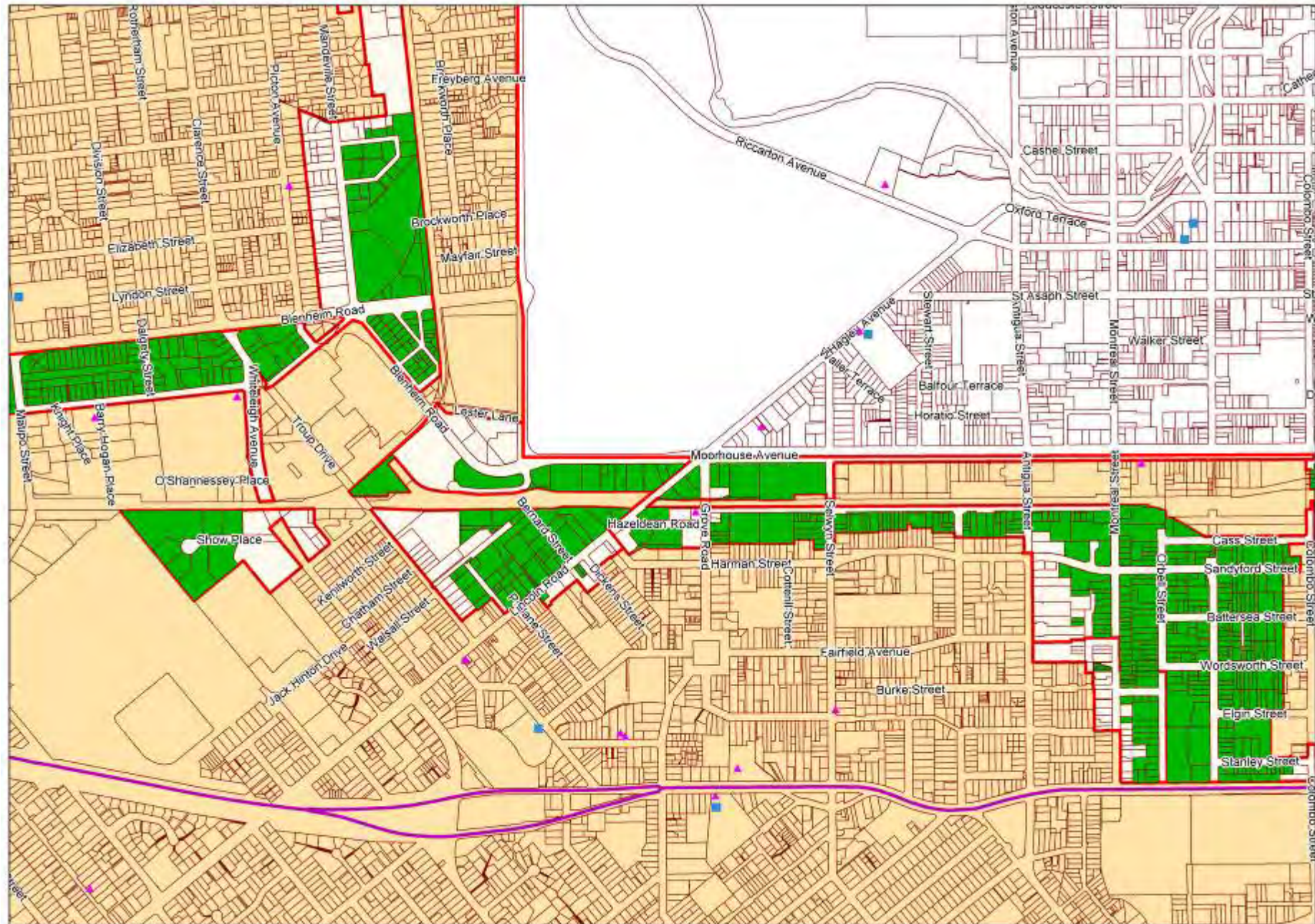


Hornby

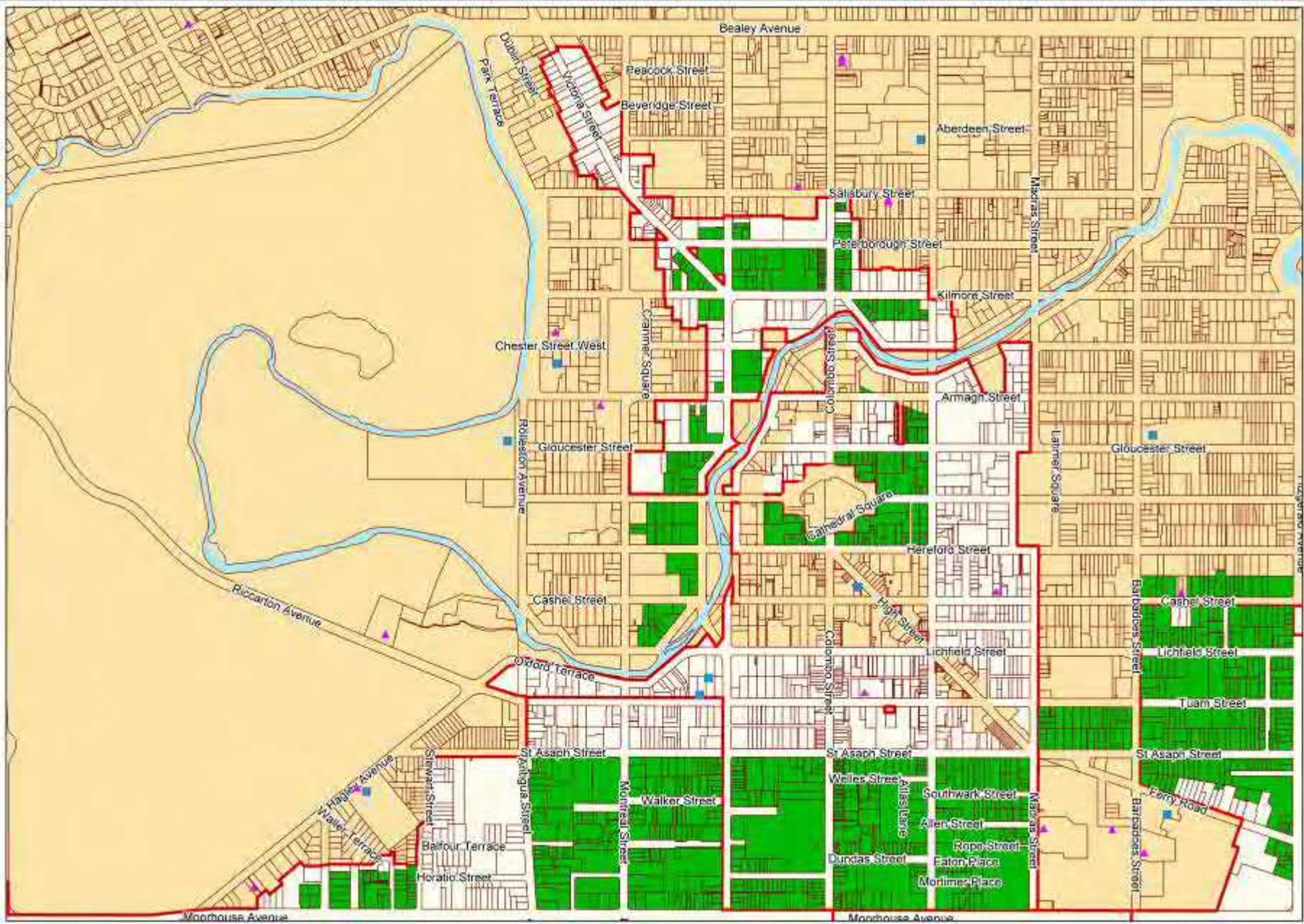


This is a detailed street map of a residential area, likely in New Zealand. The map features a network of streets, including Waterloo Road, Main South Road, and various local streets such as Lomas Place, Foreman's Road, Steele Street, and Roswell Place. A large green area on the left side of the map is outlined in red, indicating a specific zone of interest. The map also shows a railway line running diagonally across the upper part of the area. The streets are labeled with their names, and the map includes a scale bar and a north arrow.

Riccarton/Addington







Attachment 7

CHRISTCHURCH CITY COUNCIL BROTHELS (LOCATION AND COMMERCIAL SEXUAL SERVICES SIGNAGE) BYLAW 2012

Pursuant to sections 12 and 14 of the Prostitution Reform Act 2003, and the Local Government Act 2002, the Christchurch City Council makes this bylaw.

1. SHORT TITLE AND COMMENCEMENT

- (1) This bylaw is the Christchurch City Council Brothels (Location and Commercial Sexual Services Signage) Bylaw 2012.
- (2) This bylaw comes into force on xxxxx 2012.

2. INTERPRETATION

- (1) In this bylaw, unless the context otherwise requires, -

“Council” means the Christchurch City Council.

“District” has the same meaning as defined in section 5 of the Local Government Act 2002, and means the district of the Council.

“School” means a Registered School as defined in the Education Act 1989 (being a primary, intermediate, composite, secondary or special school, and can be either a state school or a private school) that is in or borders an area shown on the maps in Schedule 1 at the time this bylaw comes into force.

"Sign" means any sign that is in, or is visible from, a public place, and that advertises commercial sexual services.

- (2) The following definitions also apply in this bylaw and are the same as those in section 4 of the Prostitution Reform Act 2003:

“Brothel” means any premises kept or habitually used for the purposes of prostitution; but does not include premises at which accommodation is normally provided on a commercial basis if the prostitution occurs under an arrangement initiated elsewhere.

"Commercial sexual services" means sexual services that—

(a) involve physical participation by a person in sexual acts with, and for the gratification of, another person; and

(b) are provided for payment or other reward (irrespective of whether the reward is given to the person providing the services or another person).

“Premises” includes a part of premises.

"Public place"

(a) means a place that is open to, or being used by, the public, whether admission is free or on payment of a charge and whether any owner or occupier of the place is lawfully entitled to exclude or eject a person from that place; and

(b) includes any aircraft, hovercraft, ship, ferry, or other vessel, train, or vehicle carrying or available to carry passengers for reward.

“Small owner-operated brothel” means a brothel—

(a) at which not more than 4 sex workers work; and

(b) where each of those sex workers retains control over his or her individual earnings from prostitution carried out at the brothel.

3. OBJECT OF THE BYLAW

(1) The object of this bylaw is to:

(a) restrict the location of brothels, other than small owner-operated brothels, to certain parts of the district; and

(b) provide for specified existing brothels to remain in their current locations; and

(c) control signage that advertises commercial sexual services, that is in, or is visible from, a public place, on the basis such signs are likely to cause a nuisance or serious offence to members of the public using parts of the district or they are incompatible with the existing character or use of parts of the district, by:

(i) prohibiting signs in certain parts of the Council’s district; and

(ii) regulating the display of signs in other parts of the district through the controls in this bylaw.

4. LOCATION OF BROTHELS

(1) Subject to clause 4(2) and clause 5, no person may operate, or permit, or allow to be operated, a brothel:

(a) in any part of the district other than within an area shown on the maps in Schedule 1; and

(b) in any building immediately adjacent to an area marked as important open space on the Central City map in Schedule 1 ; and

(c) in any building that is located on a property that shares a boundary with a school.

(2) Clause 4(1) does not apply to any small owner-operated brothel.

5. EXISTING BROTHELS

(1) Any premises described in Schedule 2 is exempt from the location controls in clause 4.

(2) The exemption in clause 5(1) does not apply if, after this bylaw comes into force, the use of the premises as a brothel changes in character or increases in scale or intensity.

(3) Any premises described in Schedule 2, for the purposes of the signage controls in clauses 6(2) and 7, must be regarded as premises situated in an area of the district which is shown on a map in Schedule 1.

- (4) For the avoidance of doubt, the signage controls in clause 7 apply to all brothels from the date this bylaw comes into force.

6. PROHIBITION ON SIGNAGE ADVERTISING COMMERCIAL SEXUAL SERVICES

- (1) No person may display or permit or allow the display of a sign in any part of the district, other than within an area shown on a map in Schedule 1.
- (2) Even within an area shown on a map in Schedule 1, no person may display or permit or allow the display of a sign in any part of the district if the sign is visible from any point on a school boundary.

7. REGULATION OF SIGNAGE ADVERTISING COMMERCIAL SEXUAL SERVICES

- (1) A sign in any part of an area shown on a map in Schedule 1, that is not in a place subject to clause 6(2):
- (a) must be attached to the premises at which the commercial sexual services it advertises are provided; and
 - (b) must clearly display the number of the premises to which the sign relates; and
 - (c) must not be offensive; and
 - (d) must not display any pictorial image; and
 - (e) must not exceed 0.3 square metres in surface area; and
 - (f) must not be illuminated by any flashing light.
- (2) No person may display, or allow the display, of more than one sign upon any premises at which commercial sexual services are provided, even if those premises have more than one street frontage.

8. OFFENCE AND PENALTY

Every person who breaches this bylaw commits an offence and is liable on summary conviction to a fine not exceeding \$20,000, as set out in the Local Government Act 2002.

9. CHRISTCHURCH CITY COUNCIL GENERAL BYLAW

The provisions of the Christchurch City Council General Bylaw 2008 and any bylaw passed in amendment or substitution are implied into and form part of this bylaw.

The initial resolution to make this bylaw was passed by the Christchurch City Council at a Meeting of the Council held on 24 May 2012 and was confirmed following consideration of submissions received during the special consultative procedure, by a resolution of the Council at a subsequent meeting of the Council held on xxxx 2012.

Schedule 1 – See Attachment 8

[Maps of areas where brothels can be located in accordance with clause 4(1)(a)]

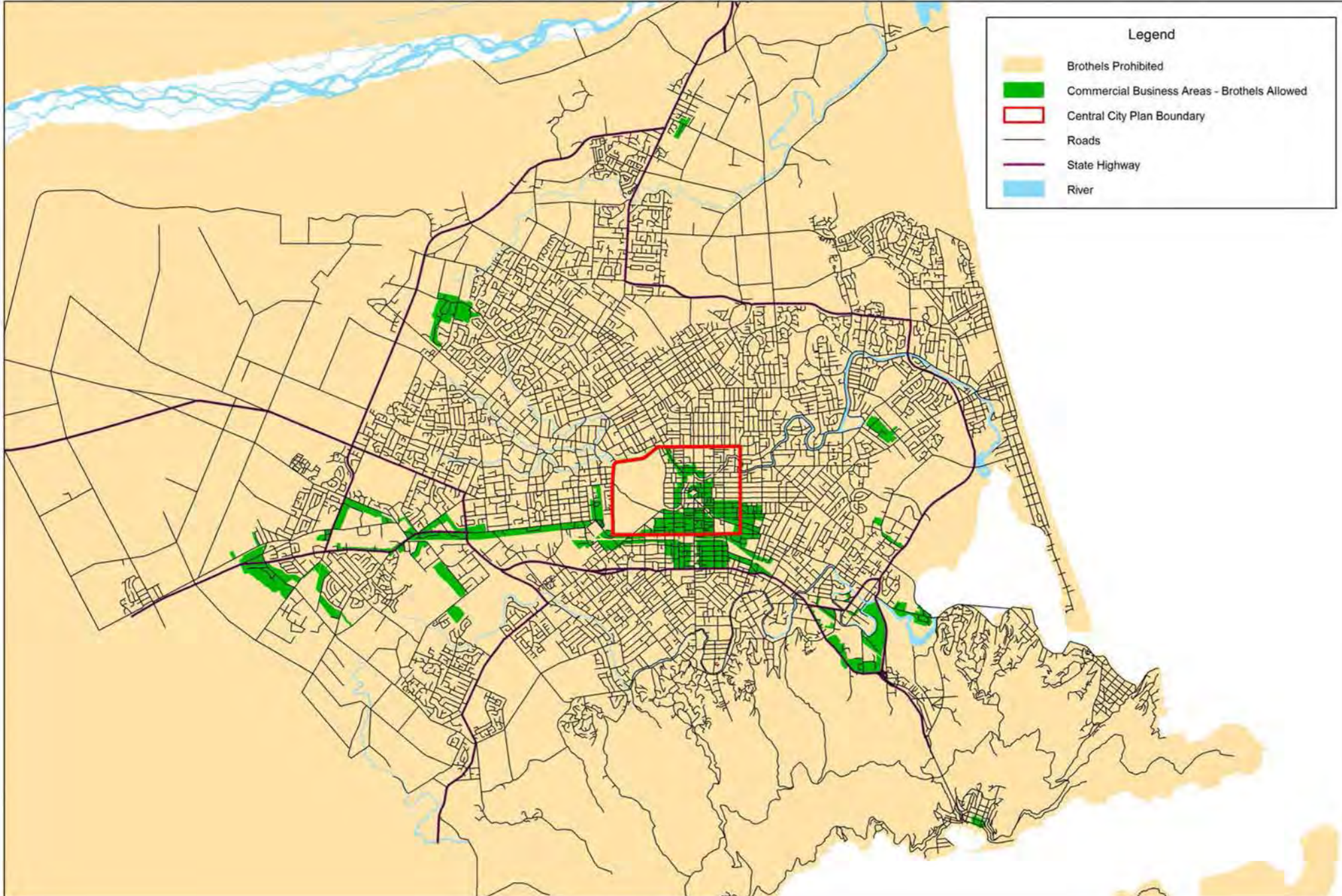
Schedule 2

Brothels exempted from the location controls in clause 4, as provided for in clause 5

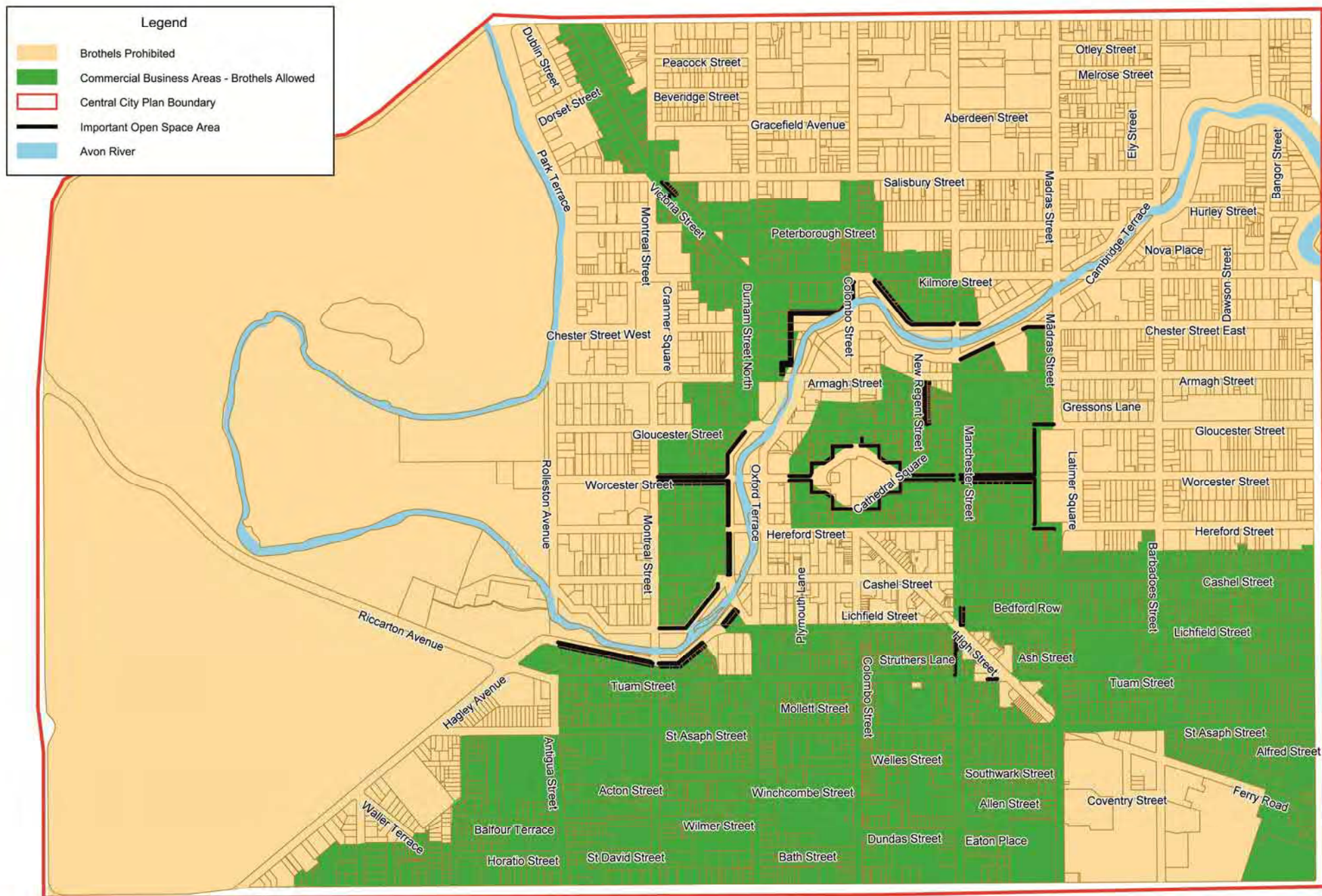
464 Worcester Street, Linwood, Christchurch (Lot 2 DP 12060)

Attachment 8

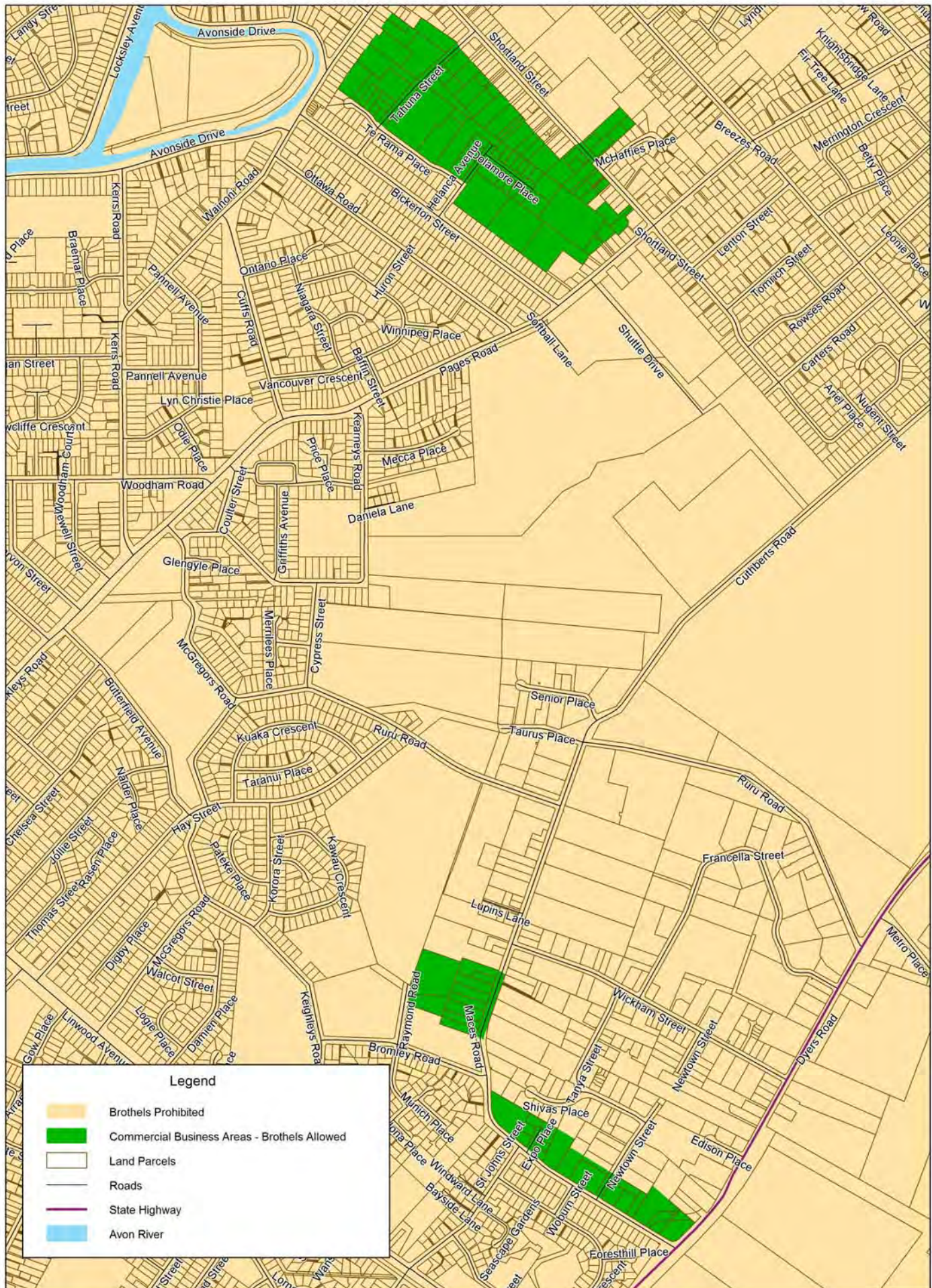
Maps showing areas consulted on.



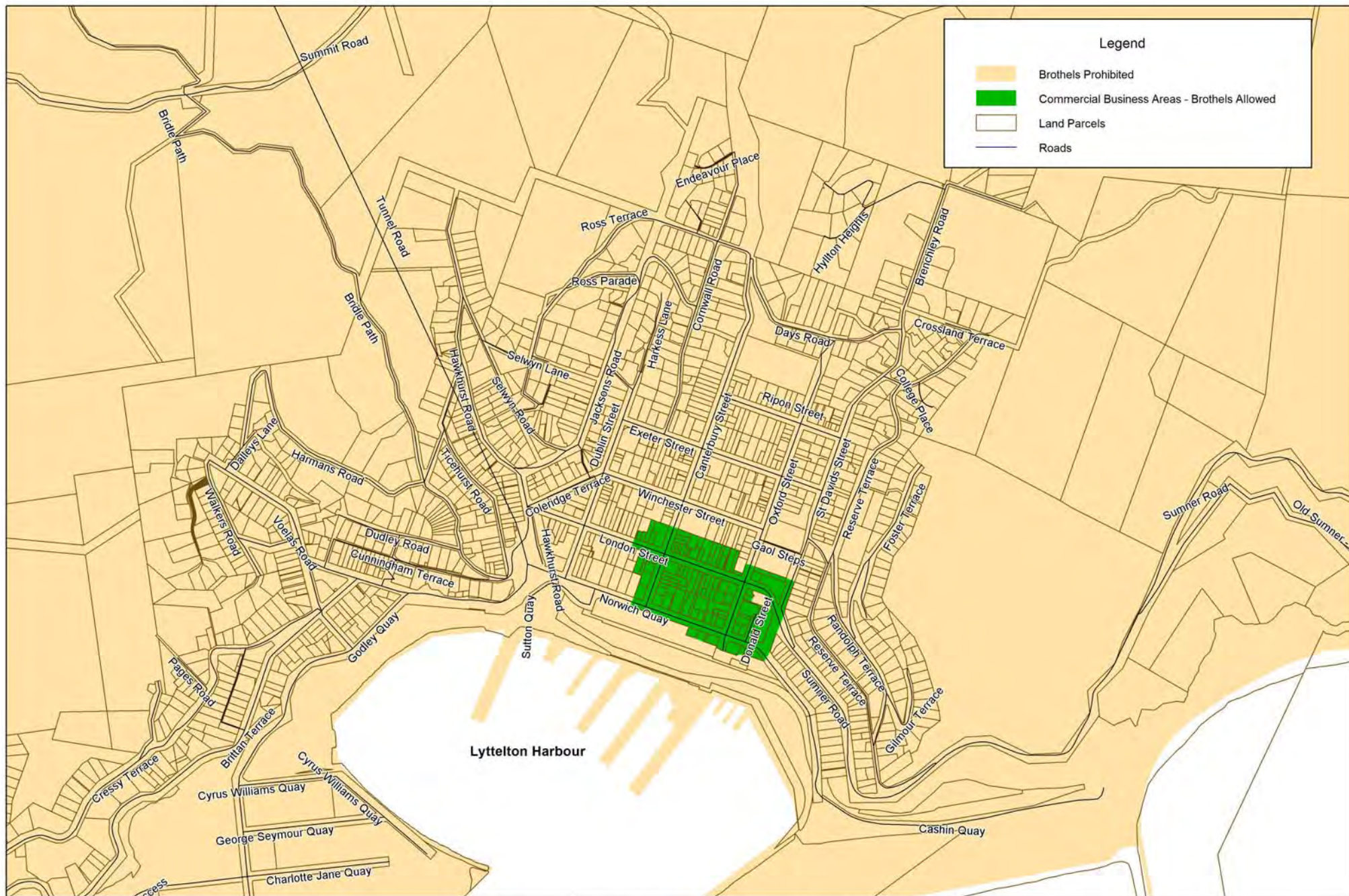
Areas where Brothels are Permitted - April 2012



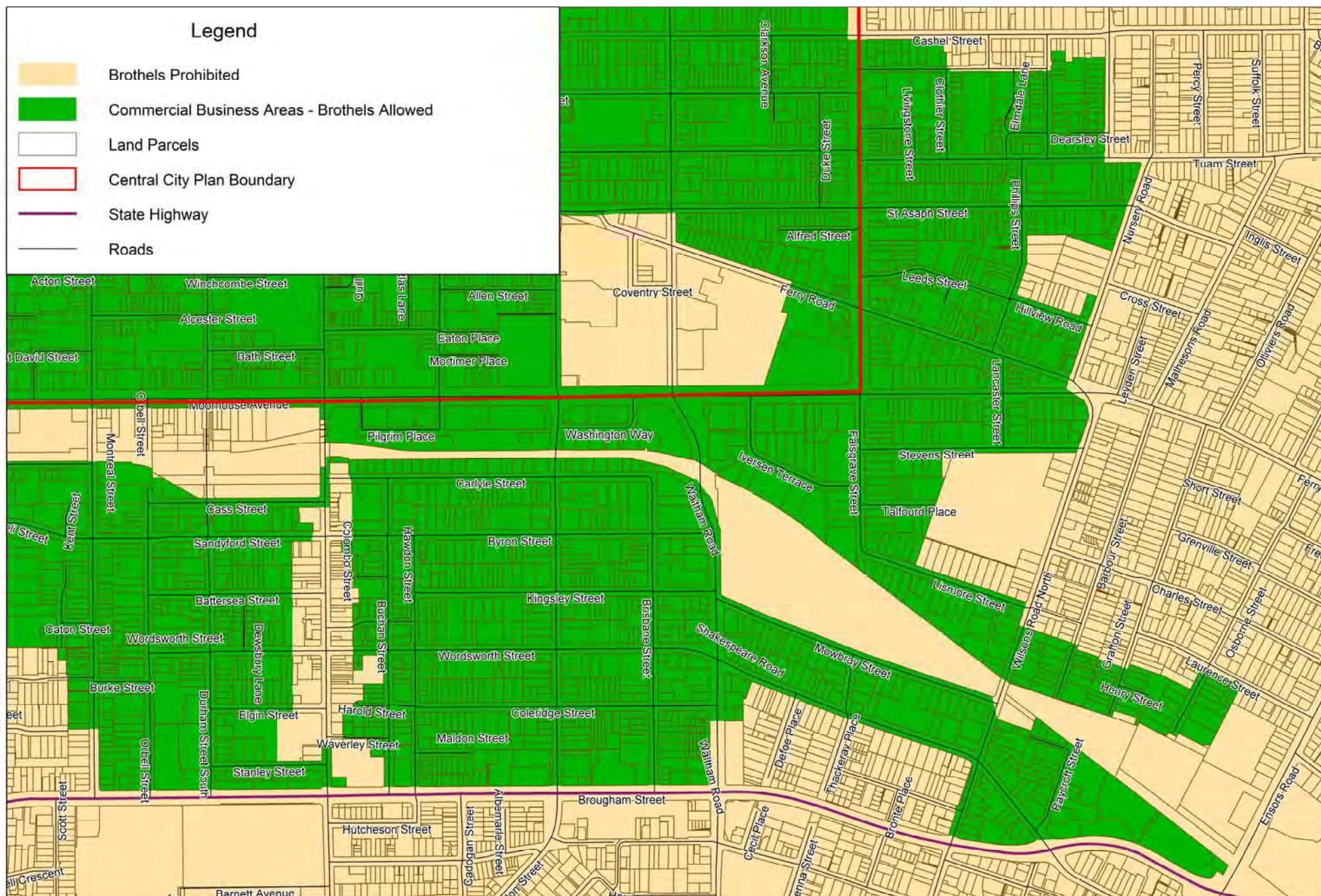
Central City - Areas where Brothels are Permitted - May 2012



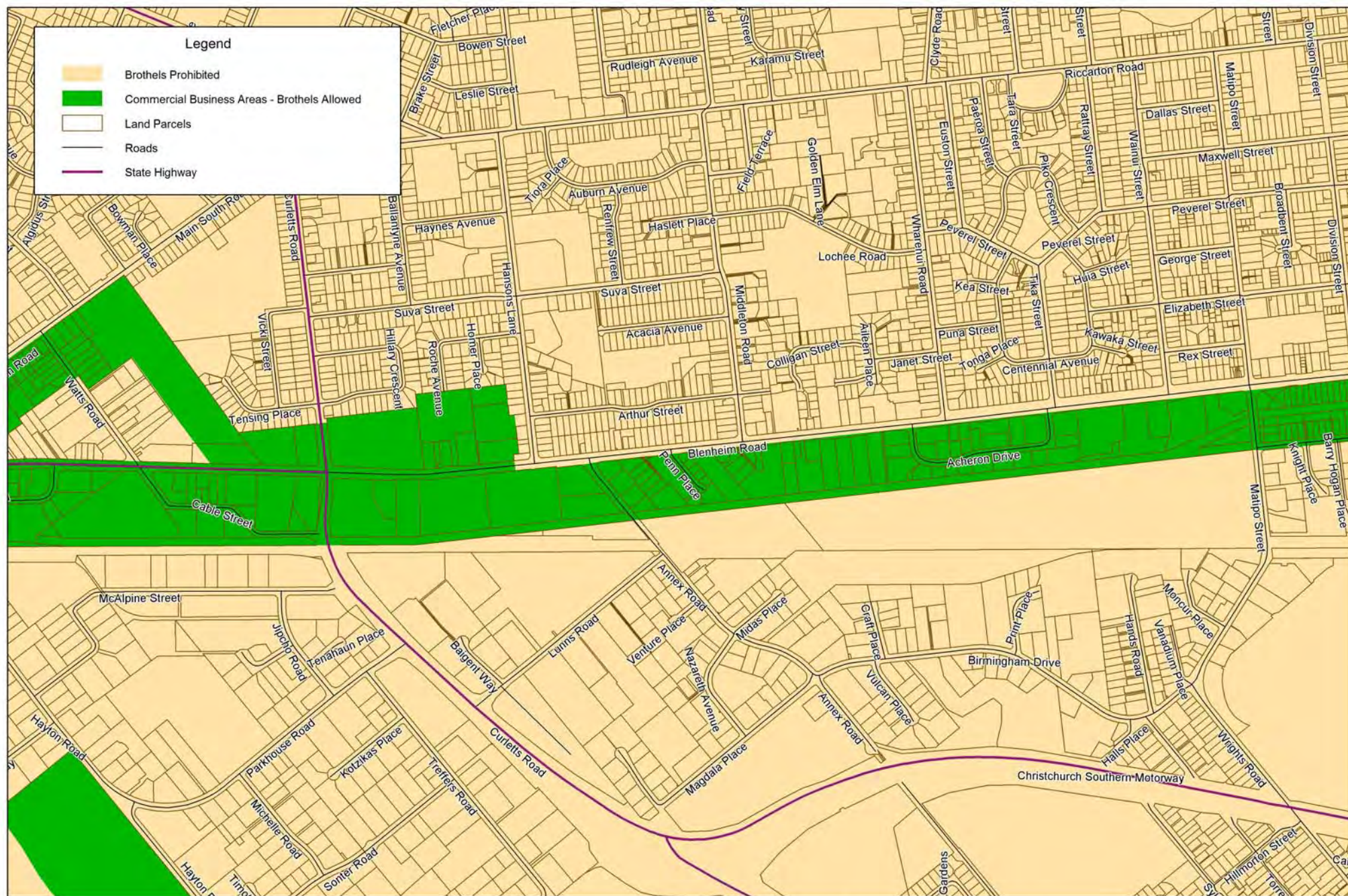
Bromley/Wainoni - Areas where Brothels are Permitted - May 2012



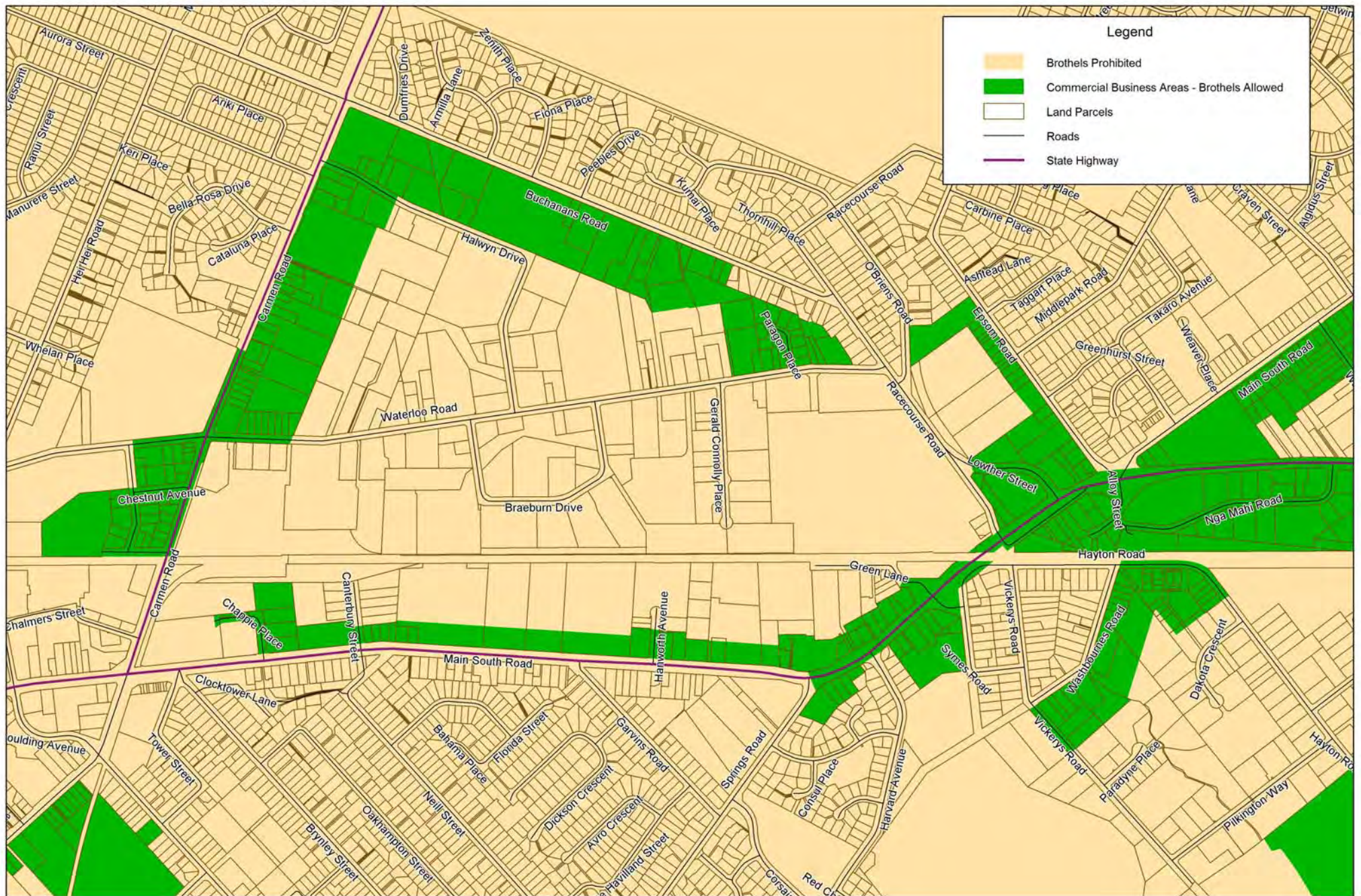
Lyttelton - Areas where Brothels are Permitted - May 2012



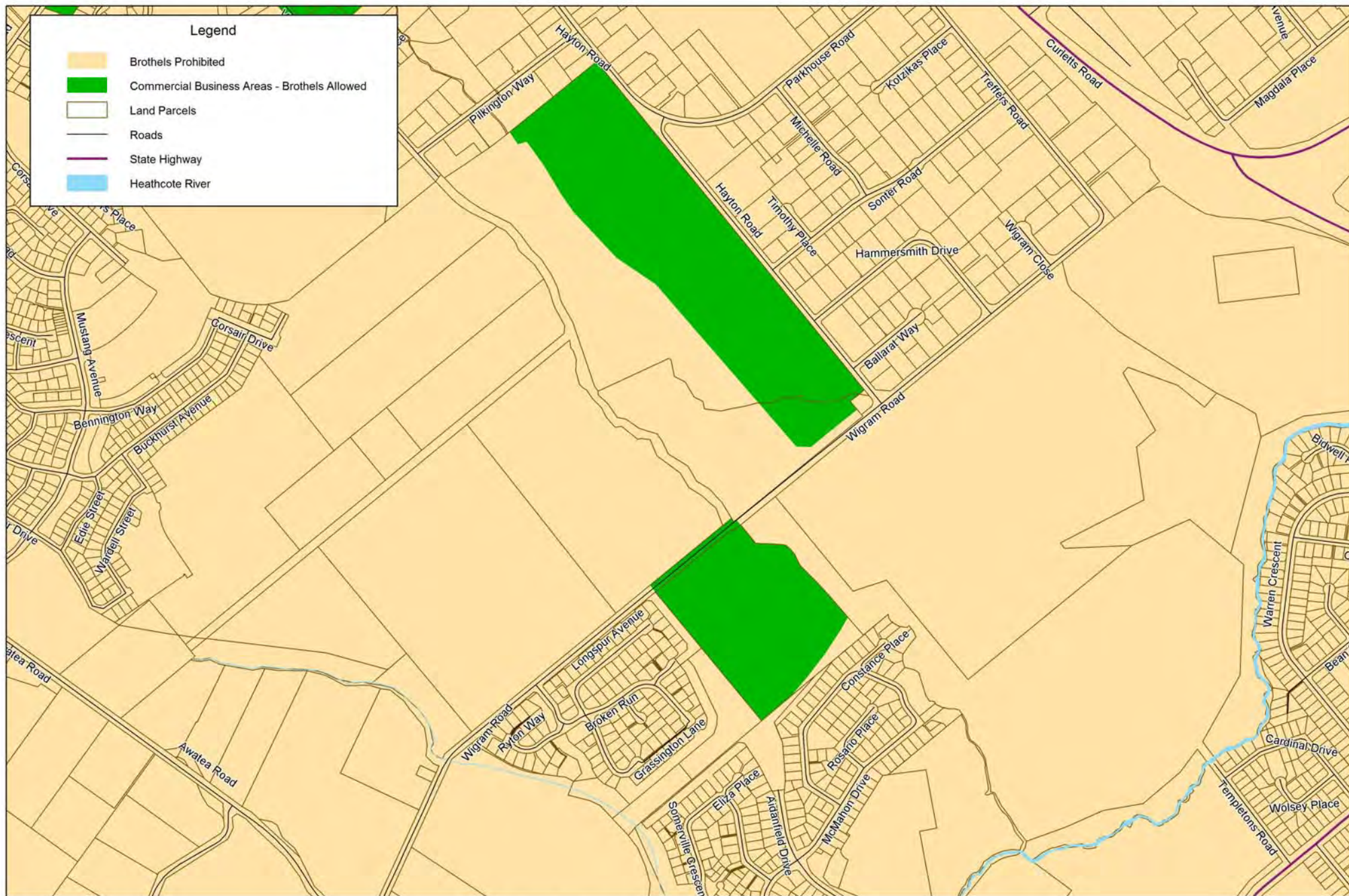
Sydenham/Phillipstown - Areas where Brothels are Permitted - May 2012



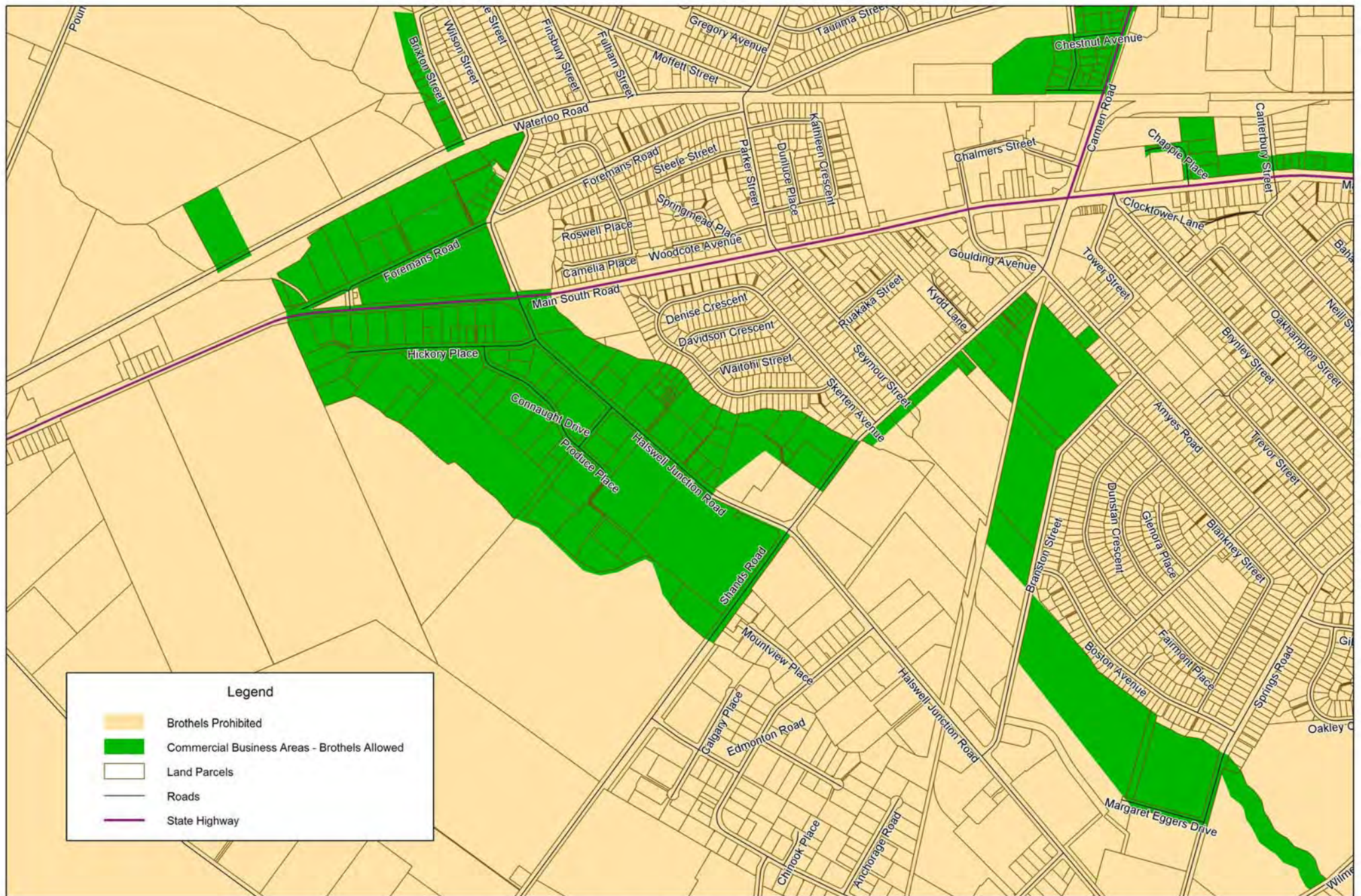
Blenheim Road - Areas where Brothels are Permitted - May 2012



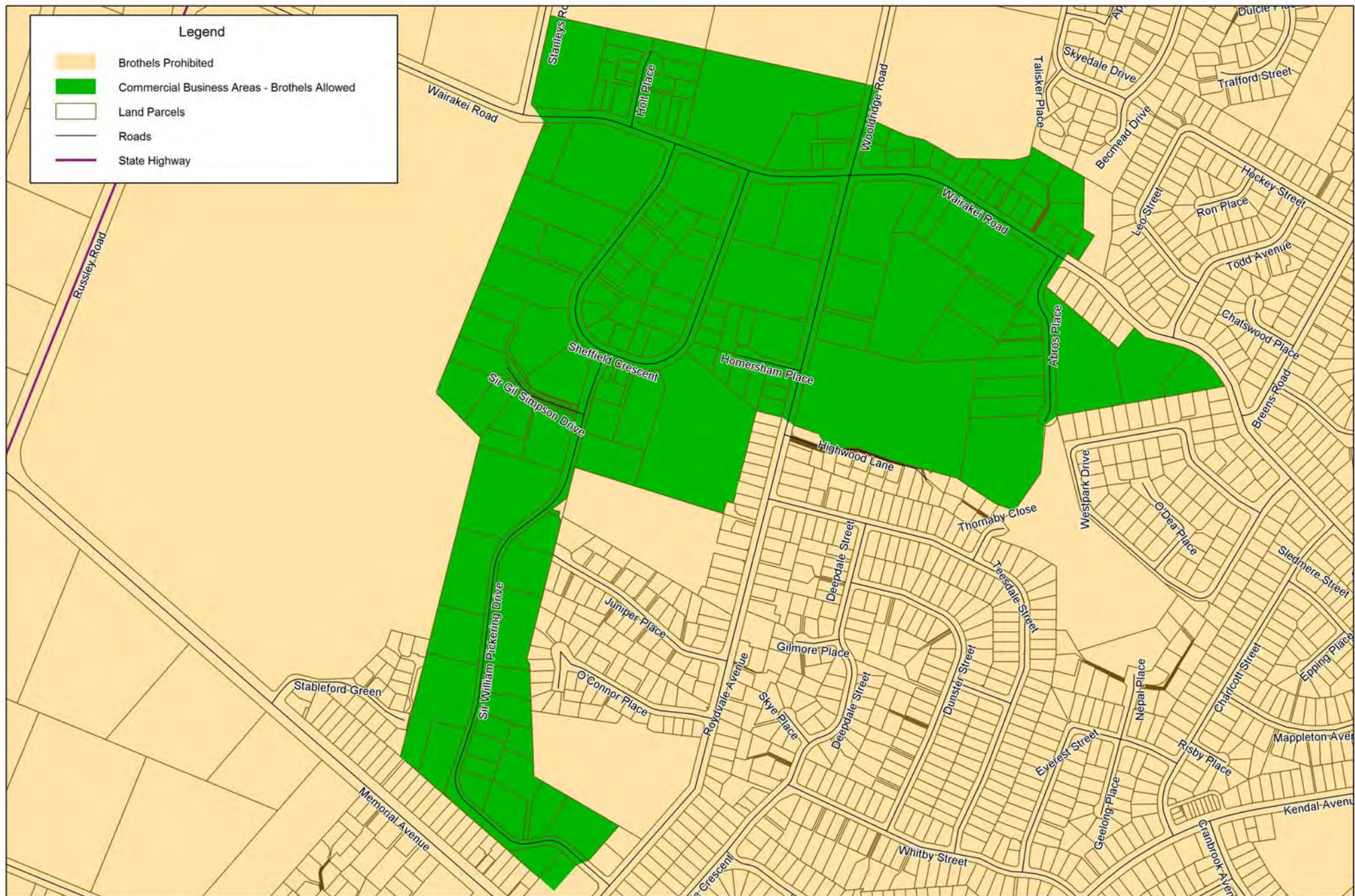
Hornby - Areas where Brothels are Permitted - May 2012



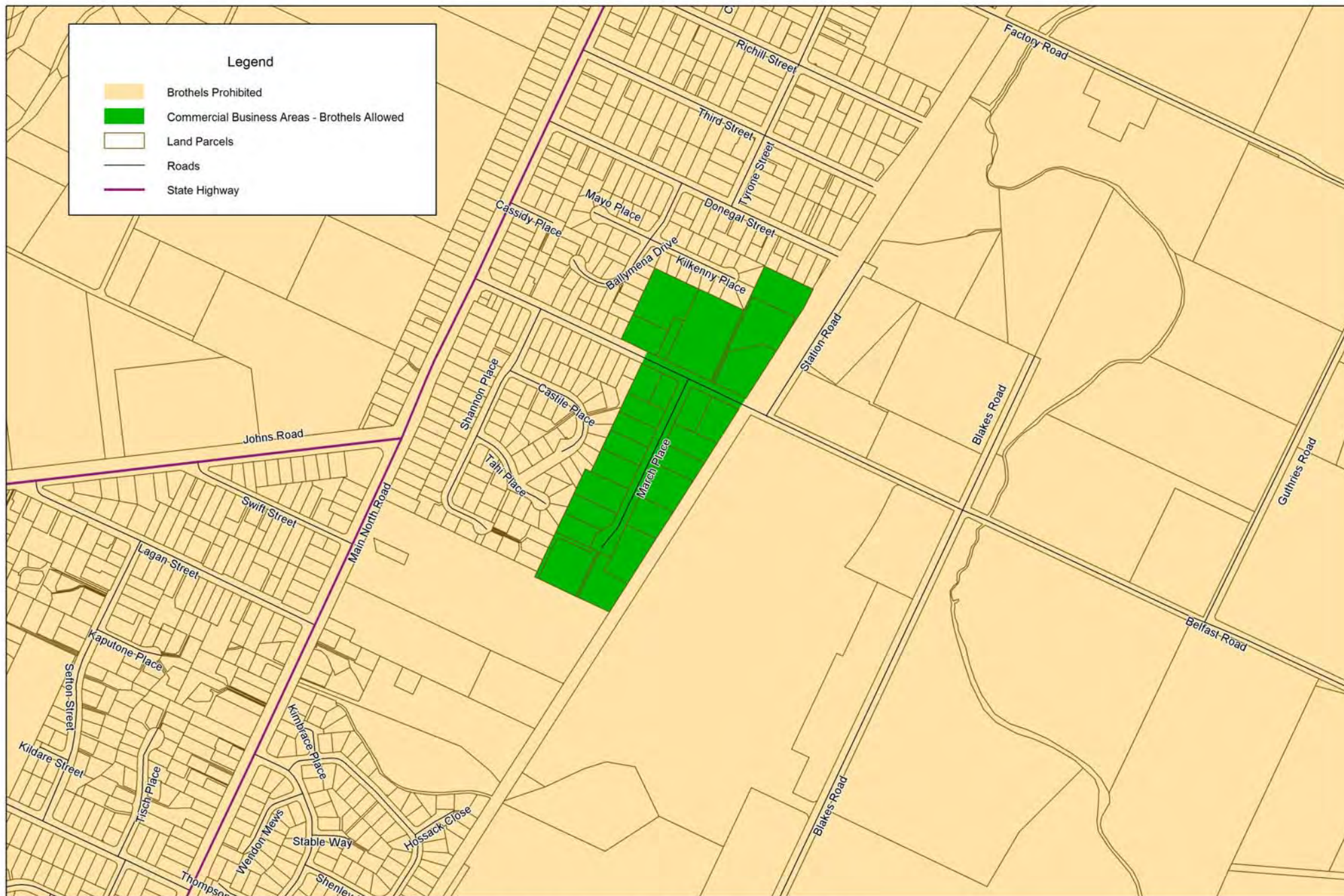
Wigram- Areas where Brothels are Permitted - May 2012



Hornby South - Areas where Brothels are Permitted - May 2012



Burnside - Areas where Brothels are Permitted - May 2012



Belfast - Areas where Brothels are Permitted - May 2012

26. CHRISTCHURCH EARTHQUAKE MAYORAL RELIEF FUND: APPLICATIONS FOR GRANTS

General Manager responsible:	General Manager, Community Services, DDI 941-8607
Officer responsible:	Strategic Initiatives Manager
Author:	Lincoln Papali'i, Strategic Initiatives Manager

PURPOSE OF REPORT

1. The purpose of this report is to seek the Council's approval to:

- (a) grant \$100,000.00 to Sumner Surf Life Saving Club
- (b) grant \$40,000.00 to Kahikatea Adventure Education Trust
- (c) grant \$18,389.00 to Avonside House Trust
- (d) transfer \$6,000.00 to Shirley Community Trust
- (e) decline \$18,307.00 to Catapult Employment Services Trust
- (f) decline \$5,750.00 to Artist Collective
- (g) decline \$7,499.00 to Christian World Service.



EXECUTIVE SUMMARY

- 2. The purpose of the Christchurch Earthquake Mayoral Relief Fund as adopted by the Council on 12 May 2011 is set out in paragraph 6 below. As trustee for the Fund, the Council is bound to apply the monies only for the purposes specified in the Council resolution of 12 May 2011.
- 3. The applicant organisations have requested a total of \$330,945.00 towards the costs incurred by them as a result of earthquake damage. Summary details of the individual requests are given in the report.
- 4. Staff recommend that the Council makes grants totalling \$158,389.00 to applicant organisation projects and to transfer \$6,000.00 to the Shirley Community Trust as specified by a donor.

FINANCIAL IMPLICATIONS

- 5. The financial requests for each project are outlined in the background section of this report. As at 13 November 2012 there was \$2,818,146.00 in uncommitted funds held by the Christchurch Earthquake Mayoral Relief Fund. There is a Christchurch Earthquake Mayoral Relief Fund report on the Council agenda for the meeting on 22 November 2012. If the grants recommended in this report are approved in full, there will be \$ 2,739,721.00 remaining in the fund. If the grants recommended in this report for the meeting on 6 December 2012 there will be \$2,575,332.00 remaining in the fund.

LEGAL CONSIDERATIONS

Have you considered the legal implications of the issue under consideration?

6. At the Council meeting of 12 May 2011 it was resolved:

...(b) *That the Christchurch Earthquake Mayoral Relief Fund was established, and will continue to be maintained, by the Council as a "public fund" (as described in section LD 3(2)(d) of the Income Tax Act 2007) exclusively for the purpose of providing money for any one or more charitable, benevolent, philanthropic or cultural purposes related to and in particular to provide relief to the people of Christchurch from the adverse effects of the 4 September 2010 and 22 February 2011 earthquakes, and associated aftershocks, by providing money for any activity or work required as a result of those events that:*

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- (i) *contributes to the rebuilding of the social and physical infrastructure of Christchurch, and*
 - (ii) *assists in:*
 - *remedying hardship suffered by individuals, groups, community organisations and businesses, and/or*
 - *protecting, repairing damage to or enhancing the physical fabric of the city.*
- 7. The Mayoral Earthquake Relief Fund essentially operates as a trust with the Council acting as the trustee. As trustee, the Council is bound to apply the monies only for the purposes specified in the Council resolution above.
- 8. In terms of the activities that can be funded by the Mayoral Earthquake Relief Fund, the first requirement is that any grant be used to contribute to the rebuilding of the social and physical infrastructure of Christchurch. The Oxford Dictionary defines the word "infrastructure" generally as "the foundation or basic structure of an undertaking" and specifically as "the installations and services (power stations, sewers, roads, housing etc) regarded as the economic foundation of a country". The word "infrastructure" therefore implies the undertaking of physical works.
- 9. However, paragraph (b) (i) of the resolution refers to "...any activity or work required as a result of those events that (i) **contribute** to the rebuilding of the social and physical infrastructure of Christchurch..." It is therefore not necessary that the Mayoral Earthquake Relief Fund's monies be applied solely to rebuilding actual physical infrastructure, but it is necessary that the monies be applied to any work or activity that **contributes** to such rebuilding. Therefore, whilst the focus of the Mayoral Earthquake Relief Fund is the rebuilding of the social and physical infrastructure ("bricks and mortar"), it can also be used for any activity which **contributes** to that outcome.
- 10. In addition, any grant from the Mayoral Earthquake Relief Fund must also assist in either remedying hardship or protecting, repairing or enhancing the physical fabric of the city.

ALIGNMENT WITH LTCCP AND ACTIVITY MANAGEMENT PLANS

Do the recommendations of this report support a level of service or project in the 2009-19 LTCCP?

- 11. Not applicable.

ALIGNMENT WITH STRATEGIES

Do the recommendations align with the Council's strategies?

- 12. Not applicable.

CONSULTATION FULFILMENT

- 13. Discussions with the individual applicants have been carried out.

STAFF RECOMMENDATION

- 14. It is recommended that the Council approve the following grant allocations from the Christchurch Earthquake Mayoral Relief Fund:
 - (a) \$100,000.00 to the Sumner Surf Life Saving Club to assist with the rebuilding of their Club Building and Tower.
 - (b) \$40,000.00 to Kahikatea Adventure Education Trust to assist with the rebuilding of their ropes course at a new location, at the Groyne.
 - (c) \$18,389.00 to Avonside House Trust to assist with the purchase of a temporary office building for their site at Lychgate Close.

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- (d) \$6,000.00 transfer to the Shirley Community Trust as specified by a donor who specifically wished their donation to be applied to this organisation.
- 15. It is recommended that the Council decline the following grant applications to the Christchurch Earthquake Mayoral Relief Fund:
 - (a) \$18,307.00 to Catapult Employment Services Trust for the reimbursement of rent paid for temporary offices and cabling work at their new permanent site.
 - (b) \$5,750.00 to the Artist Collective for repairs to power and water supplies to the artist's studio.
 - (c) \$7,499.00 to Christian World Service for the reimbursement of office contents.

BACKGROUND (THE ISSUES)

Sumner Surf Life Saving Club - \$200,000.00 Request

- 16. Sumner Surf Life Saving Club (SSLSC) is an Incorporated Society based at 1 Main Road, Sumner. SSLSC sustained extensive damage in the February earthquake. An engineer's report has confirmed that it is not financially feasible to repair the building to conform to the current building code regulations. SSLSC plans to demolish the existing building and start the rebuild for their new building in early to mid 2013. The rebuild is expected to take approximately four to five months to complete.
- 17. The estimated cost to have the new building open and functioning is \$1.3 million. SSLSC has received an insurance settlement of \$300,000 for building damage. A further insurance payment of \$150,000 has been paid for building works that had been completed but had not been signed off at the time of the earthquake. SSLSC have received a number of donations totalling approximately \$180,000 and has pending funding applications with the Canterbury Earthquake Appeal Trust for \$200,000 and Canterbury Community Trust for \$200,000. The Vodafone Foundation Canterbury Fund has granted \$50,000 towards the cost of the rebuild.
- 18. The new building design is for a single storey building with a lookout tower for the lifeguards. The building will sit within the existing footprint on the current site.
- 19. SSLSC is the second oldest club within the Canterbury Region and was founded in 1911. SSLSC has a membership base with 80 active members, 100 junior members and 80 non active members. The age group of the members ranges from fourteen years of age to mid-fifties. The subscription charges vary from \$80 to \$100 per year. The subscription charges are the main source of income for SSLSC along with funding from Surf Life Saving New Zealand and local fund raising.
- 20. SSLSC not only trains the youth lifeguards, it promotes positive leisure and sporting environments for children, youth and adults. SSLSC offers the use of their facilities to Surf Life Saving New Zealand throughout the summer months, who educate young children on the importance of beach safety. The facilities are regularly used by the local and wider community and can be hired for a nominal fee for functions, yoga, scouts and are also used by the local rugby club. It is the intention of SSLSC to offer the use of their facilities to other community groups once the rebuild has been completed.
- 21. SSLSC is currently operating on Sumner beach front using storage containers and portable toilets supplied by the Council. SSLSC is dedicated to the rebuild of their club and will continue to operate under these conditions until they have raised the necessary funds to complete the rebuild.
- 22. Professional lifeguards patrol Sumner Beach between December and January and is reliant on SSLSC youth volunteers to ensure that the beach is manned 7 days a week. The sea at Sumner Beach is very challenging due to the potential rips from the estuary mouth and the beach is a popular attraction helping to generate income for the local Sumner businesses.

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23. The SSLSC application is supported by a number of organisations including Surf Life Saving New Zealand, Ferrymead Boys Football, Girl Guiding East/West, Sumner Church, Christchurch City Council, Recreation and Sports Unit, Sumner Toy Library, Sumner Rugby, Sumner Long Boarders and the Honourable Ruth Dyson.
24. The financial statements for SSLSC for the year ended 30 June 2011, shows a total income of \$216,283.20 (including donations and grants), a total operational expenditure \$49,271.41 and total assets \$178,240.13. The total cash at hand in the bank is \$107,018.38.
25. It is recommended that a grant of \$100,000.00 is granted to SSLSC to assist with the rebuild of their earthquake damaged building.

Kahikatea Adventure Education Trust - \$75,000.00 Request

26. Kahikatea Adventure Education Trust (KAET) was advised in December 2011 by the Council that they were no longer able to operate their Rope Course in the South Brighton forest domain. The Council is monitoring the trees as land subsidence from the earthquakes has had a serious affect, trees have fallen and others are dying. The monitoring will take many years and may result in parts of the forest being fenced off. KAET wishes to stay in the Christchurch area and have been advised that the only possibility for this is to find another site and re-establish the Rope Course installing large poles rather than using trees. The existing course has been removed and stored by Ranger Services at Bottle Lake Forest Park.
27. KAET is a registered charitable trust whose purpose is to develop and provide programmes designed to enable individuals to realise their full potential through participation in adventure activities which, provide social and intellectual growth, self confidence and physical fitness. In 1997 the Trust established the Christchurch Ropes Course with seed money from a pre-existing outdoor education trust and community funding. The ropes course was built in Christchurch's South Brighton Domain, under a lease agreement with the Council.
28. The new location will be the Kimihia site at The Groynes. It is situated inside the Groynes, away from general public access, with easy access to a number of natural resources. The site is perfect for camping and is well equipped with a small shelter, adequate flat camping space, water and toilets. Even with these facilities the site is severely underutilized; currently Kimihia sits vacant and unused for the majority of the year. In the last two years usage has averaged 338 people over 20 nights and one day. Almost all of this usage has been during weekends or school holidays. Girl Guiding New Zealand (GGNZ) has 12 years remaining on its lease of the Kimihia site, while the Council current lease with Environment Canterbury (ECan) expires in 2014/2015 (this misalignment is due to GGNZ's lease being with the previous Waimakariri District Council). Any extension beyond 2014/2015 will be dependent on ECan extending the Council lease, which is likely, but not guaranteed. ECan have stated that they are supportive of the activity, and would like to see it at The Groynes. In the unlikely event that the Council does not receive a lease renewal, ECan have stated that they would approve a continued lease for the ropes course. However, Ecan have noted that they are keen to renew the Council lease. Road access to Kimihia is partially over Clearwater land (due to the road alignment not being on the boundary alignment) and Clearwater, ECan and the Council have discussed this and intend to review the boundary /roading alignment in the future at an appropriate time.
29. Throughout its existence the Christchurch Ropes Course has been managed on behalf of KAET by Horizons Unlimited Ltd. Horizons Unlimited is a small privately owned training company that provides services across the areas of Youth Development, Adventure Education and Adventure Industry Training and Safety Management Services. They have a strong reputation within the adventure industry for delivering effective, high quality services and program's and for being thorough, professional, innovative and entrepreneurial. Horizons are used to working collaboratively, and currently work in several partnerships with other organizations.
30. The total cost to rebuild the course on the new site is \$279,500.00. Early in 2012 the Trust began fundraising towards the rebuild of the new ropes course. As at 13 November 2012, \$208,168.00 has been raised. The balance is being sought from the Christchurch Earthquake Mayoral Relief Fund to complete the rebuild. The funds so far committed to the project have

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come from the Trust itself, other funders and corporate sponsorship. Currently they are requesting a grant of \$75,000 from the Christchurch Earthquake Mayoral Fund. They plan and hope to have the project completed by the end of November 2012 and operating by December 2012 meaning the resource is available for use throughout summer (a popular time for schools) allowing the course to begin generating its own income – as a charitable trust all income is reinvested in resources and programmes.

31. Each year the course sees approximately 2,000-3,000 people per year. The participants using the course is made up of 95 per cent school students (intermediate or secondary age) and other charitable organisations with 5 per cent corporate use. Charges for school Students is \$10 per half day, \$15 per full day, Adults \$15 per half day, \$25 per full day and corporate \$25 per half day and \$35 per full day. From every corporate booking, \$10 is paid into a subsidy fund which the trust uses to subsidise other groups. No other site is being used for the schools and other organisations although Horizons has found alternative sites for corporate use.
32. The ropes course will be a unique facility that is not available elsewhere in or near to the city. Other ropes course providers in the greater Canterbury region include:
 - Rolleston Recreation Centre (comprises three elements inside the gym) – this facility is a much smaller course, hard to access, and generally not used.
 - Wainui YMCA, Orton Bradley and Geraldine –these courses are more than an hour's travel from Christchurch, and are therefore only used by local community and/or groups that are staying multiple days.
 - Burnham Military Camp (an advanced course designed for military personnel) – this isn't (generally) open for public/community use.
 - Adrenalin Forest at Spencer Park – this is a European style 'Adventure Park' recreational experience, where the focus is "adventure" or "thrill" (refer www.adrenalin-forest.co.nz). The physical approach utilized is completely different (one person looking after their own safety, as opposed to groups of people working together), and there are no facilitated developmental outcomes (e.g. self/team/leader development).
 - The original (South Brighton) ropes course pre-existed all of these facilities, and both it and the proposed replacement ropes course were differentiated from each of the above courses, by setting, location, proximity to city and the philosophy of the ropes course operation (i.e. the promoting communication, leadership and trust between individuals while on the ropes course). The proposed facility will not duplicate any other operation that currently exists within the City.
33. KAET notes that the re-establishment of this resource is important for Christchurch users. In the current situation, the ability to develop skills to help manage challenging situations, learning to build supportive relationships and continuing to view outdoors as a rewarding and safe place.
34. The total income generated for the period ended 31 March 2010 was \$38,599.00; total expenditure for the same period was \$11,728.00 leaving a surplus of \$26,871.00. The Trusts total assets less liabilities for the same period was \$96,234.00.
35. It is recommended that a grant of \$40,000.00 is granted to Kahikatea Adventure Education Trust to assist with the rebuild of their ropes course.

Avonside House Trust - \$18,389.00 Request

36. Avonside House Trust is an Incorporated Society/Charitable Trust based at properties in Lychgate Close and Te Orwai Place. The Trust formed in 1975 as a Church community programme to assist people in need. Originally, a hostel was built above the church hall to accommodate 12 young people but it was apparent that this was not financially feasible; therefore in 1980 the Church altered their focus and decided to assist intellectually disabled adults. As a result, the demand for housing increased so the Church purchased property at Lychgate Close converting the property into units. The Church struggled to cope with the expansion and decided to establish Avonside House Trust. Avonside House Trust leased the properties at Lychgate Close from the Church (Church Property Trustees) and sought funding through the Ministry of Health. Avonside House Trust purchased property at Te Orewai Place in June 2010 due to further demands for housing.

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37. Avonside House Trust accommodates 25 permanent residents (all male) and one regular part time resident. The residents, from their mid twenties to mid sixties, have varying intellectual disabilities, including Downs Syndrome, Autism and Asperger's Syndrome. Many of the residents' disabilities also consist of vision and hearing impairment, psychiatric disorders and restricted mobility.
38. Avonside House Trusts aim is to assist in developing the requisite skills to live independently. Staff members are on hand to provide advice with cooking, counselling and transportation. The average cost per month to accommodate a single resident is \$2,681.26. The residents receive an invalid's benefit from Work and Income and are expected to pay for their own everyday expenses such as toiletries and medical bills.
39. Avonside House Trust experienced significant damage to both sites during the 2010/2011 earthquakes. One of the buildings at Lychgate Close site has been demolished. The land status is Green and the building status is Not Applicable Urban Non Residential. The insurance company payment for the building has been made to Church Property Trustees as the building owner. Avonside House Trust received an insurance company payment for their contents only.
40. Avonside House Trust is seeking financial assistance to purchase a portable office. Staff members are currently working between both sites using overcrowded bedrooms as office space.
41. Two options for portable office space have been identified by Avonside House Trust with both short and long term plans in mind. The Trust's preferred option is more expensive at \$46,747.50 and is a higher specification option made from quality material designed to last for a longer period. With this option, it is planned that when the portable office is no longer required it can be converted into residential accommodation. The second option costs \$18,388.50 and is of a lower standard that could not be converted into residential accommodation. Both portable office options are 4.8m x 3m allowing two staff members to work comfortably along with disabled access for residents and families. The anticipated lead time for delivery is six weeks from receipt of deposit.
42. Avonside House Trust has sought some early advice from the Council regarding the building consent and it has been told that consent will be permitted under the City Plan. Avonside House Trust will formally apply to Christchurch City Council for consent once funds have been secured.
43. The financial statements up to 31 January 2012 show income of \$1,056,677.00; total expenditure of \$1,339,383.00 (including depreciation \$73K), leaving a deficit of \$279,368.00. Avonside House Trust net assets for the same period total, \$2,759,528.00. Cash at hand in the bank \$175,914.00.
44. It is recommended that a grant of \$18,389.00 is granted to Avonside House Trust to purchase the second option, as the trust has indicated the temporary office will be required for a number of years and that there is no guarantee that if the more expensive option was purchased it would be able to be converted and used as residential accommodation.

Shirley Community Trust - \$6,000.00 Transfer

45. An international donor specifically tagged their donation of \$6,000.00 to be applied to the Shirley Community Trust to support their recovery services to the community.

Catapult Employment Services Trust - \$18,307.20 Request

46. Catapult Employment Services Trust is an Incorporated Society and Charitable Trust. Catapult had been leasing offices in Cashel Mall when the February earthquake occurred and as a result of the Central Business District being red zoned, have had to find temporary offices. The board members at Catapult have made the decision to purchase property as a result of the shortage of commercial rental premises within Christchurch.
47. Catapult was formed in 2005 to help assist disabled and disadvantaged individuals who are looking for employment. Catapult's consultants match the candidates experience and ability to a

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vacant position, offering ongoing support to both the employer and the employee. Catapult are contracted to provide 60 employees a year under their Support to Work Contract with Work and Income and to provide 71 employees a year under their Supported Employment contract with Ministry of Social Development. The value of both contracts for 2012–13 is approximately \$403,604.00.

48. In March 2012, Catapult purchased a residential property at 478 Barrington Street which is classed as land zone Green, Technical Category 2, Yellow. The property requires modifications to be used as commercial offices. A Temporary Accommodation Permit has been granted by the Council, architect drawings approved and a fire engineer's report carried out. As a result of the fire engineer's report, additional work has been identified and requires completing before the property can pass the commercial building code standards. These works were estimated at a cost of \$85,000 - \$90,000 of which Catapult had budgeted \$35,000 towards.
49. Catapult is working from leased premises at 282 Kilmore Street and will continue to do so until the building modifications have been completed by the end of 2012.
50. Catapult's original application for \$55,000.00 was for assistance towards the shortfall of funds to enable them to complete the building modifications. Catapult has requested that their application be amended to now seek assistance to reimburse them for the rent that they have paid at 282 Kilmore Street and for the cabling work that is required at 478 Barrington Street which they did not account for. The total cost to reimburse the rent and pay for the cabling is \$18,307.20.
51. Christchurch City Council has granted Catapult \$20,000.00 per year Strengthening Communities Grants in 2009, 2010 and 2011. The Community Trust has granted \$13,333.00 in 2012 along with a grant of \$2,000.00 from Maurice Carter Trust in 2012. The Vodafone Foundation Canterbury Fund has granted \$50,000.00 towards the cost of the building modifications at 478 Barrington Street. The mortgage balance currently outstanding at 478 Barrington Street is \$123,448.00 which has been loaned to Catapult from The Community Trust.
52. Catapult's financial statements for November 2012 shows total assets \$761,709.00, total liabilities \$268,349.00 and total equity of \$493,360.00. The total cash on hand is \$310,012.00 and the net profit for the period February 2012 to November 2012 is \$62,056.00.
53. No grant is recommended to support Catapult Employment Services Trust as their financial statements show that they have sufficient reserves available to them.

Artist Collective - \$5,750.00 Request

54. The Artist Collective is an informal group who meet at 227 Fitzgerald Avenue. The leader of the group, Neville Heyward is also the owner of the building and other buildings on the same site.
55. After the first earthquake in September, Neville Hayward was unable to find an insurance company to reinsure the buildings, therefore when the February earthquake occurred the building and surrounding buildings on the site were uninsured. Civil Defence disconnected the power and water to the buildings shortly after the February earthquake. Due to the age of the electrics and current regulations, an upgrade is required to the mains and switchboards before the electric and water can be reconnected. The building occupied by the Artist Collective has been classed as the land zone Green, Technical Category 2, Yellow.
56. The Artist Collective is seeking assistance to pay for the upgrade of the electrics and the reconnection of the water at a cost of \$5,750.00.
57. The Artists Collective has been meeting for approximately five years and consists of 8-10 artists, who are friends and associates. A membership/subscription is not charged to the artists. The running costs for the building had previously been supplemented by the rental income generated from another building owned by Neville Heyward, situated on the same site.

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- 58. The Artists Collective does not have any financial statements to provide.
- 59. No grant is recommended to support the Artists Collective due to the limited information available.

Christian World Service - \$7,498.68 Request

- 60. Christian World Service (CWS) is a Charitable Trust based at 159 Manchester Street, Christchurch Central. The Central Business District was Red Zoned with no access following the February earthquake therefore CWS have not been able to recover any furniture, computers or any other items to help them to set up a temporary office.
- 61. As of 1 February 2012 CWS have established an office at Halkett Street. CWS has not made a claim to their insurance company for the contents they have lost in their offices at 159 Manchester Street and at this time any claim they may wish to make is outside of the indemnity period for the contents and business interruption insurance.
- 62. The costs incurred by CWS to replace the contents of their office, is not a cost they have accounted for. CWS has provided invoices for all of the new equipment at a total of cost of \$7,498.68 which they are seeking reimbursement for. The invoices provided include items of furniture, computers, cabling, phones, signage and graphics.
- 63. CWS was founded in 1945 to help to raise funds for overseas community groups to rebuild their livelihoods due to poverty and to respond to humanitarian emergencies. CWS works closely with a number of partners and international networks both locally and across the globe.
- 64. Prior to the earthquakes CWS was financially stretched. The Government change to overseas development has reduced their funding from \$2.869 million in 2010 to \$298,000.00 in 2011. CWS also receive funds from various church organisations, New Zealand Ministry of Foreign Affairs and Trade, bequests and trusts.
- 65. The financial statements for CWS for the year ending 30 June 2011 shows a total income of \$1,771,266.00, a total expenditure of \$2,126,280.00 and a closing balance of \$1,225,634.00. Total cash at hand in the bank \$542,941.00.
- 66. No grant is recommended to support CWS as insurance cover was in place but CWS chose not to make a claim and they are now outside of the indemnity period.



27. PROPOSED DEMOLITION OF THE SUMNER LIBRARY

General Manager responsible:	General Manager Library Services DDI 941 8534
Officer responsible:	Unit Manager Library and Information
Author:	Lincoln Blair, Project Manager

PURPOSE OF REPORT

1. The purpose of this report is to seek Council resolution for the demolition of the Council-owned Sumner Library – 14 Wakefield Avenue, Sumner.



EXECUTIVE SUMMARY

2. The Council owned Sumner Library is on Wakefield Avenue and is located adjacent the Sumner Community Centre and Museum – these adjacent buildings have been demolished.
3. The Sumner Library Quantitative DEE Assessment completed on the 25 May 2012 by OPUS deemed the building to have major damage from the second major earthquake on 22 February 2011.
4. The Loss Adjusting Team (LAT), working with Insurer's review engineer SKM are in general agreement that this building was significantly damaged from the EQ2 event.
5. The LAT, in conjunction with City Care, established a scope of works and associated cost for repair across both earthquake events and deemed the building to be an uneconomic repair against the sum insured of \$518,021 (excluding 10 percent policy margin).
6. Insurers have agreed this building should be considered as a total loss and the Council have confirmed their intent to "reinstate the building/services provided by this building" – We have received a statement of position (SOP) from the insurers dated 1/8/12 with excerpt below:
7. "Insurers have agreed this building should be regarded as a total loss, and that consideration should be given to the demolition and reinstatement of this building) if Council so elects, and with the reinstatement costs yet to be established)."
8. Quotation for demolition was sort from CERA via a tender process with three parties. The CERA recommended contractor is Dcon Holdings Ltd and the recommended demolition price is \$27,010 (plus GST). Including CERA margin the total demolition price is **\$28,428.03** (plus GST).
9. The Council's agreement is sought for the demolition of the building.

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FINANCIAL IMPLICATIONS

10. The cost of demolition and the removal of the demolition debris will be fully met by insurance cover.
11. To summarise from above, we have received a quotation for demolition and site clearance of \$27,010.00 plus GST.

Do the Recommendations of this Report Align with 2009-19 LTCCP budgets?

12. As the recommendations are a consequence of the earthquake events, this issue is not addressed in the LTCCP.

LEGAL CONSIDERATIONS

13. Consent will be required.
14. The building has no heritage values.

Have you considered the legal implications of the issue under consideration?

15. Not applicable.

ALIGNMENT WITH LTCCP AND ACTIVITY MANAGEMENT PLANS

16. As the recommendations are a consequence of the earthquake events, this issue is not addressed in the LTCCP.

Do the recommendations of this report support a level of service or project in the LTCCP?

17. Not applicable.

ALIGNMENT WITH STRATEGIES

18. Due to the exigencies of the Earthquake Recovery process, this recommended action is outside of 'normal' strategic process.

Do the recommendations align with the Council's strategies?

19. Not applicable.

CONSULTATION FULFILMENT

20. Due to the level of damage which the building has sustained that demolition is recommended as the most cost-effective option available to the Council.

STAFF RECOMMENDATION

It is recommended that the Council agree to the demolition of the Council-owned Sumner Library at 14 Wakefield Avenue, Sumner.



28. PROPOSED DEMOLITION OF THE SOUTH BRIGHTON COMMUNITY CENTRE BUILDING, 74 BEATTY STREET, SOUTH BRIGHTON

General Manager responsible:	General Manager Community Services, DDI 941 8534
Officer responsible:	Strategic Property Analyst
Author:	Tim Priddy – Strategic Property Analyst

PURPOSE OF REPORT

1. The purpose of this report is to seek Council resolution to the full demolition of the South Brighton Community Centre building.

EXECUTIVE SUMMARY

2. The South Brighton Community Centre building at 74 Beatty Street, South Brighton has sustained progressive damage since the first earthquake on 4 September 2010 with the 22 February 2011 earthquake causing significant additional damage.
3. The Council has received a Notice of Demolition from the Canterbury Earthquake Recovery Authority (CERA) under Section 38(4) of the Canterbury Earthquake Act 2011. However, the Notice is for only partial demolition as required for 'Make Safe' work, as CERA is focused on Dangerous Buildings and the removal of any potential hazards. The scope of the CERA-required work is limited to the removal of the damaged brick veneer to mitigate any potential fall hazards.
4. The Council's engineer has confirmed the building structure has sustained extensive structural damage caused by ground movement and liquefaction which has also caused significant pile movement. The steel portals have been deformed and now show a significant deflection in their verticality. A level survey has shown significant variations in the floor levels across the building. The external brick veneer and the concrete masonry blockwork have either collapsed or show signs of significant cracking.
5. The Loss Adjustor has provided written confirmation on behalf of our insurers that the South Brighton Community Centre is uneconomic to repair against the sum insured of \$1,111,042, and that they would support an insurance settlement to the total sum insured. The Loss Adjustor supports the Council to carry out a demolition for the removal of the entire building.
6. The joint delegation given by the Council to the General Manager Corporate Services and General Manager Community Services at the 15 December 2011 Council Meeting, contained in Section 3 (g) (i) of the Meeting Memorandum, only covers to approve the demolition of buildings for safety reasons, i.e. act on Section 38 Notices from Canterbury Earthquake Authority (CERA)
7. As the recommended demolition covers the entire building; that is, a scope of work greater than the CERA Section 38 Notice for partial demolition, the Council agreement consistent with the Council Delegation is sought for the demolition of the remainder of the entire building.

FINANCIAL IMPLICATIONS

8. The cost of demolition and the removal of the demolition debris will be met by our insurance cover.
9. We have received a tender price from CJ Solutions Ltd, trading as Shilton & Brown for the demolition, debris removal, termination of utilities and site works. The tender that has been obtained confirms that the cost of demolition is well within the insured value. We will obtain two additional tenders before a tender contract is awarded.

Do the Recommendations of this Report Align with 2009-19 LTCCP budgets?

10. As the recommendations are a consequence of the earthquake events, this issue is not addressed in the LTCCP.

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LEGAL CONSIDERATIONS

11. In order to expedite the demolition of this building, we are proceeding under the CERA process; hence a Resource Consent is not required.

Have you considered the legal implications of the issue under consideration?

12. Not applicable.

ALIGNMENT WITH LTCCP AND ACTIVITY MANAGEMENT PLANS

13. As the recommendations are a consequence of the earthquake events, this issue is not addressed in the LTCCP.

Do the recommendations of this report support a level of service or project in the LTCCP?

14. Not applicable.

ALIGNMENT WITH STRATEGIES

15. Due to the exigencies of the Earthquake Recovery process, this recommended action is outside of 'normal' strategic process.

Do the recommendations align with the Council's strategies?

16. Not applicable.

CONSULTATION FULFILMENT

17. Due to the level of damage which the building has sustained, demolition is recommended as the most cost-effective option available to the Council.
18. If the Council agrees to the recommendation to demolish the building, it is proposed that the Council prepare an immediate communication for the Community Board and the wider local community confirming our plan of action. There is a clear level of awareness in the South New Brighton community that the building has been badly damaged and that full demolition is a possible outcome.
19. Although user contents etc have been retrieved through two managed recoveries, due to the level of damage which the building has sustained, there are still a small number of user possessions/assets remaining in the building. It is planned to retrieve these items using the demolition contractor before demolition work commences; which will be both the safest and most cost effective method.
20. The building is not a heritage building.
21. Any decision around rebuilding a building for the community's use and/or a new building at this site will come under the Facilities Rebuild Plan. It is possible that the site may not be suitable to allow a new building within the original building footprint without additional work, but this cannot be determined until a geotechnical investigation has been carried-out.
22. As the footprint of the existing building is sitting over the boundary with the South New Brighton School, the shared boundary with the school will need to be considered in any decision regarding the rebuilding of a Community Centre on this site.

STAFF RECOMMENDATION

It is recommended that the Council agree to the full demolition of the South Brighton Community Centre building.



29. OCCUPANCY OF COUNCIL OWNED BUILDINGS

General Manager responsible:	General Manager Community Services, DDI 941 8607
Officer responsible:	Corporate Support Unit Manager
Author:	Tim Priddy, Strategic Property Analyst, Property Asset Team

PURPOSE OF REPORT

1. The purpose of this report is to report on a review of the Council's delegation relating to the occupancy of Council buildings, in the light of new information and guidance received since the delegation was put in place in December 2011. As a result of this review, this report recommends a revision to the thresholds or levels of occupancy which are adopted in the future.

EXECUTIVE SUMMARY

2. Following the 4 September 2010, 22 February 2011 and 13 June 2011 earthquakes the Council, at its meeting on 15 December 2011, delegated the authority to make decisions to close and reopen Council buildings to two General Managers, subject to a number of decision 'triggers'. These 'triggers' included that any building with a seismic capacity of less than or equal to 33 per cent of the New Building Standard (NBS) would not be occupied.
3. The delegation was based on the understanding at the time, of the impact of ongoing aftershocks and the programme of Detailed Engineering Evaluations (DEE) which were underway for Council's Facilities (above ground building assets) portfolio.
4. Since the delegation was put in place further guidance on the occupancy of buildings has been published by the Department of Building and Housing (DBH), and since 1 July 2012, by the Ministry of Business, Innovation and Employment (MBIE) into which the DBH has been merged. Further, more recent information from GNS Science on the probability or likelihood of future aftershocks has also been considered. This includes updated calculations, released as recently as 20 November 2012, which show that the probability of a large aftershock in the central Canterbury earthquake zone continues to drop due to the lower seismic activity.
5. The programme of DEE assessments for Council Facilities is now well underway. Of the 916 commercial buildings in the programme approved by Council in May 2012, 512 DEE reports have been received. Information is available from this process regarding the impact of the delegation on the occupancy of Council buildings.
6. Setting a seismic capacity cut-off for the occupancy of buildings is a trade-off between the provision of a 'safe' facility for users and the level of service which is provided through the facility. It may appear prudent to set a high cut-off or threshold for occupancy; however this will result in more buildings being closed than may be necessary. While the actual number of buildings affected may be low as a proportion of the total number of Council-owned buildings, the impact to the community of closure can actually be very great; especially if buildings such as important community facilities or social housing blocks need to be closed and vacated. Therefore, the benefit to the community from this revision could be significant.
7. An analysis of the DEE assessments has revealed that a number of buildings that have been closed under the current delegation may not have needed to be closed under the recent guidance from the former DBH.
8. As a result of current knowledge a revised delegation is proposed. In summary, if a building has suffered significant damage there is no change proposed. If a building is found to have an identifiable brittle collapse mechanism, there is an occupancy threshold. If a building has not suffered significant damage and it does not contain a brittle collapse mechanism, then it can be occupied without restriction.

29 Cont'd

FINANCIAL IMPLICATIONS

9. There are no direct financial implications from the proposed change in delegation however the proposed change may reduce the cost of maintaining levels of service by reducing the need for temporary facilities to replace buildings which have been closed.

LEGAL CONSIDERATIONS

10. The Legal Services Unit was asked for advice in relation to the implications for Council under the Health and Safety in Employment (HSE) Act 1992. The Council is unlikely to be exposed to liability under that Act, where Council has advice from an engineer and/or other professional advisers that a building is safe to occupy and work in, and/or to be near, in the current environment.

If an employer has obtained advice that a building is safe and/or has carried-out whatever interim work might be required to make it safe to work in, and it is reasonable for the employer to rely on that advice, then the fact that the building might be under 34 per cent NBS at that site does not mean the employer is breaching their obligations under the HSE Act. However, the employer/building owner might also need a programme of work planned as to how they are going to ensure their building is strengthened so it is no longer earthquake-prone.

In addition, the Building Act 2004 does not contemplate that buildings the Council considers (as the regulator) to be dangerous and/or earthquake-prone must, in every circumstance, not be occupied. The Council has a number of enforcement options available to it when dealing with such buildings. These range from doing nothing at all, to prohibiting occupation and use or restricting entry, or requiring that repairs be done on the building to address the danger or earthquake-prone nature of the building, with or without prohibiting use of the building in the meantime.

If the Council, in its regulatory role, issues any Building Act notices to the Council as property owner, compliance with the notices would be required irrespective of the delegations approved as a result of this report.

ALIGNMENT WITH LTCCP AND ACTIVITY MANAGEMENT PLANS

11. The recommendations in this report would assist Council in continuing to meet levels of service outlined in the LTCCP.

ALIGNMENT WITH STRATEGIES

12. The recommendations in this report would assist Council in continuing to meet the agreed strategies

CONSULTATION FULFILMENT

13. Not applicable. Communication and consultation are a project work stream under the Facilities Rebuild Programme.

29 Cont'd

STAFF RECOMMENDATION

It is recommended that the Council:

- (a) Rescind the delegations given in 3. (b) (i) and (ii) of 15 December 2011 (See Paragraph 16) and replace with the following:
- (b) *Delegates the decision(s) to close and reopen buildings for staff and public use to the General Manager of Corporate Services and the General Manager of Community Services subject to the following framework:*
 - (i) *A DEE assessment to be carried out on buildings of Importance Level 2 or above. (see Paragraphs 33, 34 for Level 1 definition)*
 - (ii) *An Interim Use Evaluation (IUE) will be undertaken on Importance Level 1 buildings (an IUE assessment is defined as a low level engineering evaluation which identifies the impact of earthquake-related damage, and assesses structural adequacy through identifying potential collapse hazards and alternate load paths)*
 - (iii) *Where a DEE assessment has been completed:*
 - *buildings that have suffered significant damage and have a seismic capacity of 33%NBS or less will not be occupied;*
 - *buildings that have not suffered significant damage but have an identifiable brittle collapse mechanism, with a seismic capacity of 17%NBS¹ or less will not be occupied; (engineers consider that if a building has an identifiable brittle collapse mechanism, that this is only a risk to occupancy if the % NBS is less than 17% - ie half of 33% as engineers have already downrated the strength of these by a factor of 2)*
 - *buildings that do not fit into one of the above two categories may be occupied without restriction.*
 - (iv) *Where IUE assessments have been completed, buildings shall be occupied on the recommendation of the Chartered Professional Engineer who carried out the assessment.*
 - (v) *For clarity, buildings that shall not be occupied may be accessed for further assessments, for the 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.*

Notes to recommendation:

Note ¹ The June 2012 DBH Guidelines recommend that if a building has not suffered significant damage, then there is no restriction on occupancy. However, it is recommended that Council adopt a slightly more conservative approach which is that if a building is undamaged and contains a brittle collapse mechanism, then some restriction is placed on occupancy. We have taken professional independent advice which recommends that a threshold be applied of 17 per cent NBS (that is, one half of 33 per cent NBS) for occupancy. It should be noted that in calculating the percentageNBS figure, the engineer has already 'down rated' the seismic capacity of the building due to the presence of the brittle collapse mechanism, so using a threshold of 33 per cent NBS would represent an extremely conservative approach. It should also be noted that our independent advice has been provided by the same engineers who have assisted the DBH (now MBIE) in their decision making.

29 Cont'd

14. It should be noted that if the Council agrees to amend the existing delegation, that all buildings which were closed under the current approach will be reviewed by the panel engineer who completed the initial DEE assessment, to establish the occupancy status of each building under the revised delegations. They will also judge whether any further checks are required to assess earthquake damage which may have occurred since the building was closed. Before a building could be re-opened, a number of tasks would also need to be completed including checks and any required work on systems and features in the building to achieve Building Act compliance as well as checks and maintenance of utility services.
15. Staff have started to review the documentation for currently closed buildings to allow progress to be made if the Council agrees to the change in delegation. Information will be tabled at the 6 December 2012 Council Meeting relating to any possible changes to occupancy as a result of the revised delegation; for the buildings which have been reviewed by the time of the meeting.

BACKGROUND (THE ISSUES)

16. Following the 4 September 2010, 22 February 2011 and 13 June 2011 earthquakes the Council gave a delegation, as follows, at its meeting on 15 December 2011 concerning the occupancy of Council buildings.

31. FACILITIES REBUILD PLAN

It was resolved unanimously on the motion of Councillor Broughton, seconded by Councillor Buck, that the Council:

- (b) *Delegates the decision(s) to close and reopen buildings for staff and public use to the General Manager of Corporate Services and the General Manager of Community Services subject to the following framework:*

- (i) *The assessment and occupancy approach as set out in paragraphs 22 - 36 and Appendix 2 of this report.*

- (ii) *In the event of Detailed Engineering Evaluation assessments that staff and/or public are able to occupy buildings as follows:*

- *buildings with a capacity of 33 per cent New Building Standard (NBS) or less will not be occupied*
- *buildings with a capacity between 34 per cent NBS and 66 per cent NBS inclusive can be occupied where engineering advice confirms that there is a moderate to low risk exposure (based on building strength, occupancy levels and occupancy duration) and/or a high cost (financial or otherwise) of not using the building. This assessment is made on a case-by-case basis*
- *buildings with a capacity of 67 per cent NBS or greater can be occupied without restriction.*

17. Engineering assessments of existing buildings are undertaken in accordance with the New Zealand Society for Earthquake Engineering (NZSEE) document 'Assessment and Improvement of the Structural Performance of Buildings in Earthquakes', 2006 (AISPBE). Table 1 below shows the relative risks from different building capacities as set out in that document.

%NBS	Approximate Relative Risk	Risk Category
67 - 100	1 to 5 times	Low Risk
33 - 67	5 to 10 times	Moderate Risk
0 - 33	10 to over 25 times	High Risk

Table 1: NZSEE Relative Risks for Different Building Capacities

29 Cont'd

When commenting on the relative risk of a particular building the structural engineering panel undertaking the Detailed Engineering Evaluations (DEEs) are following this guidance. By default a building with a capacity between 34 per cent NBS and 66 per cent NBS inclusive is therefore a moderate risk and can be occupied.

18. The December 2011 delegation can therefore be summarised as shown in Table 2 below.

Category	Damaged	Current Seismic Capacity	Occupy?
A	N/A	equal to or greater than 34%NBS	Yes
B	N/A	less than 34%NBS	No

Table 2: DBH Occupancy Guidance

19. At the Council meeting in December 2011 the Council approved a programme for undertaking Detailed Engineering Evaluations of Council owned buildings in the Facilities Programme. Of the 916 buildings in the Commercial Programme (that is, all buildings excluding social housing buildings), we have currently received 512 DEE reports. Of these, 161 buildings have been found to have a seismic capacity of less than 34 per cent NBS. To apply the approach retrospectively (that is, to re-open an already closed building) it must be remembered that work will be required to review the assessment documentation, as well as carry-out any required Building Act compliance work and maintenance work prior to re-opening. It is impossible at this time to estimate the number of currently closed buildings which could re-open, as well as the associated timeframes.
20. The Council does not necessarily have the authority to close Council buildings leased to non-council tenants as this depends on the wording in the lease.

DBH Occupancy Guidelines

21. In June 2012 the then DBH released the document 'Guidance for engineers assessing the seismic performance of non-residential and multi-unit residential buildings in greater Christchurch', June 2012. This guidance is primarily related to the occupancy of buildings. Since 1 July 2012, guidance has been provided by the Ministry of Business, Innovation and Employment (MBIE) into which the DBH has been merged.
22. These DBH guidelines provided the following guidance for deciding when to occupy a building.
- A. *'Where a building has not suffered damage to the seismic or gravity load resisting system that would reduce its ability to resist further loads, regardless of its assessed capacity, it may still be considered suitable for continued use.'*
 - B. *'If the building in its damaged state is capable of resisting a moderate earthquake (ie, it is not earthquake prone) it may be used while repairs are taking place provided user safety is not compromised (for example, by blocking fire egress paths).'*
 - C. *'If the building is damaged and not capable of resisting a moderate earthquake without collapse it should not be used until such time as repairs to the primary load path have been completed.'*
23. The guidelines refer to 'damage' 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 loads.

29 Cont'd

24. Table 3 below summarises the DBH guidance.

Category	Damaged	Current Seismic Capacity	Occupy?
A	No	Any	Yes
B	Yes	equal to or greater than 34%NBS	Yes
C	Yes	less than 34%NBS	No

Table 3: DBH Occupancy Guidance

25. CERA have advised that they had input into the DBH guidelines and that their approach is consistent with those guidelines.
26. The requirements in the Building Act relating to local authority Earthquake Prone Building policy requirements are being reviewed currently. The revision of these is likely to include a greater emphasis on building 'behaviour' in earthquake events rather than the current reliance on percentage NBS figures, which has been found to be somewhat limiting following the central Canterbury earthquakes.

The Guidelines which Chartered Professional engineers use in building assessment are also under review currently and we will come back to Council if any further change to delegations is considered necessary.

Dangerous Building Definition

27. In the Canterbury Earthquakes (Building Act 2004) Order 2011 the definition of 'dangerous building' was extended to cover all buildings with a capacity less than 34 per cent NBS. The DBH document 'Guidance for engineers assessing the seismic performance of non-residential and multi-unit residential buildings in greater Christchurch', June 2012 clarifies the use of the term 'dangerous' building by stating

'This extension of the definition of "dangerous" buildings does not necessarily mean that those additional buildings now included are to be considered dangerous in the ordinary dictionary meaning. The purpose of the change was to give Councils greater flexibility in applying their powers in respect of the many buildings damaged by, or at risk as a result of, the Canterbury earthquakes in the months following the declared emergency period. In particular, this modification allowed the council to treat buildings as dangerous buildings rather than earthquake-prone buildings for the purposes of the council's policy. This meant the council could set shorter time periods for carrying out strengthening works. It allowed the council to address concerns about building safety in light of continuing aftershocks.'

28. The extension of the definition also meant that buildings that could not otherwise be defined as earthquake-prone (such as small single storey residential buildings) that might be affected in the ongoing aftershocks, could be dealt with appropriately.
29. The use of the term dangerous raises connotations under the Health and Safety in Employment Act. The Legal Services Unit has advised the following.

'In general, if the Council has advice from an engineer and/or other experts that a building is safe to occupy and work in, and be near, in the current environment in Canterbury, then it seems unlikely that the Council would be exposed to any liability under the HSE Act.'

'The Building Act 2004 does not contemplate that buildings that the Council considers are dangerous and/or earthquake-prone must in every circumstance not be occupied.'

29 Cont'd

'If the employer has obtained advice that a building is safe and/or done whatever interim work might be required to make it safe to work in, and it is reasonable for the employer to rely on that advice, then the fact the building might still be under 34% of the structural strength of a new building at that site does not mean the employer is breaching their obligations under the HSE Act. However, the employer/building owner might also need a programme of work planned as to how they are going to ensure their building is strengthened so it is no longer earthquake-prone (and dangerous).'

Aftershock Risk

30. Further more recent information from GNS Science on the probability or likelihood of future aftershocks has also been considered. The information indicates that both the frequency and magnitude of the aftershocks are reducing with time. The frequency of aftershocks is less than one third of that a year ago and the average maximum magnitude has dropped from around M5.5 to around M4. This includes updated calculations, released as recently as 20 November 2012, which show that the probability of a large aftershock in the central Canterbury earthquake zone continues to drop due to the lower seismic activity.
31. Table 4 below outlines the relative risks from different activities as published by the British Medical Association. The risks associated with earthquakes in New Zealand have been added to this. This illustrates that risk exposure to everyday activities and through lifestyle choices actually pose significantly greater risk to human life than earthquake events occurring while occupying a building

ACTIVITY	RISK OF AN INDIVIDUAL DYING IN ANY ONE YEAR
Smoking 10 cigarettes a day	1 in 200
Influenza	1 in 500
Natural causes, 40 years old	1 in 850
Road Accident	1 in 8,000
Playing Soccer	1 in 25,000
Accident at Home	1 in 26,000
Earthquake in low strength building[#]	1 in 40,000
Accident at Work	1 in 43,500
Earthquake in new building[*]	1 in 1,000,000
Hit by Lightning	1 in 10,000,000

Table 4: "Living with Risk", published by the British Medical Association, 1987.

* - Dave Kelly, Deputy Chief Executive, Department of Building and Housing

[#] - 1/25th of the new building risk as indicated by NZSEE

Closure Information from the DEE Process

32. To date 161 buildings have been identified as having a capacity of less than 34 per cent NBS. An analysis of these buildings has only identified a small number of buildings that the suggested delegation change would affect.

Setting a seismic capacity cut-off for the occupancy of buildings is a trade-off between the provision of a 'safe' facility for users and the level of service which is provided by the facility. It may appear prudent to set a high cut-off or threshold for occupancy; however this will result in more buildings being closed than may be necessary. While the actual number of buildings affected may be very low as a proportion of the total number of Council-owned buildings, the impact to the community of closure can actually be very great; especially if buildings such as important community facilities or social housing blocks need to be closed and vacated. Therefore, the benefit to the community from this revision could be significant.

29 Cont'd

Building Importance Level

33. The Council has a significant number of small stand-alone buildings that have sporadic, occupancy for short periods of time. These include parks storage buildings and toilets. In undertaking the Detailed Engineering Evaluation programme it has become apparent that the process does not necessarily suit some of these buildings and in some cases the assessment and reporting cost would exceed the building value.
34. The relevant standard AS/NZS1170 defines an Importance Level 1 building as 'structures presenting a low degree of hazard to life and other property' (examples given are small and simple farm buildings, isolated structures, fences, masts, walls, in-ground swimming pools). It is proposed that full DEE assessments are not undertaken on these buildings but rather a IUE assessment be completed.

Post Aftershock Inspections

35. After any aftershock a building manager may close a Council-owned building if they believe it prudent. The building manager contacts the Property Asset Management Team who take advice from structural engineers and coordinate any inspections needed.
36. After an aftershock of magnitude five or above a review of peak ground acceleration information provided by GNS Science is undertaken by a structural engineer. Based on this information the engineer makes a recommendation to the Property Asset Management Team as to whether buildings should be closed and what inspections should be undertaken for re-occupancy or continued occupancy. This gives a targeted approach allowing the best utilisation of resources for undertaking the inspections. The engineer's recommendation may range from a walk around inspection by the building managers in a specific area of the city through to city wide Level 2 Rapid Assessments by structural engineers.
37. Rapid communication to staff, users and the wider community follows as to the open/closed status of all buildings using telephone trees, email/intranet and information posted on the Council website.

Council Meeting 6 December 2012

Addendum to Agenda Item No. 29

Occupancy of Council Owned Buildings: Impact of the Proposed Delegation on Building Closures

Work in reviewing the documentation of closed buildings has been carried-out since the Council Report deadline. Below are two tables which list buildings that have been closed under the current delegation. Table 1 gives examples of buildings that may be able to be reopened under the proposed delegation subject to a detailed review of the Detailed Engineering Evaluation (DEE) report, Building Act compliance checks and services checks. Table 2 gives examples of buildings that would likely remain closed under the proposed delegation. These are illustrative examples, based on a recent review of DEE documentation. Further review may be required for some of these examples

Functional Location	Asset Type	Structural Assessment %NBS	Significant Damage	Brittle Collapse Issues	DBH Guidelines	Proposed CCC Policy
BU 3583-001 EQ2	Pigeon Bay Hall	29	No	No	Open	Open
BU 0450-001 EQ2	Fendalton Library	27	No	No	Open	Open
PRK_0966_BLDG_001 EQ2	Huntsbury Community Building	23	No	No	Open	Open
BU 1566-029 EQ2	Botanic Gardens Office/Library	18	No	No	Open	Open
PRK_0663_BLDG_001_EQ2	Macfarlane Park Pavilion	29	No	No	Open	Open
BU 3612-003 EQ2	Duvauchelle Works Yard Store	31	No	No	Open	Open
PRK_0528_BLDG_001 EQ2	House, Sumnervale Reserve	27	No	No	Open	Open
PRK_2635_BLDG_002 EQ2	Double Garage & Carport - 51 Lower Styx	24	No	No	Open	Open
BU 3612-004 EQ2	Duvauchelle Works Yard Fire Shed	15	No	No	Open	Open
BU 1530-001 EQ2	Sockburn Testing Station	14	No	No	Open	Open
PRK_2561_BLDG_004 EQ2	Dairy Unit - 75 Lower Styx Rd	7	No	No	Open	Open
PRK_1795_BLDG_001 EQ2	Toilets - Cashmere Rd / Valley Rd Reserve	5	No	No	Open	Open
BU 3590-003 EQ2	Little Akaloa Club Rooms	33	No	No	Open	Open
BU 3696-001 EQ2	Okains Bay Hall	30	No	No	Open	Open
PRK_1734_BLDG_001 EQ2	Pioneers Women's Memorial Shelter	28	No	No	Open	Open

**Table 1: Buildings closed under the current delegation that may be able to be opened under the proposed delegation
(subject to a detailed engineering review of the DEE report, Building Act compliance checks and services checks)**

Functional Location	Asset Type	Structural Assessment %NBS	Significant Damage	Brittle Collapse Issues	DBH Guidelines	Proposed CCC Policy
PRK_1190_BLDG_033 EQ2	Hagley Park North - Band Rotunda	17	Yes	Yes	Close	Close
BU 3513-002 EQ2	Ladies Change Rm - Norman Kirk Mem Pool	18	Yes	No	Close	Close
BU 3513-003 EQ2	Mens Change Rm - Norman Kirk Mem Pool	18	Yes	No	Close	Close
BU 1691-005 EQ2	Halswell Pool - Swimming Club	13	Yes	No	Close	Close
BU 1359-004 EQ2	South Brighton Motor Camp - Camp Bldg 2	10	Yes	No	Close	Close
BU 3064-001 EQ2	Penny Cycles - 113-125 Manchester Street	10	Yes	Yes	Close	Close
BU 3513-006 EQ2	Lean-To Shelter - Norman Kirk Mem Pool	10	Yes	No	Close	Close
BU 1075-001 EQ2	St Martins / Opawa Toy Library	8	No	Yes	Open	Close
BU 0706-003 EQ2	Porritt Park - Garage	20	Yes	No	Close	Close
BU 0770-003 EQ2	Grandstand & Amenities - Denton Oval	16	No	Yes	Open	Close
BU 0706-001 EQ2	Porritt Park - Complex/Caretakers	9	Yes	Yes	Close	Close
BU 2194-001 EQ2	Sydenham Creche	8	Yes	Yes	Close	Close
BU 1044-001 EQ2	Waltham Pool - Main Building Complex	6	No	Yes	Open	Close
BU 1044-003 EQ2	Waltham Lido Pool - Plant Room	5	Yes	Yes	Close	Close
PRK_1927_BLDG_002 EQ2	Edmonds Clocktower - Phone Booth	5	No	Yes	Open	Close
PRK_1566_BLDG_001 EQ2	Botanic Gardens - Tea Kiosk	4	Yes	Yes	Close	Close
BU 1044-002 EQ2	Waltham Pool - Staff Room	3	No	Yes	Open	Close
BU 1211-001 EQ2	Central Library	32	Yes	Yes	Close	Close
BU 2669-001 EQ2	Christchurch Hospital Car Park	27	Yes	Yes	Close	Close
BU 1982-001 EQ2	Linwood Library (Cranley St)	24	Yes	No	Close	Close

Table 2: Buildings closed under the current delegation that would likely have been closed under the proposed delegation (subject to a detailed engineering review of the DEE report, Building Act compliance checks and services checks)



30. CAPITAL ENDOWMENT FUND - PROCESS: SPECIAL ONE-OFF PROJECTS SCHEME

General Manager responsible:	General Manager, Community Services, DDI 941-8607
Officer responsible:	Strategic Initiatives Manager
Author:	Lincoln Papali'i, Strategic Initiatives Manager

PURPOSE OF REPORT

1. The purpose of this report is to seek the Council's agreement to the proposed process and implementation programme for the new Capital Endowment Fund – Special One-off Projects Scheme to be managed through the Strategic Initiatives team.

BACKGROUND

2. The Council resolved at its 27 September meeting that:
 - i) staff call for applications and/or nominations for funding from Community Boards for special one-off recovery / transitional projects or events and take recommendations to the Council's Metropolitan Funding Committee for approval
 - ii) staff report back on options for a new annual contestable process (that involves Community Boards) for distribution of the unallocated Capital Endowment Fund.
3. The following process and implementation programme for the Capital Endowment Fund – Special One-off Projects Scheme is submitted for the Council's consideration and approval.

PROCESS AND IMPLEMENTATION PROGRAMME – CAPITAL ENDOWMENT FUND: SPECIAL ONE-OFF PROJECTS SCHEME

4. All Community Boards will be invited to nominate appropriate projects and will be provided with application templates (which are modelled on current templates) to ensure that the appropriate project information is captured for assessment and investigation. Assistance in the process will be provided by the Strengthening Communities Team and the Earthquake Recovery Community Advocates (this will be a similar process to the Discretionary Response Fund).
5. Staff will collate and assess the nominations and report them to the joint Community Board Chairs. The joint Community Board Chairs will make recommendations to the Metropolitan Funding Committee for decision.
6. This process proposes that two funding rounds will occur for this fund. The first phase will take place during the 2012/2013 financial year. Any residual funds will be put into the Metropolitan Discretionary Response Fund but tagged for Special One-Off Projects. Any residual from that process would be carried over to the 2013/2014 financial year. The second phase will take place during the 2013/2014 financial year. The fund does not extend beyond the 2013/2014 financial year.

FIRST PHASE 2012/2013

7. The first phase in financial year 2012/2013, will invite Community Boards to directly nominate any one-off recovery or transitional projects, events or undertakings that it wishes to seek funding support for from the Capital Endowment Fund – Special One-off Projects Scheme. All nominations and applications need to be submitted to Community Support Unit staff by Friday 25th January 2013. An assessment report will be written and submitted to the joint Community Board Chairs so they can make recommendations to the Metropolitan Funding Committee for decision.
8. Staff will action all resolutions of the Metropolitan Funding Committee, including Terms and Conditions Grant, undertake all legal and security requirements, implement payment and payment terms and ensure that monitoring and accountability protocols are in place.

30 Cont'd

9. Any residual funding not allocated in 2012/2013 will be put into the Metropolitan Discretionary Response Fund but tagged for Special One-Off Projects. It is proposed through this process that Council staff would have delegated authority for applications up to \$15,000.00 and any applications over \$15,000.00 would be put before the Metropolitan Funding Committee for approval. Any residual funds following that process will be carried over into the 2013/2014 Capital Endowment Fund Special One-off Projects.

SECOND PHASE 2013/2014

10. The second phase in financial year 2013/2014, will invite Community Boards to nominate any one-off recovery or transitional projects, events or undertakings that it wishes to seek funding support for from the Capital Endowment Fund – Special One-off Projects Scheme. All nominations and applications will need to be submitted to Community Support Unit staff from by 1 August 2013. A report will be submitted to the joint Community Board Chairs for recommendation to the Metropolitan Funding Committee for decision.
11. The Strategic Initiatives team will action all resolutions of the Metropolitan Funding Committee, including Terms and Conditions of the Grant, undertake all legal and security requirements, implement payment and payment terms and ensure that monitoring and accountability protocols are in place. However, in all cases, the Strategic Initiatives Manager will retain oversight of the approved projects and their progress.
12. If any residual funds exist following the 2013/2014 process, these funds will be put into the Metropolitan Discretionary Response Fund process but tagged for Special One-Off Projects. It is proposed through this process that Council staff would have delegated authority for applications up to \$15,000.00 and any applications over \$15,000.00 would be put before the Metropolitan Funding Committee for approval.

FINANCIAL IMPLICATIONS

13. The Council resolved to allocate \$5.272 million to the Capital Endowment Fund – Special One-off Projects Scheme from the interest earnings of the Capital Endowment Fund. The allocations agreed were \$2.802 million in 2012/13 and \$2.470 million in 2013/14.

LEGAL CONSIDERATIONS

Have you considered the legal implications of the issue under consideration?

14. Yes, the allocations agreed by the Council for the Capital Endowment Fund – Special One-off Projects Scheme were carried by a greater than 80 per cent majority of the Council.

ALIGNMENT WITH LTCCP AND ACTIVITY MANAGEMENT PLANS

Do the recommendations of this report support a level of service or project in the 2009-19 LTCCP?

15. Not applicable.

ALIGNMENT WITH STRATEGIES

Do the recommendations align with the Council's strategies?

16. Strengthening Communities Strategy.

CONSULTATION FULFILMENT

17. Not applicable.

30 Cont'd

STAFF RECOMMENDATION

- (a) That the Council: Approves the following assessment and approval structure for the Capital Endowment Fund – Special One-off Scheme financial year 2012/2013:
 - (i) Community Boards make nominations for one off recovery or transitional projects, events or undertakings and submit these recommendations to Community Support Unit Staff by 25th January 2013 for the 2012/2013 financial year Capital Endowment Fund – Special One-off Scheme budget.
 - (ii) Community Support Unit Staff carry out assessments of applications and report to the Joint Community Board Chairs for recommendations to put to the Metropolitan Funding Committee for decision in March 2013.
- (b) That the Metropolitan Discretionary Response Fund staff committee is granted delegated authority to make decisions on applications up to and including \$15,000.00 for the Capital Endowment Fund – Special One-off Scheme in 2012/2013 should any residual funds exist after the Metropolitan Funding Committee approval process.
- (c) That the Metropolitan Funding Committee is granted delegated authority to make decisions on applications over \$15,000.00 for the Capital Endowment Fund – Special One-off Scheme in 2012/2013 should any residual funds exist after the Metropolitan Funding Committee approval process.
- (d) That the Council approves the following assessment and approval structure for the Capital Endowment Fund – Special One-off Scheme financial year 2013/2014:
 - (i) That the Council approves that the 2013/2014 Capital Endowment Fund – Special One-off Scheme is opened for applications from 1 July – 1 August 2013.
 - (ii) That Community Support Unit Staff carry out assessments of applications and report to the Joint Community Board Chairs for recommendations to put to the Metropolitan Funding Committee for decision in September 2013.
- (e) That the Metropolitan Discretionary Response Fund staff committee is granted delegated authority to make decisions on applications up to and including \$15,000.00 for the Capital Endowment Fund – Special One-off Scheme in 2013/2014 should any residual funds exist after the Metropolitan Funding Committee meeting in September 2013.
- (f) That the Metropolitan Funding Committee is granted delegated authority to make decisions on applications over \$15,000.00 for the Capital Endowment Fund – Special One-off Scheme in 2013/2014 should any residual funds exist after the Metropolitan Funding Committee meeting in September 2013.



CHRISTCHURCH CITY COUNCIL

REPORT OF A MEETING OF THE AUDIT AND RISK MANAGEMENT SUBCOMMITTEE
HELD AT 1PM ON WEDNESDAY 28 NOVEMBER 2012

PRESENT: Councillor Tim Carter (Chair), Councillors Helen Broughton, Sally Buck (until 3pm), Jimmy Chen and Jamie Gough, Messrs. John Hooper and Michael Rondel.

PART A – MATTERS REQUIRING A COUNCIL DECISION**1. PROPOSED TERMS OF REFERENCE FOR THE AUDIT AND RISK MANAGEMENT SUBCOMMITTEE**

General Manager responsible:	General Manager Corporate Services, DDI 941-8528
Officer responsible:	General Manager Corporate Services
Author:	Paul Anderson – General Manager Corporate Services

PURPOSE OF REPORT

1. This report proposes a new terms of reference for the Audit and Risk Management Subcommittee. The Subcommittee is asked to consider these and to recommend to the Council that they are adopted.

BACKGROUND

2. The Subcommittee last considered its terms of reference on 1 June 2011. At that meeting, the Subcommittee noted the terms of reference that had been previously approved by the Council on 13 December 2007. Those terms of reference are:
 - approve the Annual Report and Audited Financial Statements of the Council
 - review and approve significant accounting policy changes
 - review the format of financial reports prior to audit
 - evaluate the adequacy and effectiveness of the administrative, operating and accounting policies through active communication with the external and internal auditors and consideration of their management report
 - the authority to recommend to the Council amended terms of reference for this subcommittee.
3. The Subcommittee also agreed to the following practices:
 - the subcommittee will meet at least four times a year
 - at least once a year the subcommittee may meet with the internal and external auditors without management present
 - the subcommittee will principally rely on discussions and reports from staff, and remain at arm's length from operational activity
 - the subcommittee will be serviced by the Secretariat
 - the Chairperson of the Subcommittee may initiate meetings as they see fit.
4. Following the 28 June 2012 Council meeting, the Council implemented a new standing committee structure, replacing the existing committees and council configuration. Regular meetings of the new standing committees commenced at the beginning of August 2012. At the 28 June 2012 meeting, the Council reaffirmed the membership and terms of references (as above) of the Audit and Risk Management Subcommittee.

1 Cont'd

5. Among the standing committees established by Council on 28 June 2012, the Corporate and Financial Committee was formed and is responsible for reviewing as appropriate and making recommendations to the Council on the following areas:
 - Assets
 - Treasury
 - Funding
 - Economic Development
 - Insurance
 - Development Contributions
 - Institutional Resilience
 - Christchurch City Holdings Ltd
 - Canterbury Development Corporation
 - Canterbury and Christchurch Tourism.
6. Prior to the establishment of the Corporate and Financial Committee, staff had provided reports on some of the issues listed above to the Audit and Risk Management Subcommittee. However under the new committee structure, some reports are now more properly directed towards the Corporate and Financial Committee. For example, regular reports on insurance, treasury and funding issues are now directed to the Corporate and Financial Committee because these issues are clearly within that committee's terms of reference.
7. This means that the Subcommittee is focused on the following key areas, which align with the core responsibilities as outlined in the Office of the Controller and Auditor-General's (OAG) guide entitled "Audit Committees in the Public Sector":
 - the council annual report and external audit
 - accounting policy issues
 - internal control assurance (via the Internal Audit function)
 - risk management.

COMMENT

8. The Subcommittee has asked staff to review its existing delegations / terms of reference and to recommend whether changes should be made in light of the Council's new committee structure.
9. The new committee structure ensures increased governance and assurance across corporate and financial issues via the Corporate and Financial Committee. This committee is wholly made up with elected members. It is important that the Audit and Risk Subcommittee's terms of reference do not overlap with responsibilities delegated by the Council to this or any other Council committee. The addition of independent members to the Subcommittee ensures the presence of requisite expertise for its effective operation.
10. The OAG suggests the following good practice principles to support the effective operation of an audit committee:
 - Independence - most of the members of the audit committee need to be independent of the management team to provide objective and impartial advice.
 - Competence - audit committee members need to have relevant experience and expertise to bring valuable insights and perspectives to the areas of audit committee interest. The OAG guidelines note that to ensure this occurs, some audit committees have independent chairs
 - Clarity of purpose - an audit committee needs to be clear about its mandate, purpose and role in the organisation and within the governance structure as a whole.
 - Open and effective relationships - the audit committee needs to encourage open and transparent communication and effective ways of working with stakeholders.

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11. The existing delegations of the Subcommittee are clearly defined and do not overlap with other committees. However, the Subcommittee may wish to provide itself with greater clarity of its role through recommending a more detailed terms of reference. A Proposed Terms of Reference is attached (**Appendix 1**) and it is recommended that the Subcommittee recommends to the Council that these be adopted.
12. In developing these terms of reference, staff reviewed terms of reference and committee structures from Auckland Council, Dunedin City Council, Hamilton City Council, Wellington City Council and Porirua City Council, and considered the existing delegations and committee structure of this Council. As well as this, staff considered the guidance provided by the OAG and also the Institute of Directors' guidance on audit committees.
13. Staff also requested advice from PriceWaterhouseCoopers and consulted with Audit New Zealand and the Subcommittee's independent members to ensure the proposed Terms of Reference meet best practice. PriceWaterhouseCoopers noted that the proposed Terms of Reference increases clarity, level of documentation and coverage of functions, and that in relation to other Councils, are amongst the strongest observed.

STAFF RECOMMENDATION

That the Council:

- (a) Rescind the existing delegations to the Audit and Risk Management Subcommittee.
- (b) Adopt the Terms of Reference in **Appendix 1**.

COMMITTEE RECOMMENDATION

It was **decided** on the motion of Councillor Carter, seconded by Councillor Broughton, that the Committee recommends to the Council that it:

- (a) Rescind the existing delegations to the Audit and Risk Management Subcommittee.
- (b) Adopt the Terms of Reference in **Appendix 1**.
- (c) Agree that the Chair of the Audit and Risk Management Subcommittee be delegated the authority to sign of the Mayor's and Chief Executive's Purchasing Card (P Card) in accordance with Audit New Zealand's previous recommendation.
- (d) Agree that the Audit and Risk Subcommittee meeting minutes, as a matter of practice, be forwarded to the Council, for adoption.

It was noted that for future Subcommittee meetings the Legal Services Manager will be asked to provide a verbal report covering any legal actions brought against the Council, as had been past practice.

In response to a question as to whether the Subcommittee had the resources necessary to deal with the extra responsibilities proposed through the adoption of the new Terms of Reference, the General Manager Corporate Services advised that the Corporate Support Manager would prepare Risk Management reports for the Subcommittee based on the organisation's existing risk management framework and would attend future Subcommittee meetings.

PART B – REPORTS FOR INFORMATION

2. DEPUTATIONS BY APPOINTMENT

Nil.

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PART C – DELEGATED DECISIONS

3. APOLOGIES

Councillor Buck was not present for part of Clause 4.

4. CONFIRMATION OF MINUTES OF MEETING – 16 OCTOBER 2012

It was **resolved** on the motion of Councillor Chen, seconded by Councillor Broughton, that the open minutes of the meeting held on 16 October 2012 be confirmed ,subject to the resolution to confirm the minutes being amended to read;” being recorded as the mover of the amendment that was lost “

5. RESOLUTION TO EXCLUDE THE PUBLIC

It was **resolved** on the motion of Councillor Chen, seconded by Councillor Gough, that the resolution to exclude the public set out on page 15 of the agenda be adopted.

The meeting adjourned at 3pm.

CONSIDERED THIS 6TH DAY OF DECEMBER 2012

MAYOR

**APPENDIX 1: PROPOSED TERMS OF REFERENCE:
AUDIT AND RISK MANAGEMENT SUBCOMMITTEE**

Purpose

The purpose of these terms of reference is to assist the Council to discharge its conformance responsibilities as outlined below:

- the robustness of the internal control framework;
- the integrity and appropriateness of internal and external reporting and accountability arrangements;
- the robustness of risk management systems, process and practices;
- the independence and adequacy of internal and external audit functions;
- compliance with applicable laws, regulations, standards and best practice guidelines; and
- the establishment and maintenance of controls to safeguard the Council's financial and non-financial assets.

Terms of reference

Internal Control Framework

- Ensure that management's approach to maintaining an effective internal control framework is sound and effective.
- Enquire as to the steps management has taken to embed a culture that is committed to probity and ethical behaviour.
- Review the processes or systems in place to capture and effectively investigate fraud or material litigation should it be required.

Risk Management

- Review whether management has in place a current and comprehensive risk management framework and associated procedures for effective identification and management of the Council's significant risks.
- Consider whether appropriate action is being taken by management to mitigate Council's significant risks.
- Ensure that management is kept apprised of the Council's governance body's views on uncontrolled risk.

Internal Audit

- Review the internal audit coverage and annual work plans, ensuring these plans are based on the Council's risk profile.
- Review the adequacy of management's implementation of internal audit recommendations.
- Conduct a members-only session with internal audit to discuss any matters that the auditors wish to bring to the Subcommittee's attention.

External Reporting and Accountability

- Consider the appropriateness of the Council's existing accounting policies and principles and any proposed changes.
- Enquire of external auditors for any information that affects the quality and clarity of the Council's financial statements, and assess whether appropriate action has been taken by management.

- Satisfy itself that the financial statements are supported by appropriate management signoff on the statements and on the adequacy of the systems of internal control (i.e. letters of representation), and recommend signing of the financial statements by the Chief Executive and Mayor and adoption by Council.
- Confirm that processes are in place to ensure that financial information included in the entity's annual report is consistent with the signed financial statements.
- Satisfy itself that the Statement of Service Performance is supported by appropriate management signoff on the statement and on the adequacy of the systems of internal management and control.
- Receive and consider the Summary Financial Statements for consistency with the Annual Report.

External Audit

- Confirm the terms of the appointment and engagement, including the nature and scope of the audit, timetable and fees, with the external auditor.
- Receive the external audit report(s) and review action to be taken by management on significant issues and audit recommendations raised within.
- Conduct a members-only session with external audit to discuss any matters that the auditors wish to bring to the Subcommittee's attention and/or any issues of independence.

Compliance with Legislation, Standards and Best Practice Guidelines

- Review the effectiveness of the system for monitoring the Council's compliance with laws (including governance legislation, regulations and associated government policies), with Council's own standards, and Best Practice Guidelines.

Frequency of meetings

- Subcommittee to meet at least quarterly.

32. REQUESTS ARISING FROM PREVIOUS PUBLIC FORUM

Officer responsible:	Chief Executive
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PURPOSE OF REPORT

1. This report provides information, or an update on progress to provide that information, in response to queries arising from previous public forums.

EXECUTIVE SUMMARY

2. At its meeting on 1 December 2011, the Council requested that each agenda for Council Earthquake meetings include a report answering questions asked/issues raised in the public forum section of previous meetings.
3. In late June 2012 Council Earthquake meetings were replaced by Council Earthquake Forums (non-decision-making meetings). **Attachment one** provides information on the issues raised by public forum participants at the Council's Earthquake Forums on 18 October 2012 and 15 November 2012.

STAFF RECOMMENDATION

It is recommended that the Council note the information contained in attachment one on responses to issues that have been raised during the public forum agenda item of the 18 October 2012 and 15 November 2012 Earthquake Forums.

Council Earthquake Forum: Public Forum Action List

Date of Meeting	Public Forum Participant	Council Request	Response
18 October 2012	Robin McCarthy addressed the Council about his view that a fence needs to be erected on the Akaroa wharf to make it suitable for tourism operators to access the wharf.	The Deputy Mayor asked staff to find out about the scope of works involving the Akaroa wharf and the background on the needs of the tourism operators.	The General Manager City Environment will investigate and report back to the Council.
18 October 2012	Malcolm Ott addressed the Council about his request to have a wheelie bin service at his property which is awaiting demolition. Mr Ott has had a rates rebate due to the earthquake damage to his property.	Staff were asked to review the rates rebate policy for people in Mr Ott's position and consider the matter via a report to Council.	Staff will provide a report to the Council on this matter through the Corporate and Financial Committee.
18 October 2012	Graham Jones and Ian Leckie, NZEI, addressed the Council about the Ministry of Education's Earthquake Recovery Plan and the impact on the Canterbury communities affected. Mr Leckie gave his view on behalf of the New Zealand Educational Institute (NZEI) that the consultation process should be more collaborative. Mr Leckie also stated that the timeframes for the consultation were very tight. Mr Leckie requested the Council advocate for the future of education in Canterbury.	It was resolved at the Council meeting of 8 November 2012 that the Council write to the Minister asking her to extend the period of consultation beyond 7 December for those schools that desire such an extension and to allow the wider community to have an opportunity to consider these and other options in the context of the overall vision and plans for the future growth and development of our city.	This letter was sent to the Minister following the Council meeting.
15 November 2012	Richard Clark addressed the Council about concerns he had regarding his red-zoned neighbourhood of Dallington, including the poor quality of footpaths, roads and gutters, overgrown berms and sections (and resulting increases in rats and mice), uncollected rubbish and blocked storm water drains. He requested that the Council consider	The Mayor indicated that the Council and CERA would provide a joint response to an upcoming Council meeting to clarify the issues in relation to Mr Clark's concerns and how these could be addressed.	Staff will provide the following response to Mr Clark: Footpaths, roads and gutters CERA has formulated a set of Standard Operating Procedures that contractors have to abide by when working on properties owned by the Crown. These include the requirement to protect the

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	temporary repairs on the roads and footpaths.		<p>footpaths, roads and gutters. A dilapidation report has to be completed as evidence that this is the case - it also requires photos of these structures (before and after the work has been done) to be taken should complaints be made in the future. Operations has followed up every query we have had about poor practice or damage by contractors.</p> <p>CCC maintains/repairs to a standard that will allow safe access by vehicles and pedestrians. These repairs will not necessarily be chipseal or asphalt and kerbs and channels are maintained sufficiently to allow access to properties.</p> <p>Overgrown Berms and Sections CERA has an initiative with MSD and City Care to proactively manage vegetation on the Crown estate. In essence cutting the grass to reduce the fire risk and ensure the sections do not get overgrown. This will also help to reduce a suitable environment for rodents. This initiative focuses on all Crown owned properties on main thoroughfares and areas adjacent to the Green Zone. It also cuts the grass on the berms. In other areas, where there are still residents in the RRZ, CERA has formulated a reactive maintenance programme (a panel of four contractors) to do the same. This work is usually done once we are made aware of an issue in an area eg a RRZ resident complains that the grass is very long on a neighbouring Crown owned property. We then cut the grass on all adjacent sections to create a fire break. Neither</p>
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			<p>scheme intends to beautify the area, it is all about reducing the fire risk. We have only had two reports of rats and mice, one of which was in Kaiapoi. Of course there are sections that are vacated that are not Crown owned, CERA is not maintaining these.</p> <p>Berms not mown by the residents or homeowners are mown by CCC contractors, City Care.</p> <p>Uncollected Rubbish – refer to Potential Health and Safety Hazards below</p> <p>Blocked Storm Water Drains CERA's Standard Operating Procedure require storm water run-off/sediment controls to be in place whilst work is undertaken to prevent this situation from being exacerbated. After the work has been done the land needs to be levelled out to reduce ponding and run-off. Unfortunately as the land has sunk in many areas the water table is up and ponding does occur. In addition the tide in areas such as Bexley causes the water table to rise and additional ponding and run-off issues. If a contractor blocks or damages a drain to a remaining resident we take immediate action to clear these. This has taken place on several occasions.</p> <p>Blocked stormwater drains and pipes will normally be cleaned. Please note that some road sumps are no longer the lowest point in the road where normal drainage would be expected to occur.</p>
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			<p>Stormwater laterals from private property are the responsibility of the property owner.</p> <p>Potential Health and Safety Hazards CERA has a Social & Cultural Recovery department (formerly known as Community Wellbeing). They monitor these issues and are fully aware of the implications and are working with numerous agencies to assist residents. This also involves the conduct of surveys to gauge and monitor the problems and the use of Earthquake Support Coordinators, CETAS, CanCERN etc. If you need more on this Melissa Paton at CERA may be able to assist.</p> <p>Rubbish removal for properties still occupied will be collected by CCC's normal wheelie bin collection system. The property owner of unoccupied property is responsible for rubbish disposal.</p> <p>Building Consent for Property in Red Zone Mr Clark can contact Patrick Schofield – Technical Services Building Manager at Council on 941 8465 to discuss this further.</p>
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33. PORT HILLS ROCKFALL PROTECTION STRUCTURES

General Manager responsible:	General Manager Regulatory and Democracy Services, DDI 941-8561
Officer responsible:	Manager Legal Services Unit
Author:	Peter Doolin, Programme Manager Port Hills

PURPOSE OF REPORT

1. The purpose of this report is to provide Council with the following:
 - Information on the Port Hills Project ("the Project").
 - An update on the work programmes associated with the Project.
 - To identify the key issues for Council now and in the near future.
2. This report comprises the following:
 - Section A - An overview of the current status of the Project including a summary of related issues.
 - Section B -- A report on Rockfall Protection Works, Design Standards and Design Approach.
 - Section C - A report on Use of Council Land and Rockfall Protection Works partial funding.
 - Section D - Summary of recommendations and required decisions of Council.
3. A separate report on the Slope Stability Engineering Panel and GNS Contract Variations is in the public excluded section of the agenda.

SECTION A - OVERVIEW

4. The Darfield earthquake of 4 September 2012 and significant aftershocks of 26 December 2010, 22 February 2011 and 13 June 2011 caused extensive damage and loss of life (22 February 2012) within Christchurch City and on the Port Hills.
5. On 11 July 2011, parts of the Port Hills were zoned white whilst assessments were undertaken. Three studies on life-safety risks associated with rock roll and cliff collapse were undertaken for the Council by the Institute of Geological and Nuclear Sciences (GNS). Further work included "ground truthing" of the GNS model by the Port Hills Geotechnical Group (PHGG), and a 3D study by Geoverst for CERA.
6. Between 5 September 2011 and 14 September 2012, approximately 12,812 properties were zoned from white to green. Approximately 440 properties were also zoned red where there was either a life risk associated with cliff collapse, or where there was considered to be an unacceptable life risk due to rock roll (greater than 1 in 10,000 annual individual fatality risk at 2016 risk levels, according to GNS modelling).
7. A further 8 properties on Lucas Lane that are at risk from landslip were zoned from white to green on 31 October 2012..
8. Properties on the Port Hills differ from those on the flat land, where the main issues facing residents are lateral spread and liquefaction. Some Port Hills properties face a life risk from the hazard of slope stability (being either rock roll, cliff collapse and land slippage).
9. There are four key factors in hazard management on the Port Hills/Banks Peninsula that Council needs to be cognisant of:
 - Christchurch is susceptible to significant adverse effects from earthquakes and their effects;
 - There are significant barriers to effective and efficient risk mitigation;
 - Christchurch remains vulnerable to a level of risk that is undesirable; and
 - The Council needs to exercise its powers to ensure the risk is assessed and managed to the expectation of today's and future communities.

33 Cont'd

10. The Project has a number of different phases. They can be summarised as follows:

Response→ Recovery→ Long term programme of managing Slope Stability

Response Phase:

- Emergency recovery from the events of February 2011 and subsequent significant aftershocks: *Complete*
- Initial investigation and analysis of cliff collapse, rockfall and land slip on the Port Hills: *Complete*
- Consideration of, and where appropriate serving, s124 'dangerous building' notices based on initial investigation work: *Complete*

Recovery Phase:

- Preparation of GNS reports on cliff collapse, rockfall, land movement, and life-safety risk, including geotechnical ground truthing of GNS model: *Complete*
- Initial central government zoning decisions on the Port Hills (14 October 2011; 19 December 2011; 18 May 2012; 29 June 2012; 17 August 2012; 13 September 2012 and 31 October 2012): *Complete*
- Review, further consideration, and where appropriate serving of s124 "dangerous" building notices: *Underway and ongoing*
- Implementation of initial central government zoning decisions- offer to buy: *Underway*
- Funding requirements for recovery: *Underway*
- Review of central government zoning decisions: *Pending*
- Development of design standards and consenting processes for construction of Rockfall Protection Works: *Underway*
- Ongoing investigation and analysis of land slips at Lucas Lane: *Complete*
- Balance of central government zoning decisions re white zone and land slips on the Port Hills (31 October 2012): *Complete*
- Implementation of balance of central government zoning decisions- offer to buy: *Underway and ongoing*
- s124 enforcement process and action: *Pending*
- Development of Evacuation Plans: *Underway and ongoing*
- Park tracks re-opening: *Underway and ongoing*
- Community support via PortHillsGeotech@ccc.govt.nz in box: *ongoing*

Long Term Programme of managing Slope Stability on the Port Hills and Banks Peninsula:

- Ongoing investigation and analysis of land slips on Port Hills: *Underway*
- Ongoing monitoring and analysis of cliff collapse on Port Hills: *Underway*
- Trigger and response guidelines for future events (earthquake & environmental): *Underway*
- Review of the District Plan provisions and potential changes: *Underway*
- Ongoing investigation and analysis of land slips, cliff collapse and rockfall across selected sites on Banks Peninsula: *Underway*

11. Significant Council resources have been required to manage the above phases of the Project. There is a continuing need for resources to manage Councils obligations with regard to slope stability in the Port Hills/Bank Peninsula environment. The Project is organised into a series of work programmes to give effect to this, each of which has been allocated to a Council Group. A copy of the work programme chart is annexed as Appendix D to this report.
12. The hazard of slope stability has always been present in the Port Hills/Banks Peninsula and the risk of damage to property and injury/death from the hazard has always existed. However as a result of recent seismic events the likelihood of that hazard continuing to occur is much higher.
13. Council needs to take steps to manage the natural hazards in that environment. Officers will be presenting a paper to Council early in 2013 that will provide options for changes to the District Plan. At the same time a report will be presented to Council that recommends the most effective way to make the proposed Plan Change operative. Both these reports are linked and depending on which process is selected certain other steps may need to be taken before a plan change can progress.

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14. The potential changes to the District Plans include the introduction of new policies and rules on land instability, more specifically:
 - new hazard management areas on the Port Hills and Banks Peninsula;
 - new rules to appropriately control land-use and subdivision activity within the new hazard management areas; and
 - a new rule that will require a resource consent if a Rockfall Protection Work is to be constructed.
15. Rockfall Protection Works may be built in the Port Hills by Council on Council land to protect its assets and lifelines. They may also be built by landowners on private land to protect houses. Rockfall Protection Works include treatment at source (cables, bolts, mesh and attenuators), the installation of rock fences, earth bunds, benching of slopes and tertiary treatments such as revegetation that can provide additional rockfall protection in the longer term.
16. The Building Code does not contain provisions that regulate the design, consenting and construction of Rockfall Protection Works. The New Zealand Standards do not provide for the design of Rockfall Protection Works.
17. Council has developed design standards and a design approach for Rockfall Protection Works. Section B of this report, "Rockfall Protection Works", provides for the following:
 - Informs Council as to the Infrastructure Design Standards and Design Approach for the construction of Rockfall Protection Works used to protect Council assets, lifelines, and assets constructed as part of land subdivisions;
 - Informs Council as to the Technical Standards and Design Approach for the construction of Rockfall Protection Works on private land for the protection of private houses;
 - Informs Council of the maintenance regime for Rockfall Protection Works;
 - Seeks delegation from Council to the IDS Steering Committee to make changes as required from time to time to the IDS for Rockfall Protection Works and the Technical Guidelines for the Rockfall Protection Works.
18. Section C of this report deals with whether to provide access to Council land and or financial support to any groups or individuals seeking to construct Rockfall Protection Works to protect their properties.
19. Significant progress has been made in investigating the nature and extent of instability on the Port Hills and the associated risk to people and property. However, further work is needed to understand the hazards on both the Port Hills and on Banks Peninsula to a level required for Council to make robust and defensible planning and development decisions.

Financial implications

21. The 2012/13 Annual Plan provides for \$3.691 million allocated for the Rockfall programme of works, being the remainder of the \$22 million originally approved by Council as part of the Council's financial strategy.
22. Current forecast for 2012/13 is \$4.065 million (including anticipated recoveries). Council staff are working with external parties to ensure full recoveries are obtained where additional costs are incurred beyond the Council's obligations and budget of net \$3.691 million.
23. Council will be faced with planning, consenting and enforcement issues going forward beyond the 2012/13 Annual Plan, and these funding requirements will be addressed as part of the Council's Long Term Plan.

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Legal Considerations

24. Council as the regulatory authority can respond in a number of ways to the hazards in the Port Hills. Further detail of those regulatory responses is set out below:

a). Building Act 2004:

Council as the local building control authority has a role to regulate buildings in the area. Council's role is to ensure that people who use buildings can do so safely and without endangering health. These powers are limited to new building work and existing buildings in terms of safety. Building work means work for or in connection with the construction, alteration, demolition or removal of a building. The powers are specific to a particular property and are not a planning tool. These powers are reactive in that the powers can only be exercised in response to a request or circumstance relating to a specific property.

In response to the earthquake events Council has used its powers under the Building Act 2004 in relation to dangerous buildings. An amendment to the Building Act by Order in Council has widened the scope to enable Council to respond to the new environment.

S.124 of the Building Act gives Council powers in respect of dangerous earthquake prone or insanitary buildings. After the February 2011 event CERA placed warning notices on houses considered at risk due to rockfall, cliff collapse or land instability ("slope stability"). Council reviewed all of these notices and where appropriate issued s.124 Notices. The effect of a s.124 Notice is to require the owner to vacate until the hazard is removed. If an owner ignores a s.124 Notice Council has enforcement options. The property owner may challenge a s.124 Notice by seeking a "Determination" under the Building Act. A Determination is a ruling by an officer of the Department of Building and Housing (now the Ministry of Business and Innovation MBI). A Determination either lifts or approves the s.124 Notice.

b). Section 124 of the Building Act 2004 (geotechnical) notices update:

S124 notices have been used to exclude owners from their properties where Council considers there is an unacceptable life risk from slope stability risks. The majority of s124 notices issued by Council relate to rockfall risk.

Set out below is a summary of the s124 notices as at 30 November 2012:

Zone	Existing	New	Removed	Total Remaining
Red	334	0	0	334
Green	56	0	0	56
No Zone	2	0	0	2
	392	0	0	392

Council has received notice from the Ministry of Business, Innovation and Employment of eleven property owners seeking to challenge by way of determinations the placement of s124 (geotechnical) notices on their properties.

A number of property owners who have s124 notices on their red zoned properties have indicated they wish to construct Rockfall Protection Works on their property. They intend to seek the removal of the s124 notice through the determination process. If they are unsuccessful then they may seek the removal of the s124 notice on the basis of a consented and constructed Rockfall Protection Work.

c). Resource Management Act 1991:

The Council is required under the Resource Management Act to control the effects of the use, development and protection of land for the purpose of avoiding or mitigating natural hazards (Section 31(1)(b)(i)). The provisions under the Christchurch City Plan (CCP) and Banks Peninsula District Plan (BPDP) do not address the current issues as the nature of the hazards and risks they pose on the Port Hills have changed.

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Whilst the current district plans include a suite of objectives and policies in relation to natural hazards, none specifically address rockfall, cliff collapse and landslip hazards. The Plans do not identify areas at high risk (from land instability), nor contain rules controlling land-use and subdivision activity within high risk areas.

Furthermore, there are no specific controls relating to Rockfall Protection Works, in particular to ensure such works protect people to an acceptable level. The enforcement provisions in the RMA apply to breaches of the RMA and of the district plans. Those measures cannot be used to manage the land instability risks unless there are rules in the district plans that manage the risks.

The enforcement provisions in the RMA apply to breaches of the RMA and of the district plans. Those measures cannot be used to manage the land instability risks unless there are rules in the district plans that manage the risks.

Officers consider that there is a need for some specific provisions in relation to hazard management on the Port Hills and Banks Peninsula, and officers will report to the Council on these planning issues in early 2013.

d). Possible legal action:

Thirteen landowners in the Red Zone with S.124 Notices have instructed a Christchurch law firm, Duncan Cotterill to act for them in relation to the rock fall issue. The owners live down slope from Council land from which boulders have rolled or have the potential to roll. Some of these owners have accepted the CERA buy out offer.

In summary the owner's assert that Council as property owner is or has caused a legal nuisance and is negligent allowing the risk to exist and by not removing the dangerous rocks. They assert that Council, as the landowner, owe the property owners a duty of care to manage and remove the risk and compensate the owners for their loss. There are assertions that Council has breached its regulatory duties in approving land development and granting building consents. There is also an allegation that Council is in breach of S.156 of the Crimes Act 1961 as landowner in control of the rock fall being a dangerous thing for the purposes of that section.

Although these various assertions have been made no actual claims have been filed in Court. We anticipate other claims of a similar nature. Staff advice is that the Council is not liable in nuisance or negligence as asserted by Duncan Cotterill.

e). Insurance and other issues:

A number of major insurers have recently advised that they are considering paying out on insurance policies on the basis of total loss for insured property owners where an s124 notice has been placed.

SECTION B – ROCKFALL PROTECTION WORKS

25. The purpose of this part of the report is to:
 - Inform Council as to the Infrastructure Design Standards and Design Approach for Rockfall Protection Structures used to protect Council assets, lifelines, and assets constructed as part of land subdivisions.
 - Inform Council of the Technical Guideline and Design Approach for Rockfall Protection Structures used to protect private houses on private land.
 - Inform Council of the Maintenance Regime for Rockfall Protection Works.
 - Seek delegation from Council to the IDS Steering Committee to make changes as required from time to time to the IDS for Rockfall Protection Structures and the Technical Guideline for the Rockfall Protection Structures
26. Rockfall Protection Works may be built in the Port Hills by Council on Council land to protect its assets and lifelines and by landowners on private land to protect houses.

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27. Rockfall Protection Works include treatment at source (cables, bolts, mesh and attenuators), the installation of rock fences, earth bunds, benching of slopes and tertiary treatments such as revegetation, that can provide additional rockfall protection in the longer term.
28. There are no New Zealand Standards that apply to Rockfall Protection Works and nor there any applicable provisions in the Building Code.
29. Changes to the District Plan will require both resource consents and building consents to be obtained for the construction of Rockfall Protection Works. Consents are required for both temporary and Permanent Rockfall Protection Works.
30. Council has developed an amendment to the Infrastructure Design Standard to provide design standards and design approach for Rockfall Protection Works on Council land to protect its assets and lifelines. These will be formally reviewed and adopted by the IDS Steering Committee.
31. A Technical Guideline has been developed to provide design standards and design approach for Rockfall Protection Works on private land. These mirror the provisions of the amendment to the Infrastructure Design Standard referred to above.
32. Requirements for the ongoing maintenance of the Rockfall Protection Works including periodic and additional inspections following major seismic events will be imposed on the consent holder as a condition of the resource consent.

FINANCIAL IMPLICATIONS

33. All costs associated with creating the amendment to the IDS, the creation of a Technical Guideline, Design Approach and maintenance regime for Rockfall Protection Works have been provided for in the 12/13 budgets for the Port Hills Project ("the Project") and in the 13/14 financial year forecasts.
34. CERA and the Ministry of Business, Innovation and Employment "MBIE" (successor to DBH) have been consulted in relation to the amendment to the IDS and the proposed Technical Guideline. CERA suggestions have been incorporated into the documents and MBIE have indicated that they are supportive of the development of Design Standards and the proposed CCC approach to consenting of Rockfall Protection Works.

Background

35. Recent seismic events in Canterbury have caused cliff collapse, rockfall and boulder roll issues in the Port Hills. Council needs to ensure that the imminent risks to life and lifelines from Geotech hazards in the Port Hills and Banks Peninsula are minimised. Where possible hazards are to be eliminated e.g. source rock deconstruction, rather than being mitigated by the installation of a protective structure.
36. There are however likely to be built assets in the form of Rockfall Protection Works constructed in the Port Hills by Council as part of the long-term Risk Mitigation & Protection works. These long-term Risk Mitigation & Protection works are required downslope of rockfall hazards to reduce the life risk to residential & commercial properties and to lifeline users.
37. In addition some property owners may choose to construct Rockfall Protection Works on their land to mitigate risk.
38. Rockfall Protection Works may include treatment at source (cables, bolts, mesh and attenuators), the installation of rock fences, earth bunds, benching of slopes and tertiary treatments such as revegetation, that can provide additional rockfall protection in the longer term.

Standards for Rockfall Protection Structures

39. There is no New Zealand Standard for Rockfall Protection Works. The design of such structures is to be done in accordance with best current practice, which evolves quite rapidly.

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40. Standards for Rockfall Protection Structures are not currently included in the Council Infrastructure Design Standard (IDS), District Plan or in the Building Code. A proposed District Plan Change will define Hazard Areas in the Port Hills, specify Design Standards for Rockfall Protection Works and will include the requirement for all Rockfall Protection Works to have Resource Consent.
41. The Building Act, states that a building consent is required for both temporary and permanent Structures. The proposed District Plan Change would also require a consent for both temporary and permanent Rockfall Protection Works.
42. Existing unconsented Rockfall Protection Works will be required to apply for a Certificate of Acceptance (COA) and a resource consent. These works will need to meet the new design & performance standards for Rockfall Protection Structures.

Infrastructure Design Standard

43. The Infrastructure Design Standard (IDS) is used for Council Infrastructure and for subdivision applications by third parties. An amendment has been drafted to Chapter 4 Geotechnical Requirements of the IDS for Rockfall Protection Structures which defines the structural and performance criteria for the Rockfall Protection Works. It covers aspects of the structure including warranties, design life and materials. It also specifies the design-review process, stipulates the use of qualified designers and peer reviewers, along with a set of Producer Statements specifically tailored for Rockfall Protection Works.
44. The Project has sought advice on the proposed amendment to Chapter 4 of the IDS for Rockfall Protection Structures from consultants who have been involved in the Port Hills Geotech Project (as part of the Port Hills Geotech Group "PHGG"), from suitably qualified and experienced rockfall experts, as well as a multi-disciplinary consultant outside the PHGG.
45. The advice from our external reviewers is to avoid a prescriptive design standard, but instead recommends the adoption of current best practice. Accordingly the IDS amendment for Rockfall Protection Structures makes reference to suitable existing design documents.
46. A list of Approved Geoprofessionals will be established for use in the design/review of Rockfall Protection Works. The Project is currently working on the documents and framework for this in conjunction with the Council's IDS Manager and with Procurement.

Technical Guideline for Rockfall Protection Structures

47. In the case of private individuals wanting consent for new Rockfall Protection Structures, Council staff have developed a Technical Guideline (which mirrors the IDS), to support the consenting process. This Technical Guideline is attached as Appendix A.
48. The purpose of this Technical Guideline is to provide guidance to property owners, engineers, planners, consultants and contractors who may wish to engage in the evaluation, design, consenting and/or construction of Rockfall Protection Structures in the Port Hills and Banks Peninsula. This is not a construction standard but sets out key matters to be considered in planning and constructing Rockfall Protection Works.
49. In all cases, site-specific assessments and a detailed engineering design will need to be undertaken to determine the viability of protection works for long term rockfall hazard management.

Design Approach

50. The advice from GNS on Life Risk informs both the Design Approach to Rockfall Protection Works and the changes to the District Plan resulting in the definition of hazard management zones.

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51. The Design Approach is appended to the Infrastructure Design Standard and integrated into the Technical Guideline for Rockfall Protection Structures. This Design Approach defines the key design parameters which enable an engineer to design a structure to provide the necessary degree of risk mitigation to achieve an Acceptable Life Risk down slope of the Rockfall Protection Works.
52. A deterministic approach is to be used to demonstrate the effectiveness or otherwise of proposed Rockfall Protection Works. The GNS report on Boulder Roll is used as the source of base modelling parameters for the Port Hills and targets capture of the 95 percentile boulder.

Compliance Monitoring

53. Like dams and stop banks, these Rockfall Protection Works have to provide life protection over multiple generations and so will require ongoing compliance monitoring and certification. Such structures will require these checks to ensure that they are still performing in accordance with their intended design. Compliance monitoring will include rock fall checks, post-trigger event engineering checks and engineering certification at specified intervals. The compliance monitoring requirements for Rockfall Protection Works will be detailed in the engineering design phase and specified as a condition of the resource consent for the structure. Compliance monitoring will also ensure the rockfall protection structure is being properly maintained by its owner

Interrelationship between Rockfall protection Works and s124 Notices

54. A number of property owners who have s124 notices on their red zoned properties have indicated they wish to construct Rockfall Protection Works on their property. They intend to seek the removal of the s124 notice through the determination process. If they are unsuccessful then they may seek the removal of the s124 notice on the basis of a consented and constructed Rockfall Protection Work.

SECTION C – USE OF COUNCIL LAND AND PARTIAL FUNDING

55. The purpose of this part of this report is to provide Council with the following:
 - Inform Council of issues relating to the construction by landowners of Rockfall Protection Works on private land and or on Council land
 - Identify options for Council to consider when deciding whether to contribute or not towards the cost of Rockfall Protection Works on private land and or on Council land
 - Identify risks for Council to consider when formulating any decision whether to contribute or not to the funding of Rockfall Protection Works on private land and or on Council land
 - Seek a decision from Council as to whether it is prepared to allow Rockfall Protection Works to be constructed on Council land
 - Seek a decision from Council as to whether it is prepared to contribute towards the cost of Rockfall Protection Works on private land and or on Council land
 - Inform Council as to an acceptable process for assessing applications by property owners for a contribution towards the cost of the Rockfall Protection Works on their and or Council land (in the event it decides to contribute to the funding of the same)

Summary of issues and options:

Rockfall Protection Works

56. A number of private land owners on the Port Hills and Banks Peninsula whose properties have been red zoned (and in many cases with an s124 notice served) have indicated to Council that they wish to remain in their properties. They have expressed interest in seeking the removal of the s124 notices on the basis that they can construct Rockfall Protection Works on their or neighbouring properties which will have the effect of rendering their property as no longer dangerous to occupy. The construction of the Rockfall Protection Work (when fully consented) would result in the property being within an acceptable/ tolerable life risk.

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57. Rockfall Protection Works in this context means source protection works, bunds and or fences. Rockfall Protection Works could be situated as follows:
- In whole or part on Council land;
 - In whole or part on the property the Rockfall Protection Works are protecting;
 - In whole on a neighbouring property to that which the Rockfall Protection Works are protecting.
58. The Port Hills Geotechnical Group ("the PHGG") have advised Council that there are a number of properties on the Port Hills that were zoned red by CERA which they consider capable of being adequately protected by construction of Rockfall Protection Works. The construction of the Rockfall Protection Work (when fully consented) would result in the property being within an acceptable/tolerable life risk.
59. Council has developed Technical Guidelines for the design, consenting and construction of Rockfall Protection Works. Early in 2013 a paper will be presented to Council for consideration of potential changes to the District Plans, which may include the introduction of a new rule to require resource consent for the construction of Rockfall Protection Works. If made operative, such a rule is likely to result in resource consent conditions in relation to the ongoing maintenance and effectiveness of the Rockfall Protection Works.
60. The Minister for Canterbury Earthquake Recovery (MCER) has advised Councillors that the Crown would not support any community based mitigation of rock roll risk by the construction of large scale Rockfall Protection Works. In addition the Minister has also declined to contribute to the funding of Rockfall Protection Works by individual land owners on their or neighbouring land.

Funding of Rockfall Protection Works

61. Council by resolution dated 15 August 2102 resolved to "contribute the sum of \$ 57.9m towards the cost of red zone offers on the Port Hills and or to the cost of rockfall mitigation".
62. It has been suggested by a number of property owners that Council should be responsible for the cost of the design, consenting and construction of Rockfall Protection Works to protect individual properties. They have stated that Council may be liable to them as owners of the land from which the hazard (i.e. the rocks) originates. In other cases they have suggested it would be more cost effective for Council to contribute towards the cost of the design, consenting and construction of Rockfall Protection Works on private land than for Council to contribute to half the cost of the red zone buyout. For that proposition to be correct the total cost to Council of contributing towards the design, consenting and construction of Rockfall Protection Works would have to be less than the Council's half share of the Crown's red zone offer for the property.

<i>Property A Port Hills red zoned with an s124 geotechnical notice served for rock roll risk</i>		
2007 QV		\$800,000
CERA red zone offer		\$800,000
Council half share		\$400,000
Rockfall Protection Structure: Fence	Design	\$40,000
Consenting		\$30,000
Construction/materials		\$130,000
<i>Total Cost</i>		\$200,000
Council contribution:		
Half cost of Red zone offer		\$400,000
Half cost of Rockfall Protection Works		\$100,000
<i>Difference (benefit)</i>		\$300,000

63. Under this example there is a potential cost saving to Council: \$300,000. The potential saving needs to be considered against the wider risks and issues discussed later in this report.

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64. The above example is on the assumption that the Rockfall Protection Works as designed and constructed will meet Council's regulatory requirements i.e. would have a resource and building consent. On the basis that there is compliance with those consents and following the construction of the Rockfall Protection Works, Council would uplift the s124 notice.
65. Such Rockfall Protection Works could be situated as follows:
- In whole or part on Council land;
 - In whole or part on the property the Rockfall Protection Works are protecting;
 - In whole on a neighbouring property to that which the Rockfall Protection Works are protecting.
66. It should also be noted that the initial cost of installing a rockfall protection structure is only part of the total cost for that structure. There is also the ongoing maintenance and monitoring costs, the repair costs in the event of another earthquake (bearing in mind the increased seismic risk the City currently has) and funding for the replacement of the structure which have an average life of 15 years for a fence and 50 years for a bund.
67. Where such structures are situated in whole or part on other parties land then legal issues of access, enforceable rights to sight the structures and to replace the same in whole or part would have to be resolved. If Council was to contribute to the cost of the same it would need to be satisfied as to the legal robustness of those arrangements.

Benefits/ risks associated with Council funding Rockfall Protection Works

68. The following benefits for Council have been identified if it provides funding in whole or part for the construction of Rockfall Protection Works on private land:
- Financial savings to Council
 - Assisting families to return to their properties on the Port Hills where they can achieve a tolerable life risk by constructing a Rockfall Protection Work
 - Preserving communities
69. The risks associated for Council in providing funding for Rockfall Protection Works include the following:
- Setting a precedent where council contributes public funds to mitigate risk on private land
 - If there is a significant event in the near future the structures (particularly fences) may be significantly damaged and or destroyed
 - If the structure is irreparably damaged the property owner may not be able to fund the repair/ rebuild
 - As a result the Council's return on its financial investment in the same would be poor
 - Landowners may not have the financial capability to maintain and repair the structures in the future and Council may have funded them into a situation that they cannot sustain
 - Council getting caught in disputes with land owners and or their successors as to the funding, construction, maintenance and or replacement of Rockfall Protection Works
 - Council facing claims for liability/further contribution if Rockfall Protection Works fails at a future point
 - Neither the Council or the land owner being able to get insurance cover for the Rockfall Protection Works
 - Increased cost of maintaining Council infrastructure to properties in the red zone where isolated Rockfall Protection Works are undertaken
 - Significant Council resource would be needed to manage the process
70. Some of the above mentioned risks may be mitigated by robust contractual and indemnity arrangements.
71. In summary, officers consider there is significant long term liability issues associated with funding mitigation, in particular fences, on private land. Officers further note that legal issues of access, enforceable rights to sight the structures and to replace the same in whole or part would have to be resolved. If Council was to contribute to the cost of the same, it would need to be satisfied as to the legal robustness of those arrangements.

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Making Council land available for construction of Rockfall Protection Works

72. Council land in the area that contains the source rocks or is otherwise at risk of slope instability or cliff collapse is held by Council either as a reserve under the Reserves Act 1977 or as land otherwise owned by Council.
73. Reserve land is subject to the provisions of the Reserves Act 1977 and Management Plans approved for the Reserve area. Council must comply within the Management Plans which do not contemplate use of the land for mitigation works benefiting adjoining properties. The Reserves are mostly recreational reserves. Council's ability to use the land for mitigation works benefiting non Council land is severely constrained and it is not readily feasible to use Reserve Land for this purpose unless the Reserve Status is lifted. Cancellation of a reserve is difficult and lengthy and subject to public consultation.
74. Council as the administering body of the reserves can grant easements for utilities but this power is limited and not appropriate for mitigation works.
75. There is land owned by Council in the area which is not a reserve. This land was mostly acquired for and is used for community recreation purposes. This land is subject to s.138 (1) of the Local Government Act 2002. This section provides that if Council proposed to sell or dispose of a park, Council must consult on the proposal before it sells or dispose any part of a park. An essential element to consider is the possible exclusion or substantial interference with the public's access to the land affected.
76. For Council land held as a Park, public consultation is necessary and Council must consider the public's right to utilise the land against the private benefit to the landowners who may benefit from the mitigation works.
77. In addition to the difficulties in utilising Council's Reserves or Park Land for private mitigation works there are other consequences for Council should it use the land for mitigation purposes. Council as landowner would have initial responsibilities to ensure the structure complies with all design and construction criteria. This responsibility would also continue for the design life of the structure. The property owner(s) taking benefit of the structure can be required to satisfy all regulatory responsibilities however as the structure is on Council land, Council could be required to maintain the structure should the property owner default.
78. Council, if it approves these structures is assuming a potential risk that it may be required to maintain a structure over its life (15 to 50 years) and it would be held liable in negligence should the structure fail and the property owner fail to maintain it. This is because another down slope owner taking benefit of a structure would act in reliance upon the structure giving adequate protection and could assert that Council owes them a duty of care. Should a structure with a design life of say 50 years fail after 10 then Council could be involved in a difficult position involving the immediate owners and down slope owners.
79. In summary, Officers consider that there is significant legal risk and potential long term liability to Council in agreeing to support mitigation structures on its land. Exceptions could be where public facilities such as roads, water, waste water facilities could be protected for the public's benefit or where facilities such as school, halls or similar public facilities could be protected

Policy options for Council

80. There are a range of policy options that Council may wish to consider adopting in relation to Rockfall Protection Works for the benefit of private land. These include the following:
 - a. To resolve not to provide funding support for the construction of Rockfall Protection Works on private land
 - b. To resolve not to provide funding support for the construction of Rockfall Protection Works situated in whole or part on Council Land (being reserve land and land owned by Council)
 - c. To resolve not to allow construction of Rockfall Protection Works on Council Land
 - d. To resolve to provide funding support for the construction of Rockfall Protection Works on private land only if central government contributes

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- e. To resolve to provide funding support for the construction of Rockfall Protection Works on Council land only if central government contributes
- f. To resolve to provide funding support for the construction of Rockfall Protection Works on private land
- g. To resolve to provide funding support for the construction of Rockfall Protection Works on Council land
- h. To resolve to allow construction of Rockfall Protection Works on Council Land but not to provide funding support.

The following table summarises the benefits, risks and disadvantages in terms of the policy options above.

Analysis of benefits/risks relating to each option		
Option a: No Council funding for RPW on private land	Benefit	Risk
Council	Certainty; risks limited;	Greater financial exposure through red zone offers
Property Owner	None	Owner has to accept red zone offer when property may have been protected
Option b: No Council funding for RPW on Council land	Benefit	Risk
Council	Certainty; risks limited; any legal exposure through misuse of Council land removed	Greater financial exposure through red zone offers
Property Owner	None	Owner has to accept red zone offer when property may have been protected
Option c No Council support for construction of RPW on Council land	Benefit	Risk
Council	Certainty; risks limited; any legal exposure through misuse of Council land removed	Greater financial exposure through red zone offers
Property Owner	None	Owner has to accept red zone offer when property may have been protected
Option d Council funding for RPW on private land if Crown contributes	Benefit	Risk
Council	Financial savings over red zone offer	Central govt won't contribute; all risks in section 5
Property Owner	Able to stay on property; able to preserve investment	Significant investment in structure that are damaged/destroyed in the next event; property may be unmarketable
Option e Council funding for RPW on Council land if Crown contributes	Benefit	Risk
Council	Financial savings over red zone offer	Central govt won't contribute; all risks in section 5
Property Owner	Able to stay on property; able to preserve investment	Significant investment in structure that are damaged/destroyed in the next event; property may be unmarketable

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Option f Council funding for RPW on private land	Benefit	Risk
Council	Financial savings over red zone offer	All risks in section 5
Property Owner	Able to stay on property; able to preserve investment	Significant investment in structure that are damaged/destroyed in the next event; property may be unmarketable
Option g Council funding for RPW on Council land	Benefit	Risk
Council	Financial savings over red zone offer	Legal exposure through misuse of Council land; all risks in section 5
Property Owner	Able to stay on property; able to preserve investment	Significant investment in structure that are damaged/destroyed in the next event; property may be unmarketable
Option h: Council support for construction of RPW on Council land but no Council funding	Benefit	Risk
Council	Possible financial saving over red zone offer as no Red Zone offer required if property protected.	Legal exposure through misuse of Council land; all risks in paragraphs 12-16
Property Owner	Able to stay on property; able to preserve investment	Significant investment in structure that are damaged/destroyed in the next event; property may be unmarketable

Process for assessing applications for funding for Rockfall Protection Works

81. In the event Council resolves to contribute towards the cost of Rockfall Protection Works either with or without a contribution from Central government, then a process would need to be developed to assess the respective merits of applications for funding by individual property owners. Such a process would need to be in place and the results of all applications known before the Crown Red Zone offer expires in August 2013.
82. In the interim such a process would involve the following considerations:
 - Whether or not central government would agree to contribute to the funding(subject to their agreement to participate)
 - Whether or not the funding proposal provides acceptable cost savings to Council
 - Whether or not the Rockfall Protection Works proposed to be constructed on the property are likely to be consented to for both resource and building consents
 - Council geotech advisors opinion as to the suitability of the proposed structure
 - Resolution of satisfactory construction arrangements
 - Resolution of issues with land owners regarding the construction of Rockfall Protection Works on neighbouring land, including resolution of all necessary legal arrangements
 - Whether or not acceptable maintenance arrangements can be entered into with the property owners
 - Satisfied as to the financial viability of the property owner
83. Consultation is not needed for the Council decision sought in this report unless the Council agrees in principle to use of Council lands for mitigation proposals. In those circumstances the Reserves Act and or Local Government Act process in relation to disposal of land would need to be followed

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SECTION D - STAFF RECOMMENDATIONS

It is recommended that the Council:

- (a) Note the Technical Guideline and Design Approach for Rockfall Protection Works annexed as Appendix A used to protect private houses on private land.
- (b) Note the Maintenance Regime for the Rockfall Protection Works constructed to protect private houses on private land annexed as Appendix B.
- (c) Delegates authority to the IDS Steering Committee to make changes as required from time to time to both the IDS for Rockfall Protection Works and the Technical Guideline for the Rockfall Protection Works.
- (d) Resolve that Council land not be made available for land owners to place rockfall protection works on such land
- (e) Resolve that the Council not contribute either alone or in conjunction with central government financial support for the construction of Rockfall Protection Works either on private land or on Council

Appendix A:**TECHNICAL GUIDELINE FOR ROCKFALL PROTECTION STRUCTURES****INTRODUCTION**

Installation of Rockfall Protection Structures (RPS) for the mitigation¹ of risk may be permitted in areas where the risk of rockfall is judged to be unacceptable for residential activities, and where properly engineered RPS can be demonstrated to **reduce the risk** to an acceptable level. Rockfall Protection Structures cannot be relied upon to eliminate risk; there will remain a level of residual risk regardless of how well they are designed and constructed.

The purpose of this Technical Guideline is to provide guidance to property owners, engineers, planners, consultants, contractors and others who may wish to engage in the evaluation, design, consenting and/or construction and ongoing maintenance of RPS.

This document is not a construction standard but sets out some, though not necessarily all, of the matters to be considered in planning, design and construction of Rockfall Protection Structures, specifically RPS for protection against rock (boulder) roll.

TYPES OF ROCKFALL PROTECTION STRUCTURES

Rockfall Protection Structures may include treatment at source, the installation of rock fences, earth bunds, benching of slopes and secondary treatments, such as revegetation, that can provide additional protection in the longer term. The following table outlines RPS options that may be suitable for use in the Port Hills or Banks Peninsula.

Category	Types of RPS	Comments
At-source (prevention of rockfall)	Scaling, anchors, cables, mesh, buttress/support	These types of treatment reduce the potential for rockfall to occur
Barrier and attenuation systems (control of rockfall)	Rockfall fence; proprietary rockfall barrier system; reinforced earth bunds and walls; structural walls; attenuator fences; hybrid systems; draped mesh; catch benches	These types of systems are designed to intercept and control rockfall. The type of system should be selected with care and should include careful consideration of boulder flux issues that have been observed as a result of local seismic activity.
Secondary Protection	Dense vegetation; shelter belts.	This type of system serves to reduce rock energies and is effective up to a certain boulder size that is dependent on the nature of the secondary protection. This type of RPS is not considered appropriate as the sole or primary means of rockfall protection. It shall be used in conjunction with other types of RPS.

DESIGN OF ROCKFALL PROTECTION STRUCTURES

In all cases, site-specific assessments and a detailed engineering design will need to be undertaken to determine the viability of a protection work for long term rockfall hazard management.

A deterministic approach shall be used to demonstrate the effectiveness or otherwise of the proposed Rockfall Protection Structure(s). The GNS report on Boulder Roll shall be used as the source of base modelling parameters for the Port Hills

Areas subject to rockfall hazards that may be suitable for RPS are defined in the City Plan which recognises distinct Hazard Management Zones for rockfall risk management.

¹ Mitigation refers to lessening the effect of rockfall or boulder roll by constructing various man made protection works to protect vulnerable dwellings or structures

The design of RPS structures is to be undertaken by or under the direction of an Approved Geoprofessional in accordance with best current practice, which is evolving rapidly. It is the responsibility of the Approved Geoprofessional to keep appraised of developments and current good practice in the field of RPS.

Approved Geoprofessionals

Christchurch City Council's Infrastructure Design Standard requires that certain design related certifications can only be completed by Approved Geoprofessionals.

An Approved Geoprofessional is a Chartered Engineer or Engineering Geologist with specific experience in the investigation, design and/or construction of rockfall protection structures who is acknowledged by the CCC Application Evaluation Team as possessing the appropriate qualifications, skills and relevant experience to provide advice on RPS issues within Council's area.

The designer of the protection systems (including foundations and tie back anchors) shall be an Approved Geoprofessional, who shall provide a Producer Statement PS1 - Design, as set out in Appendix V - Producer Statement PS1 – Design.

The design shall be reviewed by an Approved Geoprofessional, who shall provide a Producer Statement PS2a – Design Review, as set out in Appendix VI - Producer Statement PS2a – Design Review.

Design amendments shall also be reviewed by the Approved Geoprofessional, who shall provide a Producer Statement PS2b – Design Review Amendment, as set out in Appendix VII - Producer Statement PS2a – Design Review Amendment.

A list of Approved Geoprofessionals is (will be) available on the Council's web page at www.ccc.govt.nz/business/constructiondevelopment/approvedcontractors.aspx

Design Considerations

There is no single document that provides a comprehensive guide to the design of Rockfall Protection Structures. The attached List of References identifies a collection of papers or chapters in publications that provide examples of good current practice in rockfall engineering, as well as selected planning and policy documents that may be useful.

This Technical Guideline does not list design criteria, but outlines factors that need to be considered in design, as follows:

1. CCC requires that any RPS demonstrably reduces the Annual Individual Fatality Risk (AIFR) at the dwelling or structure to be protected to below the adopted tolerable risk limit of 10^{-4} announced by the Minister CERA on 29 June 2012
2. To determine possible protection and/or remedial measures to mitigate the assessed risk for any site, it is necessary to assess the rock source(s) and appraise bounce height and energy for the likely rock sizes. The bounce height and energy appraisals shall be calibrated against previous rockfall behaviour at the specific or similar locations if suitable data is available.
3. Barrier systems must be designed to withstand multiple impacts from boulders (more than 3 impacts of the 95th percentile boulder for the site without significant loss of capacity or height). The design must also address environmental effects including erosion potential, any impact on natural surface water flow and the potential for deflection of rocks into nearby properties.
4. Seismic loading must be considered in the design of bunds (for stability) and at-source restraint systems such as cables, rock anchors and mesh. Seismic loads should also be considered for tie backs on rock fences and attenuators. The design seismic loads should be based on the 22 February 2011 earthquake.
5. Corrosion protection must be considered as for many RPS it controls the design life.
6. Any rockfall protection system shall:
 - be accessible for walkover inspection, rock removal and repair without compromising the safety of downhill property or life; and
 - not have its protection effectiveness compromised where gates or access ways are included; and
 - be and remain effective over its design life.

Design Approach

The suggested design approach for determining a suitable location and type of a Rockfall Protection Structure is outlined in Table 1 over. CCC's objective is to ensure that a consistent approach is followed and documented such that consent applications are in a standardised form that makes them easier to assess.

Table 1 – Design Approach

Task	Requirements/Intention	Recommendations/Comments
Site Specific Assessment	<ul style="list-style-type: none"> Site mapping: location and type of rock sources (boulder/bluff); location of fallen boulders; slope surface cover characteristics; location and type of vegetation. Source assessment: characterize boulder sizes; rock jointing in bluffs Inspect trees (if present) for bounce-mark scars Identify areas where boulder flux concentrations may be an issue (e.g. gullies or immediately below rock bluffs) 	<p>Information available from CCC should be obtained by the approved Geoprofessional for use in the site assessment. This includes:</p> <ul style="list-style-type: none"> aerial photos detailed LIDAR contours boulder data from CCC database
Selection of Site Specific Design Parameters	<ul style="list-style-type: none"> Boulder size, including maximum and 95% sizes Slope surface material types Slope surface cover (vegetation) characteristics 	<ul style="list-style-type: none"> CCC requires that the design considers the site-specific 95% boulder size <u>at a minimum</u>. See Note 1. Site specific design boulder should be compared to GNS suburb model boulder as a verification check.
Rockfall analyses	<ul style="list-style-type: none"> Perform 2D rockfall analysis; multiple cross sections may be needed Back analyse fallen boulders where observed Output should include plots of energy and bounce height along slope, and boulder end points 2D models should be run with and without vegetation 	<ul style="list-style-type: none"> 2D rockfall modelling should be undertaken using the approach described by GNS. 2D rockfall model parameters developed by GNS (eg. coefficients of restitution) should be used as a base case. Consideration of existing 3D analysis may be warranted where topography is complex. The Designer should use recognised, commercially available software for analyses.
Selection of Rockfall protection structures	Identify RPS types and locations; may often involve a combination of solutions	<ul style="list-style-type: none"> May involve a combination of structures. Need to consider boulder flux (depends on source characteristics) Dynamic barriers (fences) should be designed for Service Energy Level (SEL). MEL (Maximum Energy Level) generally not considered appropriate in Chch given seismic-induced swarms of rockfall and the potential for multiple hits
Confirmation of selected RPS	Re-run the model with RPS incorporated.	<ul style="list-style-type: none"> RPS should be shown to stop 95% or better of the design boulder

Note 1: Designing for the 95th percentile boulder will reduce the AIFR by approximately one order of magnitude. Where it is necessary to reduce the AIFR by two orders of magnitude it may be necessary to design for the 98th percentile boulder.

In-situ Anchorage and Hybrid Solutions

In-situ anchorage solutions such as rock bolts, cables, mesh, nets and drape systems may be used for protective works in rock source areas.

Hybrid rockfall protection barriers (attenuators), which are a combination of rockfall protection drapes/rockfall nettings and flexible rockfall protection barriers without bottom supporting ropes, are used as passive protection measures below the rock source areas.

Low Energy Dynamic Rockfall Protection Systems (Fences)

For CCC Rockfall Protection Structures a low energy system is one required to handle impact energies of less than or equal to 100kJ.

Proprietary Dynamic Rockfall Barrier Systems

CCC strongly recommends the use of a proprietary system for all dynamic structures where the estimated impact energy is greater than 100 kJ. Dynamic rockfall barrier systems are not considered an appropriate protection measure against falling rock masses with very high (>1500 kJ) energy levels.

Design Considerations

Anchorage solutions (such as grouted steel ground anchors, rock bolts, rock mesh etc) and anchors for dynamic rockfall barriers should be designed to the following codes of practice:

- *Eurocode 7 - Geotechnical Design*
- Anchor requirements of the *NZTA Bridge Manual*

Above-ground structures and easily replaced components (such as posts and mesh but excluding components such as anchors or bolts) shall have a design life of at least 15 years.

Proprietary rockfall protection systems shall have a design life of not less than 15 years, when maintained in accordance with the manufacturer's requirements. The manufacture of any proprietary rockfall fence protection system shall comply with Table 2.

Table 2 – Minimum standards for proprietary rockfall fence protection systems

1 Expected Impact Energy ¹	2 Minimum Standard Applicable	3 Comment
100 – 500 kJ	Manufacturer certification	Manufacturer shall both certify and warrant the performance of the protection system to the required impact energy and for the design life of the structure and design life.
> 500 kJ	Manufacturer certification including full scale testing in accordance with <i>ETAG 27 – Falling Rock Protection Kits</i> , Category B	Full scale testing shall be certified by an authorised testing and certification organisation in accordance with the provisions of <i>ETAG 27 – Falling Rock Protection Kits</i> .
Any expected impact on high importance buildings or infrastructure	<i>ETAG 27 – Falling Rock Protection Kits</i> certification, Category A 4	Manufacturer shall provide evidence of current <i>ETAG 27 – Falling Rock Protection Kits</i> certification for the protection system to the specified impact energy.

¹ Maximum energy level (MEL) as defined by ETAG27 for 95th percentile boulder

The required capacity of the foundation and tie back systems for rock fences shall be provided by the manufacturer of the rockfall protection system. The foundations and tie backs shall be designed in accordance with the manufacturer's requirements, and shall comply with the conditions of the building consent.

Reinforced Earth Embankment Barriers

Reinforced Earth Embankment Barriers are able to withstand extremely high energy levels without any appreciable deformation or requiring extraordinary maintenance. Current experience of the manufacturers of

proprietary Reinforced Earth Embankment Barrier systems allows the design and construction of embankments up to 20 m high, with a resistance of not less than 20,000 kJ.

Because Reinforced Earth Embankment Barriers permit both high energy levels and multiple impacts to be controlled, and the maintenance requirements are relatively minor, CCC prefers that a Reinforced Earth Embankment Barrier is the first choice rockfall protection system in all situations where the total kinetic (impact) energy is > 1500kJ.

Design Considerations

Ronco et al (2009) note that, for design purposes, apart from the static analysis of the embankment and the slope (bearing capacity of the foundations, sliding and tilting) and the internal stability of the embankment (tensile and pull-out strength of the reinforcing elements), it is necessary to check that the structure can sustain the dynamic impact without launching fragments during the impact, without being passed over by rolling blocks and without collapsing due to block penetration and/or sliding of the soil layers.

CONSENTS

Rockfall Protection Structures (attenuators, rock fences, earth embankments) will require both a Building Consent and a Resource Consent.

REPORTING REQUIREMENTS

As a *minimum* the following key Geotechnical components are required with any consent application for a Rockfall Protection Structure:

Site Specific Geotechnical Assessment

The site specific geotechnical assessment must include:

- An assessment of rockfall and cliff collapse hazards, including those resulting from seismic activity.
- A full geological description of the potential hazard sources;
- Details of source areas of rockfall or cliff collapse;
- Assessment of likely boulder runout distances and level of damage that a rockfall may induce
- Assessment of the likely kinetic energy of boulders at the site
- Recommendations proposing measures to avoid, remedy or mitigate any geotechnical hazards on the land subject to the application, in accordance with the provisions of Section 106 of the Resource Management Act 1991.
- Details of any subsurface investigations at the site of the proposed RPS
- The extent of further geotechnical engineering services required (including further geotechnical and geological investigations).

RPS Design Report

The Design Report shall detail the key achievement criteria and assumptions, such as the chosen factors of safety, for the geotechnical aspects of the engineering design. It is required to include:

- Assessment of the feasibility and/or suitability of possible protection measures.
- Map showing location and type(s) of proposed protection measures
- Design parameters, quantities, description of selected arrangement(s) for protection and/or mitigation
- An explanation of the rationale for adopting the proposed measures
- Identification of other options that were considered for protection and/or mitigation measures
- Modelling summary output from 2D analysis, including a list of model assumptions and uncertainties
- Constructability assessment, including comments on potential impacts on drainage and erosion
- Statement on the design life, including description of corrosion protection for mechanical elements, design loads and the manufacturer's testing certificates for material properties, to substantiate the design life.
- Design drawings
- Methods and frequency of construction control tests to be carried out.
- Recommendations for ongoing inspection and maintenance of the RPS
- Producer Statement (PS1) signed by the Designer of the proposed works who must be an Approved Geoprofessional

- Independent review report by a suitably qualified Approved Geoprofessional including Producer Statement for Design Review (PS2)

NOTE: Peak Ground Acceleration trigger levels for different levels of ongoing inspection and maintenance of the RPS are defined in the Infrastructure Design Standard (IDS)

CONSTRUCTION

The contractor shall verify the construction complies with the manufacturer's requirements and with the design by providing a Completion Certificate.

The Designer (the Approved Geoprofessional who designed the mitigation) shall monitor and review the construction and provide a Producer Statement PS4 – Construction Review, as set out in Appendix VII - Producer Statement PS4 – Construction Review. The minimum construction monitoring requirement shall be CM4².

The constructor is required to submit a construction report and as-built drawings.

COMPLIANCE MONITORING

Once constructed, Rockfall Protection Structures will require ongoing compliance checks to ensure that they are still performing in accordance with their intended design. Checks will be the responsibility of the owner of the dwelling or structure being protected and will include an annual rock/damage check, post-trigger event engineering checks and engineering certification at specified intervals. A summary of the required compliance checks is attached as Appendix V.

LIST OF REFERENCES AND USEFUL DOCUMENTS

Planning and Policy

- The *Christchurch City District Plan (City Plan)*
www.cityplan.ccc.govt.nz/NXT/gateway.dll?f=templates&fn=default.htm
- Resource Management Act (1991) Section 106
- Building Act (2004) Section 36
- Chartered Professional Engineers Act of New Zealand (2002)
- Department of Building and Housing *Guidelines for the investigation and assessment of subdivisions* (2011) www.dbh.govt.nz/subdivisions-assessment-guide

GNS Reports

- GNS Science Report CR2012/15: Canterbury Earthquakes 2010/11 Port Hills Slope Stability: *Geomorphology mapping for rockfall risk assessment*
- GNS Science Report CR2011/319: Canterbury Earthquakes 2010/11 Port Hills Slope Stability: *Principles and criteria for the assessment of risk from slope instability in the Port Hills, Christchurch*
- GNS Science Report CR2011/311: Canterbury Earthquakes 2010/11 Port Hills Slope Stability: *Pilot study for assessing life-safety risk from rockfalls (boulder rolls)*
- GNS Science Report CR2012/123: Canterbury Earthquakes 2010/11 Port Hills Slope Stability: *Life-safety risk from rockfalls (boulder roll) in the Port Hills*
- GNS Science Report CR2012/214: Canterbury Earthquakes 2010/11 Port Hills Slope Stability: *Additional assessment of the life-safety risk from rockfalls (boulder rolls)*
- GNS Science Report CR2012/57: Canterbury Earthquakes 2010/11 Port Hills Slope Stability: *Pilot study for assessing life-safety risk from cliff collapse*
- GNS Science Report CR2012/124: Canterbury Earthquakes 2010/11 Port Hills Slope Stability: *Life-safety risk from cliff collapse in the Port Hills*

² Defined by IPENZ as: Review, at a frequency agreed with the client, regular samples of work procedures, materials of construction and components for compliance with the requirements of the plans and specifications and review the majority of completed work prior to the enclosure or on completion as appropriate.

General Rockfall References

- Andrew, R.; Bartingale, R, Hume, H. (2011). *Context Sensitive Rock Slope Design Solutions*. Report FHWA-CFL/TD-11-002. Federal Highway Administration. January 2011.
- Transportation Research Board. *Landslides: Analysis and control*. Special Report No. 176, National Academy of Sciences, 1978.
- Transportation Research Board. *Rockfalls: Characterisation and control*. National Academy of Sciences. Due for publication late 2012.
- Lambert, S; Nicot, F. (2011). *Rockfall engineering*. Wiley, July 2011.
- Volkwein, A et al. (2008). *Interdisciplinary workshop on rockfall protection*. Switzerland 2008.

Rockfall Modelling Software

- Rocscience. *Rocfall*™ Version 4.0. www.rocscience.com
- Colorado Rockfall Simulation Program, Version 4.0. 2000. <http://geosurveystore.state.co.us/p-676-colorado-rockfall-simulation-program-version-40.aspx>

Design

- Piela, D. and Ronco, C (2009): Technical Note: Design of rockfall net fences and the new ETAG 027 European Guideline, Nat. Hazards Earth Syst. Sci., 9, 1291-1298 www.nat-hazards-earth-syst-sci.net/9/1291/2009
- Ronco, C., Oggeri, C. and Peila, D. (2009). Design of reinforced ground embankments used for rockfall protection. Nat. Hazards Earth Syst. Sci., 9, 1189-1199 www.nat-hazards-earth-syst-sci.net/9/1189/2009
- New Zealand Transport Agency (2003). *Bridge Manual, 2nd Edition* (July 2005 amendment). <http://www.nzta.govt.nz/resources/bridge-manual/bridge-manual.html>
- European Organisation for Technical Approvals *ETAG 27 – Falling Rock Protection Kits*
- BS EN 1997 *Eurocode 7 - Geotechnical Design*
- AS/NZS 2312:2002. *Guide to the protection of structural steel against atmospheric corrosion by the use of protective coatings*.

Construction Monitoring

- IPENZ. Construction Monitoring Services. <http://www.ipenz.org.nz/ipenz/practicesupport/endorsedinfo/codes/>

Appendix B. COMPLIANCE MONITORING REQUIREMENTS for ROCKFALL PROTECTION STRUCTURES

STRUCTURE	Maintenance Inspection	Trigger ³ Event	Engineering Inspection
Bund	Annual check, rock clearance and certificate – by Engineer ¹	Inspection required post trigger event - by Engineer ¹	10 yearly check with cert signed by Engineer ¹ unless otherwise specified by the Designer
Fence	Annual check, rock clearance and certificate – by Engineer ¹	Inspection required post trigger event - by Engineer ¹	5 yearly check with cert signed by Engineer ¹ unless otherwise specified by the Designer
Source Rock Fixing (e.g. cable, bolt, mesh)	Annual check, rock clearance and certificate – by Engineer ¹	Inspection required post trigger event - by Engineer ¹	5 yearly check with cert signed by Engineer ¹ unless otherwise specified by the Designer
Source Rock Zone	As advised by Geoprofessional or if rockfall has been observed in the immediate area	Inspection required post trigger event - by Engineer ¹	5 yearly check with cert signed by Engineer ¹ unless otherwise specified by the Designer

Notes:

1. Engineer must be a qualified approved Geoprofessional (with required specified insurances). A list of Approved Geoprofessionals is available on the Council's web page at www.ccc.govt.nz/business/constructiondevelopment/approvedcontractors.aspx
2. Responsibility for all compliance checks, submission of documentation and the costs associated with these, rests with the owner of the RPS.
3. Trigger events will be defined in conjunction with GNS. Trigger events will include non-seismic factors e.g. rainfall, fire

34. NO ITEM

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35. DRAFT NEW BRIGHTON CENTRE MASTER PLAN

General Manager responsible:	General Manager Strategy & Planning, DDI 941-8281
Officer responsible:	City Planning Unit Manager
Author:	Marcus Blayney, Policy Planner

PURPOSE OF REPORT

1. This report seeks the Council's approval to undertake public consultation on the draft New Brighton Centre Master Plan (**Attachment 1**).

EXECUTIVE SUMMARY

2. The recent earthquakes have caused significant damage to a number of suburban commercial centres across Christchurch. At its meeting on 23 June 2011 the City Council approved a programme of work including Master Plans and Case Management for identified suburban centres. At a further meeting in April 2012, the Council added New Brighton to the Master Plans work programme.
3. The master planning exercise is needed to address the extent of damage within New Brighton Centre, acknowledging the additional red zoning of some of the centre's local residential catchment. The aim is to assist the rebuild and recovery of New Brighton's Centre.
4. Preparation of the draft Master Plan has involved considerable involvement and participation from key stakeholders, and the wider New Brighton community. The draft Master Plan sets out a vision for the rebuild and recovery of the centre, including a spatial plan, actions, and an implementation plan.
5. The community requested that the Draft Master Plan address:
 - the size, function and viability of the commercial centre;
 - a lack of identity or 'point of difference';
 - long, monotonous blocks of building;
 - the need for stakeholder collaboration;
 - the poor relationship and connections between buildings and public spaces / car parking areas;
 - a lack of an integrated transport interchange;
 - weak connectivity between the centre and the river, sea and parks; and
 - concerns regarding safety and vandalism.
6. This Draft Master Plan introduces some 'big picture' themes that lead through to the specific actions where the Council, or key stakeholders will have responsibility for implementing. These 'big picture' themes address the main issues of the centre:
 - consolidation of the Centre through rezoning of land;
 - enhancing the flow of pedestrian and cycle routes to, through and around the centre;
 - development of precincts: entertainment, retail/commerce and residential while encouraging mixed use activities;
 - reinforcing the river to sea link through the centre and connections to recreational spaces.

These big picture themes are supported by a series of proposed actions, to be led by the Council, private land owners, businesses and other key stakeholders. These actions will result in positive change and redevelopment of the centres' public and private spaces.

7. This report presents the draft New Brighton Centre Master Plan (**Attachment 1**) and requests that the Council approve it for public consultation.

FINANCIAL IMPLICATIONS

8. Preparation of the Plan within the Strategy and Planning Group's budget was confirmed through the 2012/13 Annual Plan process. Any hearings would fall within this plan preparation budget. Funding for implementation of the Plan will be considered through the Long Term Plan process in 2013.

35 Cont'd**Do the Recommendations of this Report Align with 2009-19 LTCCP budgets?**

9. Yes, funding for preparation of the Plan has been provided within the Strategy and Planning Group's 2012/13 budget.

LEGAL CONSIDERATIONS

10. There are no immediate legal considerations. Staff have met with officials from CERA and will continue to do so to ensure that the work on the Plan is informed by and is consistent with the Recovery Strategy and Recovery Plans. There is currently no requirement under S. 19 *Development of Recovery Plans* of the Canterbury Earthquake Recovery Act 2011 for recovery plans for commercial centres outside the Central City.

Have you considered the legal implications of the issue under consideration?

11. Yes, as above.

ALIGNMENT WITH LTCCP AND ACTIVITY MANAGEMENT PLANS

12. The Draft Master Plan was not anticipated by the LTCCP or Activity Management Plans because it is a response to natural disaster and reflects the Council's land use planning functions. However, provision has been made for the Suburban Centre Programme through the Annual Plan process.

Do the recommendations of this report support a level of service or project in the 2009-19 LTCCP?

13. Yes – the Annual Plan 2011/12 includes a revised level of service: the recovery of Suburban Centres is supported by urban design and planning initiatives.

ALIGNMENT WITH STRATEGIES

14. The master plans being developed through the suburban centres programme are consistent with the Urban Development Strategy objectives and its implementation tool Proposed Change 1 to the Regional Policy Statement. They recognise the current hierarchy of commercial centres, and are consistent with the vision of enabling the central city to be the pre-eminent business, social and cultural heart of the City. The master plans are also consistent with District Plan objectives for improving the amenity, design and layout of suburban centres and enabling suburban centres to meet people's needs for goods and services.
15. The Recovery Strategy for Greater Christchurch was approved by the Minister for Canterbury Earthquake Recovery on 31 May 2012. The Recovery Strategy's goals and priorities include reference to suburban centres. The Canterbury Earthquake Recovery Act requires that certain plans and documents should not be inconsistent with a Recovery Strategy. Whilst the Act does not specifically refer to suburban centre master plans, the Draft Master Plan is consistent with the Recovery Strategy.

Do the recommendations align with the Council's strategies?

16. Yes, see above. The proposals within the draft Master Plan, if adopted, would also require further investigation for zoning changes in the City Plan.

CONSULTATION FULFILMENT

17. There has been extensive information gathering in the preparation of the draft New Brighton Centre Master Plan. Key stakeholders, elected members and New Brighton residents have also been involved in the preparation of the Draft Master Plan. Further detail is provided in paragraph 24. Approval of the draft Master Plan will enable a further formal stage of public consultation to be undertaken.

35 Cont'd**STAFF RECOMMENDATION**

It is recommended that the Council:

- (a) Approve the content of the draft New Brighton Centre Master Plan (Attachment 1) for public consultation;
- (b) In 2013, receive a consultation report on submissions and consider and recommend whether to conduct hearings prior to adopting the final version of the Plan.

BOARD RECOMMENDATION

The Burwood/Pegasus Community Board considered this report at its meeting of 3 December 2012, the Board's recommendation will be circulated to Councillors prior to 6 December 2012.

BACKGROUND

- 18. The series of earthquakes that has occurred across the region since September 2010 has caused significant damage to New Brighton Centre with the loss of buildings, businesses, services and facilities that support the residents living around this centre.
- 19. Eight buildings have already been demolished, but there are a number which are still categorised as unsafe and could still be demolished. Furthermore, once all commercial properties have undertaken their Detailed Engineering Evaluation, there is potential for other buildings to be deemed 'unsafe' for occupation and this could lead further demolitions. For this reason, the Master Plan proposes a series of bold changes to the current built form of the centre, to inspire a creative approach to any site redevelopment that may be necessary following further demolition.

THE OBJECTIVES

- 20. The overall objectives for the draft Master Plan are two fold:
 - to facilitate the recovery of the centre, and;
 - to create a platform for long term regeneration.
- 21. In order to achieve this, the Draft Master Plan sets out a vision for the centre. This is accompanied by a spatial plan identifying various redevelopment concepts, and an implementation plan detailing the actions needed to give effect to the proposals. Through this it is hoped to build community and investor confidence in the future of the centre.
- 22. A summary document will be prepared prior to consultation.

MASTER PLAN PROCESS

- 23. Council officers have worked with property owners, local businesses and the local community in preparing the draft Master Plan. This has included the following four stages:
 - **Project Set Up** – comprising meetings with key stakeholders, information gathering, and site visits;
 - **Community Engagement** – 'ideas gathering' workshops were held with property owners, business owners, community groups, residents, Board Members, Councillors and Members of Parliament between 4 - 13 July 2012. Over 200 people shared their likes, dislikes, concerns and aspirations for the Centre.
 - **Inquiry by Design** – Council staff participated in a Council-led one day technical design workshop on 24 July 2012. Through an integrated and iterative process, planners, landscape architects, urban designers, engineers, recreation advisers, community engagement and resource consent staff took base information for the centre and the ideas shared during the community engagement sessions and began to generate the initial concepts for the draft Master Plan.

35 Cont'd

- **Documentation** – this stage focused on development of the Draft Master Plan. Analysis of the community comments has been undertaken and further technical evaluation of the concepts has occurred. The concepts have been translated into actions and an implementation plan has been developed. Preliminary concepts were discussed with the Community Board at a workshop held on 17 September, and further refinements were made as a result of these discussions.

24. The Draft Master Plan can now be considered for public consultation. Council staff anticipate that the consultation period will run from December until February in order to provide a good opportunity for people to provide comment over the main holiday season. Depending on whether or not submissions are formally heard, a report proposing adoption of the Final Master Plan is anticipated for June 2013.

KEY THEMES AND PROPOSALS

25. From the initial consultation with the community and key stakeholders a number of themes emerged, highlighting their concerns and aspirations:
- the size, function and viability of the commercial centre;
 - a lack of identity or 'point of difference';
 - long, monotonous blocks of building;
 - the need for stakeholder collaboration;
 - the poor relationship and connections between buildings and public spaces / car parking areas;
 - a lack of an integrated transport interchange;
 - weak connectivity between the centre and the river, the coast and parks;
 - concerns regarding safety and vandalism; and
 - few references to cultural associations and history of area.
26. The consultation exercise not only focussed on the 'problems' but also looked at the centre's strengths and how these can be maintained and enhanced throughout the centre. From the public consultation the following key strengths were identified:
- the beach and pier;
 - good quality cafes;
 - good services in the form of a post shop and banks;
 - the natural environment, sea, sand dunes and river;
 - street furniture – the 'surf board seating'; and
 - a strong passionate and enthused local community.
27. In response, the key elements of the draft New Brighton Centre Master Plan are:
- consolidation of the Centre through rezoning of land;
 - enhancing the flow of pedestrian and cycle routes to, through and around the centre;
 - development of precincts, entertainment, retail/commerce and residential while encouraging mixed use activities;
 - reinforcing the river to sea link through the centre and connections to recreational spaces.

These big picture themes have actions for potential change and redevelopment of the centre's public and private spaces.

28. A copy of the Draft Master Plan (including appendices) is included as an attachment to this report. This provides full details of the issues and proposals for the centre and outlines the options that have been considered as part of the master-planning process. Once the content has been approved, finishing touches and final graphic design will be completed prior to publication and distribution.
29. It is not currently proposed that a request be made to CERA for this Master Plan to become a formal recovery plan. Further consideration can be given to the potential use of the CERA legislation following evaluation of the feedback on the draft consultation plan.

35 Cont'd**CONSULTATION**

30. As outlined in paragraphs 17 and 24 above, considerable consultation has been undertaken with the local communities during the preparation of the draft Master Plan. This focussed primarily on understanding the concerns that the community would like to see addressed by the Master Plan. A further final round of consultation is proposed, to provide the community and stakeholders with another opportunity to engage in the process and comment on the formal proposals of the draft plans.
31. The consultation period needs to allow sufficient opportunity for the community and stakeholders to consider the draft proposals. This is scheduled to be undertaken between December and February, allowing additional time due to the holiday season.
32. Copies of the full Master Plan documentation will be made available on the Council's web site, with hard copies also provided for reference in the local Service Centres and Libraries. Copies of the summary version will be circulated to local households and businesses. Other relevant stakeholders will also be provided with copies. Two drop in sessions will be held in the centre during this consultation period, where staff will be available to answer questions.
33. Following this, officers will analyse the responses and prepare a consultation report on submissions on the draft Master Plan for the Council to consider, in conjunction with the Burwood/Pegasus Community Board. At this time, a decision will be sought on whether to conduct hearings, prior to adopting the final Master Plan.

Suburban Centres Programme Draft New Brighton Centre Master Plan

*A plan for
rebuild and recovery*



Mayor's foreword

The sandy beach of Pegasus Bay, the pier, the coastal road, the much loved whale pool and even the brisk easterly wind – are all synonymous with New Brighton and add to its special character and appeal. It is fair to say this suburban centre has, over the years, experienced decline and a number of well-intentioned overhauls and plans for revitalisation haven't quite lived up to expectations.

New Brighton was particularly affected by the earthquakes – not only in terms of the damage to infrastructure, business, homes and people's lives, but the loss of surrounding suburbs when they became part of the red zone.

As recovery gets underway across the city, it is New Brighton's turn to put in place a master plan that will set down strong foundations for the centre's recovery. This Plan explores the potential of this stunning environment and committed community – building on the aquatic theme and strengthening the connection between the river and coast.

Poised on the edge of the Pacific Ocean, New Brighton's centre will be developed as the heart of the community and a place for people; a superb destination, alive with cafes and restaurants, shops and businesses.

I invite you to be part of New Brighton centre's recovery by commenting on this Draft Master Plan. Your feedback is welcomed.

Bob Parker
Mayor of Christchurch



Foreword of the Burwood/Pegasus Community Board

The New Brighton community could best be described as hardy, down-to-earth, creative and determined. New Brighton has changed a lot over the years and local people have adapted – the times when New Brighton was *the* city's Saturday shopping destination eventually giving way to a quieter pace of life. As with other communities across the city, the earthquakes have exacted a heavy toll on New Brighton's businesses, buildings and people's lives – change that was unexpected and devastating.

The community's determination was evident in the impressive turn-out to master planning sessions. These were held to find out what people value about New Brighton and to explore opportunities to enhance the centre through its rebuild and recovery. Over 200 people came armed with enthusiasm and ideas. A great deal of interest was also shown by local businesses and landowners.

The views and contributions of the community have been brought together to form this Draft Master Plan, which sets out the vision and direction for New Brighton's centre. The Burwood/Pegasus Community Board is certain the Master Plan signals a new era for the New Brighton Centre – a lively shopping and entertainment destination that makes the most of its coastal environment.

It is an exciting time for New Brighton and the Community Board believes the community's aspirations and those of the Centre's businesses and landowners, will be realised in this visionary and bold Master Plan.

We invite you to participate with your feedback and comments on this Draft Master Plan.

Linda Stewart
Chairperson, Burwood / Pegasus Community Board



How to make a submission

This is the first opportunity for the community to comment on the Draft New Brighton Centre Master Plan.

It is an important opportunity to present options and seek feedback from stakeholders and the community to support timely decision making that will enable the rebuilding of New Brighton's Centre without slowing the progress of individual property owners.

The quick delivery of the Master Plan will also allow funding opportunities to be explored through the Council's Annual Plan and Long Term Plan (LTP), as well as other methods.

You are invited to send your comments in writing to:

Postal Address: Free post 178
Draft New Brighton Centre Master Plan
Strategy and Planning Group
Christchurch City Council
PO Box 73012
Christchurch 8154

Email: NewBrightonMP@ccc.govt.nz
Website: www.ccc.govt.nz/suburbancentres

Please make sure that your comments arrive before the consultation period closes at 5 pm on 18 February 2013.

Disclaimer: There is no binding commitment on the Christchurch City Council to proceed with any prospective project detailed in this document. The Council spending priorities are reviewed frequently, including through the Council's Long Term Plan (LTP) process. All decisions as to whether or not a Council-funded project will commence remain with the Council.

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Executive summary

This Draft Master Plan presents a future vision and sets goals for the redevelopment and recovery of New Brighton Centre. It has been prepared in response to the damage caused to the centre in the 2010 and 2011 earthquakes. It forms part of the Council's Suburban Centres Programme and has been prepared in consultation with key stakeholders and the local community.

The purpose of the Draft New Brighton Centre Master Plan is to help direct land and business owners in the redevelopment of the centre and to attract private investment. The plan also sets a potential framework for public expenditure. The implementation of the Master Plan's goals and actions will help to bring new optimism and life to the centre. It builds upon the strong community spirit that is present to help drive the recovery and rebuild so that the centre becomes stronger and more resilient moving forward.

Workshops were undertaken with local businesses, land owners, community groups as well as the local residents to help inform the vision, goals and actions for the recovery of the centre. The community requested that the Draft Master Plan address:

- The size, function and viability of the commercial centre;
- A lack of identity or 'point of difference';
- Long, monotonous blocks of building;
- The need for stakeholder collaboration;
- The poor relationship and connections between buildings and public spaces / car parking areas;
- A lack of an integrated transport interchange;
- Weak connectivity between the centre and the river, sea and parks; and
- Concerns regarding safety and vandalism.

Not forgetting the positive aspects of the centre that the centre should build upon, these being:

- The beach and pier;
- Good quality cafes;
- Good services in the form of a post shop and banks;
- The natural environment, sea, sand dunes and river;
- Street furniture – the 'surf board seating'; and
- A strong passionate and enthused local community.

This Draft Master Plan introduces the 'big picture' themes that lead through to the specific actions. These themes address the main issues of the centre:

- 1. Consolidation of the Centre through rezoning of land;**
- 2. Enhancing the flow of pedestrian and cycle routes to, through and around the centre;**
- 3. Development of precincts, entertainment, retail/commerce and residential while encouraging mixed use activities;**
- 4. Reinforcing the river to sea link through the centre and connections to recreational spaces.**

These big picture themes have actions for potential change and redevelopment of the centres' public and private spaces. The key spatial concepts showing the potential changes to the centre are introduced in the overall master plan (Figure 2). An artists impression (Figure 1) also indicates the vision identified for New Brighton centre being fun, creative and lively whilst also being functional in meeting the needs of the local community and attracting visitors and tourist to a 'unique destination'.

There are a number of actions that also focus upon the non physical changes to the centre, looking at the success of existing community initiatives and building a strong business community while also addressing issues of crime and vandalism.

Community implementation actions are identified to support this through the redevelopment and rebuild process. Such actions include a graffiti action plan, strengthening of the business association and responsibility for transitional projects.

Implementation of this Draft Master Plan cannot be achieved by the Council alone and earthquake recovery requires participation from all sectors of the community, including property and business owners, community groups, other government and non-government agencies, and residents living in and beyond New Brighton.

To ensure the Council has addressed the key community needs with this Draft Master Plan, consultation is now open. Once public submissions have been received, the Draft Master Plan will be amended, finalised and eventually adopted, enabling implementation of actions in Master Plan.



Figure 1: An artists impression showing a vision for New Brighton Centre

Figure 2: Overall Master Plan showing potential changes to the centre



Public space actions

- **A1** – New north–south road corridor
- **A2** – Continuation of road through the pedestrianised mall
- **A3** – Bus interchange
- **A4** – Upgrade of Marine Parade
- **A5** – General streetscape improvements
- **A6** – New public toilets

Private space actions

- **B1** – Relocation of supermarket
- **B2** – Develop an indoor entertainments hub
- **B3** – Car parking improvements
- **B4** – Provision of new pedestrian links
- **B5** – New residential development
- **B6** – Design guide for New Brighton Centre

Introduction

This draft master plan is prepared in response to the significant damage caused to the commercial centre in New Brighton in the 2010 and 2011 earthquakes as well as ongoing damage caused by aftershocks. The master plan recognises pre-earthquake issues in the centre and focuses on the need to support the centre's timely rebuild and recovery.

Overview - what is a master plan?

A master plan helps to articulate a community's vision for the future of an area. It provides guidance to stakeholders who can influence that vision, including residents, property and business owners, community groups and other agencies.

Master plans are typically underpinned by the following qualities:

- Integrated: multiple and sometimes competing issues and interests are brought together to achieve the best outcomes for community wellbeing.
- Tailored: every place is treated as unique and reflects an understanding of the specific character qualities, values and dynamics which make a place what it is.
- Achievable: people's ideas and aspirations are formed into achievable project actions backed up by a staged implementation schedule i.e. a master plan is not wish list.
- Robust yet flexible: the needs of people and communities are provided for. In the event that circumstances change and unpredictable events take place, the master plan can be amended.

Master Plan contents

The Plan proposes a vision for the centre as well as actions, both physical and non physical, that respond to different aspects of the centre and its functioning in a post-earthquake environment. The Plan responds to:

- Loss of business premises.
- Loss of residential catchment.
- The size and viability of the centre.
- Lack of functionality and linkages between spaces within the centre.
- Opportunities for connections between the centre's biggest assets (the sea, river and parks).
- The need for effective communication and joint decision making between business owners, stakeholders and residents.
- The need for a strong and positive identity for the centre, to combat the perceived perception regarding 'the eastern suburbs'.

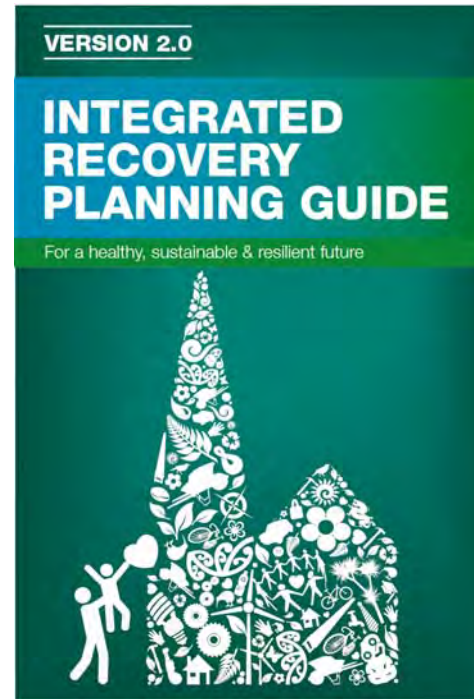
Master Plan framework

The framework for developing and implementing the Plan follows five themes which are based on the *Integrated Recovery Planning Guide*, prepared by the Canterbury District Health Board and the Council post-earthquakes. These themes are:

- Economy and business.
- Movement.
- Natural environment.
- Community wellbeing/culture and heritage.
- Built environment.

The themes address different components of what makes a great commercial centre, and are broadly aligned with the Earthquake Recovery Strategy prepared by the Canterbury Earthquake Recovery Authority (CERA).

The Canterbury Earthquake Recovery Act 2011 does not require the Council to prepare plans for the recovery of suburban centres. However, the New Brighton Centre Master Plan must be consistent with the Earthquake Recovery Strategy prepared by CERA.



A brief introduction to the suburb

New Brighton is a coastal suburb located at the eastern edge of Christchurch City. Its residential catchment extends from Waimairi Beach to the north and to South New Brighton (The Spit) to the south. This catchment would also encompass land to the west of the Avon River, much of which is now located within the residential red zone. New Brighton's location close to the sea and Avon River corridor makes a strong contribution to the character and appeal of the suburb.



Figure 3: A Context map showing wider influences around New Brighton including the residential red zone

New Brighton is a lower socio economic area, with a range of demographic diversity along lines of age, gender and ethnicity. Along the beach front and within New Brighton there a number of character properties. Despite its location, close to the sea, and the presence of medium density residential zoning, New Brighton has yet to develop with apartment type accommodation, typical of many seaside locations.

The commercial centre of New Brighton is spread over a large area (approximately 11 hectares), due its development as a shopping and tourist destination. From 1946, New Brighton was the only place in New Zealand where shops were allowed to open on Saturdays. People flocked to New Brighton on their day off, but once Saturday trading began nationwide in the 1980s, business dropped off markedly.

The centre's function is now more locally focused, supplying basic goods and services to local residents. The centre has a supermarket, a range of banks, a post office and some convenience shopping. Despite visitors being attracted to the beach and library in New Brighton, market data and local feedback indicates that people are not necessarily attracted into the main commercial shopping area. More information on New Brighton's demographic and commercial trends is contained in Appendix 4.



History and heritage

New Brighton suburban area sits within a broad area of significance to tangata whenua, with a number of sites where Ngāi Tahu tūpuna/ancestors would come to for seasonal mahinga kai gathering. The Ōtakaro/Avon River and Te Ihutai/the Estuary were important gathering areas. These areas remain important to Ngāi Tahu whānau. The walking trails used by Ngāi Tahu pass through the area. The Avon and the Heathcote rivers once supported extensive wetlands, and along with the estuaries, were a rich source of various types of fish and shellfish. The [Māori](#) name for the area is Kaiaua (*kai* means food and *aua* is [Yellow-eye mullet](#)) or O-ruapaeroa (an east wind blowing along the shore).. Council is liaising with Te Ngāi Tūāhuriri Rūnanga over what will be an appropriate way to reflect this within the final Master Plan.

European settlement of the area began in 1860. The area was slow to develop and difficult to access. In the 1880's, New Brighton was still a relatively isolated community. However, as time elapsed, New Brighton began to develop as a weekend seaside resort. A turning point in the development of the area was the completion of a tramline to New Brighton in 1887. This offered regular, reliable transport to the City and living in the area became more appealing.



Figure 4: Marine Parade, New Brighton in its heyday (CCC libraries)

The construction of the Pier was completed in 1894 and this served as the terminus of both the New Brighton and North Beach tram lines. However, by 1963, the pier had fallen into disrepair and was demolished in 1965. A new pier (opened 1997) and library (1999) were built by the City Council, and a landscaped area adjacent to these on the beach front contains a War Memorial Cenotaph, a clock tower (built between 1921-1934) and a stone sea wall built between 1923- 24.



Figure 5: Seaview Road, New Brighton (ca.1910) (CCC libraries)

The retail centre area on Seaview Road began to develop at the end of the 1880s, following the opening of the tram service. Despite a law change in 1946 forbidding Saturday trading, New Brighton retained the right to trade on a Saturday. From this time New Brighton developed Saturday trading as a major point of difference from the city's other suburban centres.

In 1977-78 Seaview Road was developed into a pedestrian mall, the longest pedestrian mall in the country at that time. The mall area was re-landscaped in 1991 and large palm trees were planted in the mall. The Mall was subsequently shortened and opened to traffic from Union Street to Oram Avenue in 2006.

Recreation

New Brighton serves as a key recreation destination for the Greater Christchurch region as well as providing extensive recreation opportunities to meet local needs. Many people are drawn to live in the New Brighton area because of the natural environment and recreation opportunities that it offers. In addition to surfing, swimming, walking, and fishing from the Pier, some recreational activities make use of the prevailing easterly wind. For example, kite flying is a common activity at the beach, appealing to all ages and supported by the annual kite festival which is held on the beach. Blow karts are also commonly found operating along the beach.

There is the greater potential for the centre to develop as an events destination, in particular recreational activities linked to the beach and sea, cycling and walking events as well as attracting seasonal beach sports such as surf life saving events, beach rugby and beach volleyball. A list of annual events is included in Appendix 6

Transport infrastructure and the movement network

The Christchurch Transport Strategic Plan acknowledges the importance of New Brighton as a key transport hub. Given New Brighton's outlying location, it is important to have strong links to the rest of the city. Improving these links will support the local community and help to revitalise New Brighton as a lively destination.

Although private motor vehicle is currently the most dominant mode of transport for people living in and visiting New Brighton, it is vital that New Brighton's centre is developed to be accessible and suitable for all modes of transport. It is important that New Brighton is an attractive walkable centre, designed for all people. This will create a vibrant centre which will support recovery of the area.

Hawke Street and Beresford Street are the main routes into the centre from the city via Pages Road, while Marine Parade offers the main north-south route into the centre. New Brighton is a main terminus for several bus routes, and the high frequency public transport links, currently operating The Christchurch Strategic Transport Plan proposes a major cycleway along the route of the Avon River which will offer high quality cycling facilities for people wishing to cycle between the city and New Brighton, whether it be for daily community or recreational use. It is envisaged that this will be a popular link that will become a major asset for eastern suburbs. Implementation of the cycleway will require Government support.

Car parking

New Brighton is well served by car parking. There are two main off street car parking areas for the centre: the Council owned land on Beresford Street, (across three sites) as well as the private car parking areas on Hawke Street. The car parking area on Hawke Street serves the supermarket and other businesses within the mall. The land ownership of the car parking is divided between multiple businesses and is in poor condition, with many pot holes and poor demarcation.

There are currently 429 car park spaces within the Hawke Street car park which includes some time restricted spaces. There are 184 car park spaces within the Beresford Street car parks. There are 472 on street parking spaces located within the centre. These include time restricted spaces, reserved spaces and mobility parks.

There is currently a large supply of car parking serving the New Brighton centre. There is an opportunity to explore other potential uses or activities on some of these underutilised sites which would help to revitalise the area.

Natural character

The New Brighton commercial area is located adjacent to the beach and this provides a unique setting and focus for the centre. There are no major landforms around the centre (unlike the cliffs and hills in Sumner and Lyttelton) which means that the centre has an open and expansive feel with distant views of the Port Hills, Southern Alps and the City. This also means that New Brighton is reliant on the built form to provide a sense of enclosure, and to define and shape the centre. Currently, the centre is not well defined and is lacking and obvious gateway entry points.

Built character

The bulk, height and style of buildings within the centre are a reflection of the retail development of the 1970/80's, land ownership patterns and the creation of the pedestrian mall in 1977-78. Along Brighton Mall, continuous low-rise shops are built up to the pavement with fixed awnings that provide an enclosed feeling to the Mall, the use of large exotic palms is suited to the scale of buildings. The corner of Brighton Mall and Marine Parade has a strong built edge facing out to sea and this important location is reinforced by the clock tower on the opposite side of Marine Parade.

Within the remainder of the centre the built form is dominant as there is very little vegetation and large areas of surface car parking. This includes the New Brighton Tavern and New Brighton Working Men's Club buildings. Generally, there is a decrease in the intensity and height of development as one moves away from the beach.

More recent development has included the library building, located on the beachfront at the eastern end of the Mall. The library, and the Pier extending out into the sea in front of the building, are important landmarks for the area. They serve to extend the centre's built

development into the coastal environment. However, the library does form a barrier between the Mall and the sea, obscuring views and movement. The Pier can be seen from a great distance along the coastline, helping people locate the centre from afar and forming a key feature within Pegasus Bay.

Within the centre there have been a limited number of new retail developments in recent years. Instead, there has been a move by some retailers to have their shops open onto car parking areas instead of the Mall, drawing activity away from this key street.

Overall, the built character of the centre is predominately small in scale with the exception of a limited number of larger buildings, many of which are no longer fit-for-purpose. The beachfront location has influenced the character of some of the buildings, but this is more prevalent in the design of the streetscape. Away from the beach there are limited public spaces within the main centre and the amenity has declined in recent years.



Figure 6: A photograph of the building on the corner of Brighton Mall and Marine Parade

Pre-earthquake character

Prior to the earthquakes, New Brighton was a commercial centre in decline. Currently there are a number of vacant shops and premises which are in need of attention. There is no uniform or consistent character to the centre, with a variety of styles and typology of buildings. Buildings in the centre generally occupy large footprints which represents the success of historic enterprises.

The centre is predominantly made up of budget retail stores and second hand goods suppliers, with very few multi-national retailers left within the centre. The last remaining anchor tenancy is the Countdown Supermarket. However, there is a strong presence from service industries with a full range of banking operators, a post office, WINZ and a local police station and more recently the presence of good quality cafes. These are the services that the community has identified as being real assets to the centre.



Figure 7: A photograph showing existing streetscape in Brighton Mall

Zoning

The City Plan, identifies and defines the following land-use zones within New Brighton;

- Business 1 Zone (Local Centre/District Centre Fringe);
- Business 2 (District Centre Core) Zone; and
- Business 2P (District Centre Parking) Zone.

The fringe residential land is zoned Living 3 (Medium-Density Residential) Zone and Living 4C (Central City and central New Brighton – Character) Zone. These zones enable residential intensification around the centre and along the beach front.

The business zones also allow for residential development to be incorporated as a mixed use development or even as a stand alone residential development. For example, if the Business 2P zone land was not to be used for car parking, the rules for the Living 2 zone would apply. To date these development opportunities have not been realised.

Appendix 2 contains additional information with respect to relevant District Plan provisions.

Earthquake damage

New Brighton Centre experienced significant damage during the 2010 and 2011 earthquakes as well as ongoing damage caused by the numerous aftershocks. The map below indicates the location of vacant sites where buildings have already been demolished. At the time of writing this Plan eight buildings have already been demolished, but there are a number which are still categorised as unsafe and could still be demolished. Furthermore, once all commercial properties have undertaken their Detailed Engineering Evaluation, there is potential for other buildings to be deemed 'unsafe' for occupation and this could lead to further demolitions.

For this reason, the Master Plan proposes a series of bold changes to the current built form of the centre, to inspire a creative approach to any site redevelopment that may be necessary following further demolition.

The demolished properties are principally located on the southern side of New Brighton Mall. They include the sites containing the old Joyland Cinema and neighbouring building on Beresford Street, as well as the Charity Barn which was demolished following a fire.



Figure 8: A map showing demolished properties as of September 2012

Commercial analysis

New Brighton is identified as a Key Activity Centre within the Regional Policy Statement. The role of a Key Activity Centre is to be the focal point of retail, industry and transport within a given catchment. New Brighton is identified as the main centre within the North East. (See appendix 1 for more information)

There has been a substantial loss of residential catchment to the New Brighton centre, especially from the areas of Bexley, Aranui and Rawhiti. The long term effect of the earthquakes on New Brighton's total population and demographic composition is currently unknown. In the first few months following the February 2011 earthquake, New Brighton's catchment was estimated to have experienced a population loss of approximately 4.1 per cent (1011 people). This loss in population has an impact upon the viability of the commercial centre moving forward.

In order to understand the current role that New Brighton has within the retail hierarchy, an economic report was commissioned by the Council to understand how the centre is performing, especially in the post-earthquake environment. The report, prepared by PropertyEconomics (a summary is attached as Appendix 4), looks in greater detail at the viability of the centre at its current size and format, assessing spending patterns of residents in the centre's catchment.

This report shows that the centre is much larger than the surrounding catchment can support. The centre currently spans approximately 11 hectares in area, with the report suggesting the optimum size for the centre, allowing for population growth by 2031, would be between three and four hectares. This is an issue that the Master Plan must take into account for consideration in the future, whilst not forgetting its role as a Key Activity Centre.

Furthermore, the report suggests that the current form of buildings within the centre is too large to meet current market conditions. The scale of the centre and its buildings has developed from a time in history when New Brighton was a prominent seaside resort the only place in New Zealand where shops were all owed to open on Saturdays.

However, time has moved on and the centre has not readily adapted to changing market conditions. The centre could benefit from consolidation and change to a finer grain of development that will in the instance support the local catchment but will also start to attract visitors and tourists back to the seaside centre.

The report identifies the supermarket as a being a key anchor tenant which helps to sustain the viability of the centre. The report suggests that there is scope for a larger format supermarket within the centre that will help to retain spending of local residents within the New Brighton centre.



Figure 9: A photograph showing the main shopping area along Brighton Mall

Process and issues

This section provides an overview of the master planning process and outlines some key technical considerations. The process followed to produce the Draft New Brighton Centre Master Plan is outlined, including the community engagement undertaken to date. The key concerns, challenges and opportunities identified by the community, stakeholders and residents are summarised. Finally, an overview of current considerations, environmental constraints and assumptions that have shaped the contents of this Plan is presented.

The process

The master planning process is a partnership between the Council, the Burwood/Pegasus Community Board, property owners, businesses, and the local community. It presents a commitment by the Council to assist with the recovery of the earthquake damaged centre and the communities it supports

The overall process is shown in Figure 10.

Following consultation on this draft plan (stage 4), all feedback received will be analysed. A consultation report will be prepared and the Community Board and Council will consider whether there is a need to conduct hearings, before adopting a final Master Plan.

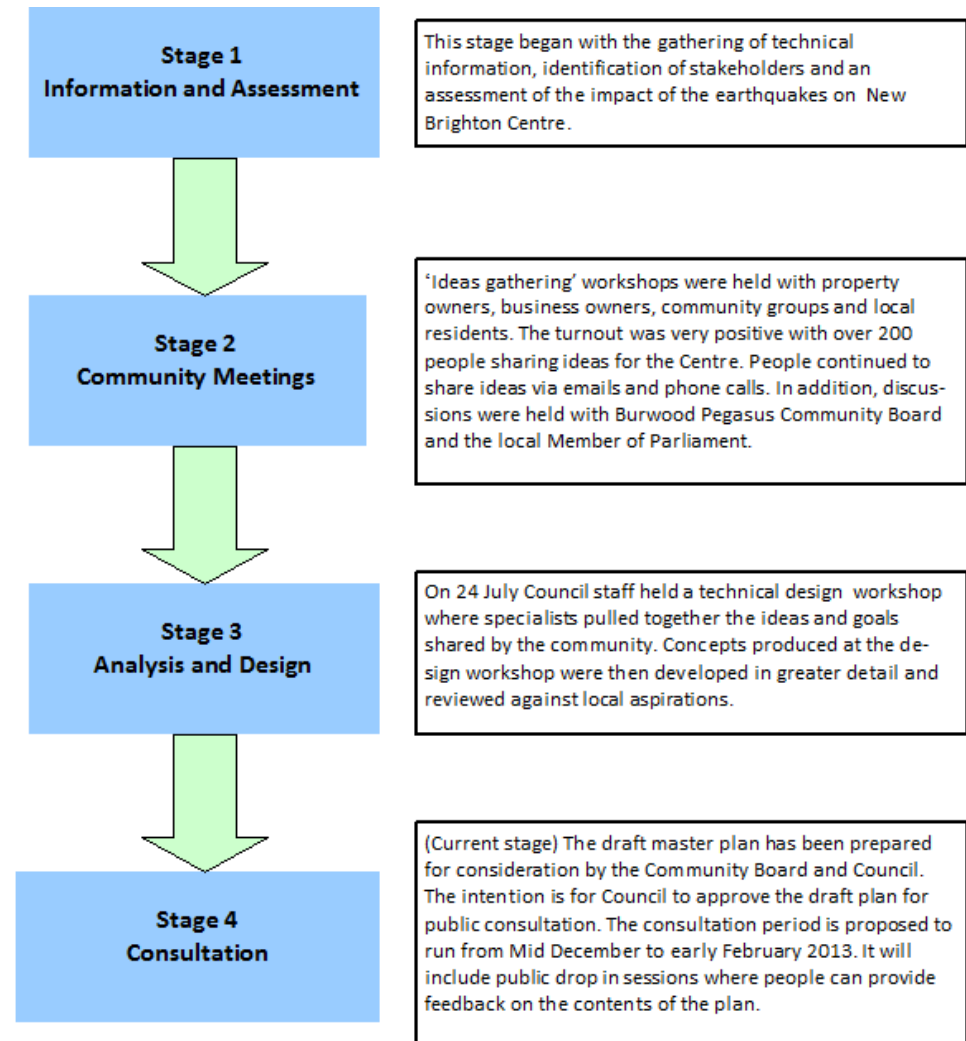


Figure 10: A process diagram showing stages of master plan process

Community engagement

As part of Stage 2, the Council held four stakeholder workshops and two public drop in sessions over two weeks in July 2012. Workshops were held with property owners, businesses and community groups as well as the Burwood/Pegasus Community Board and local Member of Parliament representative. The two public drop-in sessions were well attended by the local community and included both young and senior members of the community.



Figure 11: Photograph from a public drop in session July 2012

People were invited to each of the sessions to share, what they felt are, the positive aspects of New Brighton so these are built upon as strengths of the centre. Feedback was also sought on the 'issues' that face the community. Finally, people were presented with an opportunity to be creative and look for solutions and ideas to help with the recovery of the centre.

A summary of comments received from the community is outlined in appendix 8. The key issues which are to be addressed within this master plan relate to:

- the size, function and viability of the commercial centre;
- a lack of identity or 'point of difference';
- long, monotonous blocks of building;
- the need for stakeholder collaboration;
- the poor relationship and connections between buildings and public spaces / car parking areas;
- a lack of an integrated transport interchange;
- weak connectivity between the centre and the river, the coast and parks;
- concerns regarding safety and vandalism; and
- few references to cultural associations and history of area.

It is important not just to focus on the 'problems' but also to concentrate on the centre's strengths and how these can be maintained and enhanced throughout the centre. From the public consultation the following key strengths were identified:

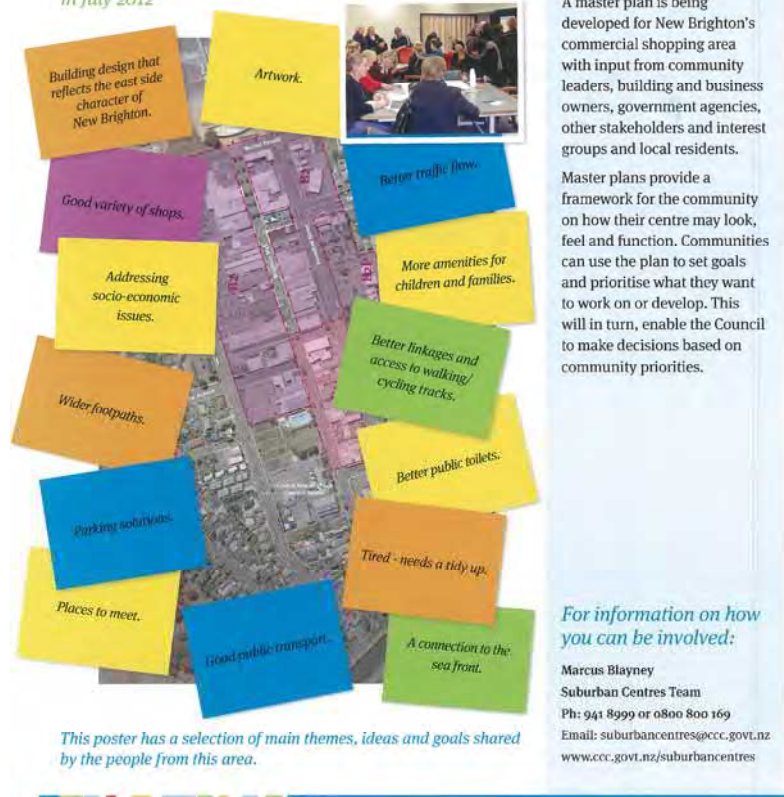
- the beach and pier;
- good quality cafes;
- good services in the form of a post shop and banks;
- the natural environment, sea, sand dunes and river;
- street furniture – the 'surf board seating'; and
- a strong passionate and enthused local community.

Figure 12 shows an example of the community feedback poster that was displayed around the centre following the consultation process.

New Brighton Centre

Suburban Centres Programme

Feedback from workshops and public drop-in sessions
in July 2012



Christchurch
City Council

Previous regeneration work

The New Brighton Revitalisation Master Plan was prepared in 2002 by the Christchurch City Council following consultation with the local community.

The document highlighted a number of projects, some of which were implemented, including the slow road and associated landscaping works. Several projects outlined in the plan, including Salt Water Pools and an artificial surf reef, were not explored further.



This process for this Master Plan has provided an opportunity to revisit the New Brighton Revitalisation Master Plan this plan and evaluate its success in achieving the goals. From discussions with Council staff, it appears that funding for many of the identified projects was not secured and momentum lapsed. The plan set out a number of visionary projects, which may not be achievable without looking at some wider, underlying issues.

It is, therefore, important that the New Brighton Centre Master Plan, whilst creating an exciting vision, sets realistic goals to ensure that projects can be deliverable within set timeframes.

Figure 12: A poster showing a summary of the community consultation undertaken in July 2012

Technical considerations

This Draft Master Plan has been prepared during a time of rapid change for the city and the suburb of New Brighton. The earthquake recovery process involves input from a large number of stakeholders which can mean the recovery may take time to progress. There are also many variables such as geotechnical investigations on land and lack of up to date population estimates which may require certain assumptions to be made. Until information is available. Furthermore, the status of some commercial buildings in the centre could change and more demolitions could happen as a result of the findings of Detailed Engineering Evaluations (DEE).

Natural Hazards

New Brighton is at risk from the effects of natural hazards, including earthquakes, flooding, tsunami and sea-level rise. Appendix 3 contains more information about natural hazard risks and current mitigation measures that have been put in place to address them. Although the concepts within the Plan address these issues, much of the risk mitigation would occur through detailed building design work, for example higher floor levels and design features that will limit damage during tsunami. This Plan does not go as far as looking at these matters in detail, but this will be an essential part of project implementation to ensure the risk of damage is minimised if an event of this type were to occur.

This Plan is based on the information available at the time of writing. Given the extent of research currently underway on the multiple hazard risks and hazard mitigation options throughout Christchurch, this Plan may need to be reviewed or amended in the future to reflect new decisions and/or changes to relevant policy.

Constraints

There are a number of comments and suggestions from the local community that fall outside the scope of the master planning process and, therefore, have not directly informed development of the Plan. The Plan is restricted to considering the recovery and rebuild of New Brighton's commercial centre and any development or alterations beyond the boundary of the commercial centre (see figure 8) can not be considered as part of the Plan's vision or actions. However, the influence of local assets such as the sea front and River corridor are instrumental to the framework set out in the Plan's actions.

One such suggestion which was prominent through the consultation process was the development of salt water pools. Appendix 7 includes various working drawings showing different options for the centre. Hand drawn sketch 3 shows an option where the site of the salt water pools is within the commercial centre. Following further analysis into the options, it was considered that the best situation would be for any salt water pool to be located on the beach front to maximise its setting and outlook. Although salt water pools do not appear within the Plan's vision, their presence has been considered in the preparation of this Plan.

Development along the sea front does not feature within this Plan, although the links between the sea, Marine Parade and the commercial centre are a key consideration. For example, the proposed redevelopment of the children's playground adjacent to the library has helped to inform the actions of this Plan especially in creating complementary land usage and pedestrian linkages on either side of Marine Parade.

The following illustration shows the potential redevelopment plans for the children's playground.

It is noted that this project is a separate Council initiative and does not form part of the actions of this Plan. Public consultation was undertaken prior to the earthquakes, but still requires Community Board approval for funding and implementation.

Another key proposal, which sits within a wider strategic vision for the eastern suburbs, is the 'City to Sea' river park which has received a great deal of publicity. The Plan has considered the impact of such a route, however the ideas set out in the vision are not reliant on the implementation of this project. Nevertheless, any such park would likely have a positive impact on the centre and could complement the vision and actions set out in this master plan.



Figure 13: A Plan showing a proposed concept of new playground on the sea front.

Vision

Based on feedback received from stakeholders and the community, there is a need to create a vision and identify actions that seek to address the 'problems' facing New Brighton and to build upon some of the key strengths. The following vision describes how New Brighton Centre might look and function in 10 to 15 years:

New Brighton has transitioned into a compact, viable centre that serves local needs and attracts visitors from across the city.

Community spirit is strong. The centre is fun, creative and lively and a popular venue for many festivals and events.

The streetscape character reflects its unique position between the Avon River and sea. The centre is safe and easy to travel around, whether on foot, cycle, bus or private transport.



Figure 14: An artists impression showing a vision for New Brighton Centre

Goals:

Economy and business

- A viable commercial core, proportionately sized to the residential catchment it draws from.
- An inviting shopping and dining destination for locals and visitors, encouraging further commercial and residential investment over time.
- A distribution of entertainment and retail precincts, along with mixed-use activity, that supports a vibrant day and night economy.
- Strong anchor businesses, supported by convenience and niche retail and other commercial activity.

Movement

- An accessible centre for all users.
- Reinforced connections between the river, the centre and the sea.
- Improved north-south connections through the centre.
- A centrally located public transport interchange.
- Retention of sufficient car parking while improving layout and connections.

Natural environment

- References to the surrounding natural environment in streetscape design.
- Enhanced landscaping within the centre, supported by environmental design principles.
- Recognition of the easterly wind as an opportunity, not just a threat.
- Develop awareness and mitigation of natural hazards.

Built environment

- Attractive public spaces that provide shelter and interest for pedestrians.
- Development of private land that supports consolidation of the centre and whose character reflects the coastal environment and local community values.
- Efficient use of land, including for residential activity, to better support a smaller commercial core.

Community wellbeing, culture and heritage

- A safe centre, based on Crime Prevention Through Environmental Design (CPTED) principles and appealing to all ages.
- Collaboration between community groups to promote transitional and permanent events, and improvements to the centre.
- Facilities and other development that support the diverse and eclectic community mix, while echoing the history of the suburb.
- Reference to the significant cultural landscape and tangata whenua associations in the streetscape design features.

The 'big picture'

This section looks at the concepts and rationale that will enable the recovery of the centre, and its ability to perform as a Key Activity Centre within the retail hierarchy. It will mainly focus on the centre's economic role and function, and the changes considered necessary to ensure its viability in a post-earthquake environment. A strong, vibrant commercial centre is essential to attracting customers from within and beyond the neighbourhood catchment.

The 'big picture' spatial concepts help inform the actions and recovery framework required to improve the centre's economic and social performance in the future. The key 'big picture' themes that will help aid recovery are:

1. **consolidation of the Centre through rezoning of land;**
2. **enhancing the flow of pedestrian and cycle routes to, through and around the centre;**
3. **development of precincts, entertainment, retail/commerce and residential while encouraging mixed use activities; and**
4. **reinforcing the river to sea link through the centre and connections to recreational spaces.**

The following diagram sets out the key influences behind some of the actions proposed. It depicts the residential red zone and the influence that this will have in terms of a loss of residential catchment. It shows the importance of key attributes of the centre, the sea and river and how the theme of water can help define the centre.

1. Consolidation of the centre

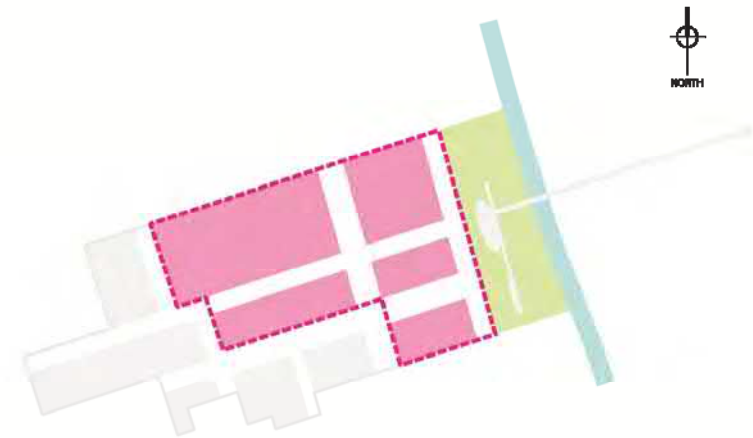


Figure 15: A plan indicating the consolidation of the centre closer to the sea

Description

As previously outlined, the New Brighton Centre has been underperforming for some time and has struggled to maintain viability. Following the earthquakes, this situation has deteriorated further. Not only are there a number of vacant premises but the earthquake has led to the demolition of buildings and the loss of further businesses.

The significant loss of residential catchment has increased the strain on the centre and may compromise its ability to perform as a Key Activity Centre within the retail hierarchy. The economic analysis that has been undertaken for New Brighton Centre indicated that the centre is too large, and an area of between three and four hectares is considered to be sustainable for the centre to operate successfully. The centre currently contains 11 hectares of business zoned land.

The first step to achieve this would be through the rezoning of commercial land via a plan change to the City Plan. The map above shows the consolidation of the centre close to the sea front, with the land to the west of the centre, predominantly zoned Business 1, rezoned for other purposes. It is acknowledged that this change would not occur immediately and existing business owners retain their current development rights.

However, if the business owners could be encouraged to move into the core of the centre then the residential environment anticipated in the master plan could emerge over time. Additional residential land close to the centre is considered necessary to help support its function, while also helping to limit the impact of the loss of housing from the red zone.

Further studies would be required to identify the exact land use appropriate in this area, however it is thought that this land could predominantly be rezoned for residential use or potentially travellers accommodation.

2. Enhancing the flow of pedestrian and cycle routes to, through and around the centre

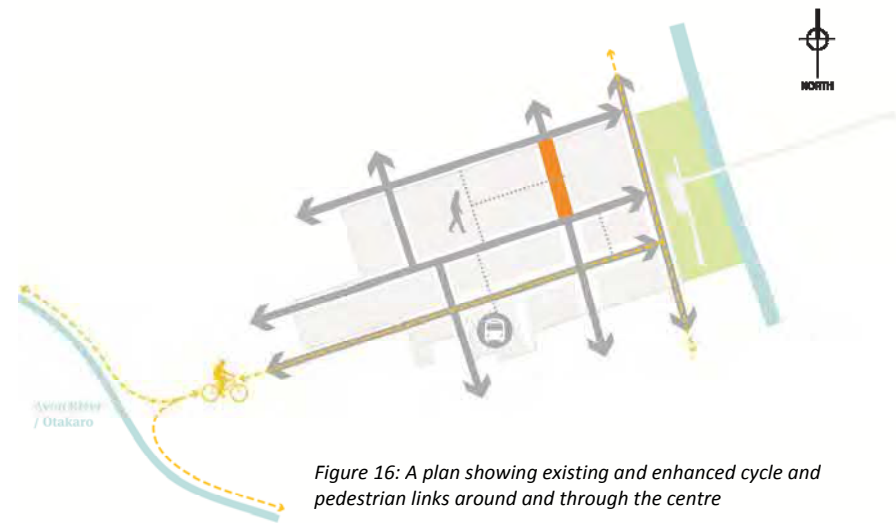


Figure 16: A plan showing existing and enhanced cycle and pedestrian links around and through the centre

Description

It is evident that existing access to and through the centre is poor, and a need has been identified for this to improve, in particular the north - south connections between the mall and car parking areas. When observing pedestrian trends through the centre, the Hawkes Street car park is well utilised. However this does not correspond with pedestrian foot flow within the mall. This is exacerbated by the very long block between Marine Parade and Shaw Avenue.

A key action is to improve these connections where possible. Much of the land where connections can be made is in private ownership. The Council will provide planning and urban design advice to land owners in the redevelopment of sites to assist in the delivery of these goals.

A major change to the layout of the centre sees the introduction of a new road corridor that would run north-south from Hawkes Street to Brighton Mall, linking with Oram Avenue. This would aid vehicle traffic and would assist access to the mall for pedestrians and cyclists.

There are also opportunities to improve cycling and pedestrian links through and around the centre, making use of the existing road corridor by providing designated cycle lanes and walking routes. These will link into the cycle and pedestrian network and look to link with future strategic routes along the River and between North and South Brighton via the Jubilee walkway. The provision of improved cycle and walking facilities will help to create a safer network and can encourage linkages between existing community assets such as Rawhiti Domain and to Bottle Lake Forest to the north.

Links into and beyond the centre, could also be improved through signage and way finding materials built into buildings or streetscape features. One key concept of the Plan is to encourage the River to sea link which can be promoted through the use of materials built into the road, with the use of lighting or coloured paving to reflect the coastal location.

3. Development of precincts, entertainment, retail/commerce and residential while encouraging mixed use activities



Figure 17: A plan showing the development of precincts within the New Brighton centre

Description

The diagram shows the desire to create precincts within the New Brighton Centre. This will help to focus activities within certain areas to maximise the land use and relationships between different uses.

Entertainment precinct Entertainment activities will be targeted towards the sea front so that connections between the beach and land uses within the mall can be improved. Cafés bars and restaurants would be encouraged to establish in this area, along with other entertainment venues such as a bowling alley, ice rink or a cinema. These activities could help to bring some vibrancy into this location, providing an indoor area that could still be utilised in adverse weather conditions.

Creating an entertainment precinct would also help to promote a night time economy that would make the centre more vibrant after dark.

Currently many local residents feel unsafe at night in the centre and this is mainly due to a lack of social activity. If restaurants, bars and entertainment venues were to open later, more people would be present in the centre and this would help to alleviate the unsafe feeling by promoting active surveillance.

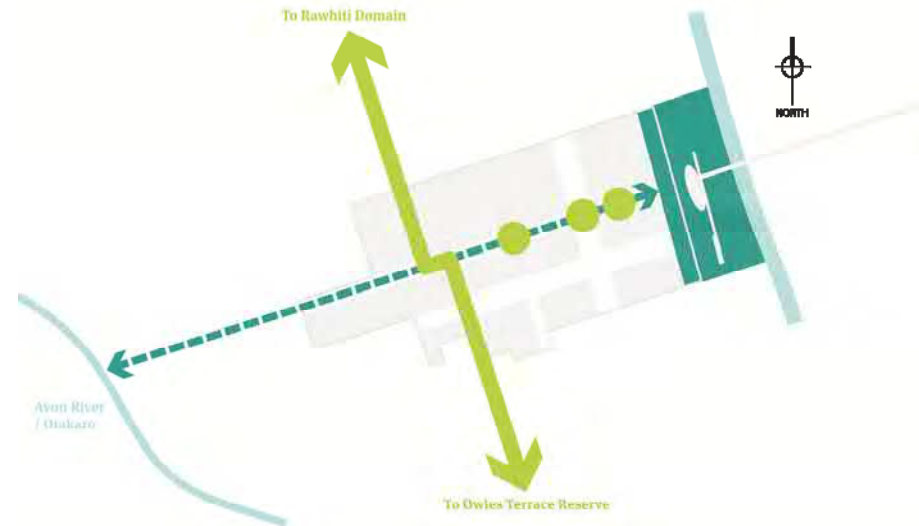
Retail/commerce precinct. The core of the centre would focus around the new road, linking the entertainment and retail/commerce precincts. A consolidation of the retail/commerce functions of the centre will help to promote healthy competition within the centre and be an attractive destination for shoppers to walk around. The central retail and commerce precinct would benefit from having a major anchor tenancy (potentially a larger, relocated supermarket) supported by a range of smaller footprint stores that can be more competitive and functional within the retail hierarchy.

Creating a compact, niche commercial centre should firstly ensure that it is functional to serve its catchment and should also help bring back visitors to New Brighton. It will help focus marketing and promotion programs, enabling the centre to become an attractive shopping destination once again.

Residential precinct. It is envisaged that the remainder of the existing centre would be converted to residential use over time. Within this residential area, there could be an option to identify land for travellers accommodation. A higher density residential environment which includes travellers accommodation would help to consolidate the centre and support the changes envisaged, and ultimately help New Brighton grow as a competitive centre.

Whilst a specific area is highlighted for residential development, the retail/commerce precinct could also contain mixed use retail and commercial activity with residential use above ground floor to help create a vibrant and ultimately safer environment for users.

4. Reinforcing the river to sea link through the centre and connections to recreational spaces



Description

Figure 18: A plan showing connections between river, sea and recreational spaces

New Brighton's natural environment is one of its greatest assets and this should be built on as a key action for the master plan. Its proximity to the coast and river corridor sets New Brighton aside from other centres. Promoting the theme of water through the centre will help to create a link between the river and the sea. This can be achieved through a number of design elements that reinforce 'water' in a number of places through the centre as a reminder of the unique location.

Within the centre there are existing references to the coastal theme. These include surf board seating, coastal plantings (palm trees) and the use of additional features such as water play equipment. These reinforce the importance of the environment by drawing on the coastal water theme.

Reinforcing the fun vibrant image is also a goal of the master plan; through the consultation process many people identified with New Brighton as the 'playground for the east'. This sentiment can be built upon by recognising the importance of key events and activities that take place on the beach and within the wider catchment, including Rawhiti Domain and Owles Terrace Reserve. Recreation and in particular the surf culture is prominent in New Brighton and this can help inform the character of the centre.



Figure 19: A selection of photographs showing current and proposed activities that could take place in New Brighton

Actions

This section outlines the key actions which will enable the vision for New Brighton to be implemented. The actions are grouped into the following project areas:

- Public land
- Private land
- Recovery together

The Integrated Recovery Themes (refer page 9) are evident in each of these project areas and these help to inform the individual actions set out in this section.

Each action is introduced and the rationale explained for its inclusion in the Plan. A concept drawing helps to portray the proposed changes and where applicable the staging for each action is outlined, including methods for implementation.

Public space

Summary

This is space directly controlled by the Council: the road corridor, parks and Council-owned land/assets. This Plan looks to build on previous projects to improve the road corridor and links to the beach.

In addition, the Christchurch Transport Strategic Plan and Proposed Change 1 to the Regional Policy Statement indicate the need for a transport interchange to be located within New Brighton. This planning process has explored options for the location of this and a preferred site is identified within this draft master plan.



Figure 20: Annotated plan showing actions on public land

Actions:

- **A1** – New north–south road corridor
- **A2** - Continuation of the road through the pedestrianised mall
- **A3** – Bus interchange
- **A4** – Upgrade of Marine Parade
- **A5** – General streetscape improvements
- **A6** – New public toilets

Action A1 – New North – South road corridor

Description

In order to address the poor north-south links through the centre, this action proposes a new road corridor to be developed that would extend from Oram Avenue (to the south) and link through to Keppel Street (to the north). This would help to break up the extensive block of commercial units and car parking within the block of land extending between Brighton Mall and Hawke Street, while also providing an important pedestrian and vehicle link through the centre.

A new road corridor would also help to ease vehicle movement along Marine Parade. Marine Parade currently serves as the main north-south link which prevents opportunity to unite the commercial-land use with the sea front, and give priority to pedestrians in this area.

Another advantage of creating a new north-south connection would be to provide some shelter from the prevailing easterly wind. Currently, Brighton Mall acts as a wind tunnel and this deters people from sitting outside in cafés and restaurants.



Figure 21: An image showing the potential layout of the new road running through from Oram Avenue to Hawke Street



Figure 22: An image showing the potential built character form for the new road corridor

Action A2 - Continuation of the road through the pedestrianised mall

Description

This action responds to the current poor use of the pedestrianised part of New Brighton Mall that adjoins Marine Parade. This area currently has a number of vacant premises, and some buildings are in a poor state of repair. The area is generally quieter than other parts of the centre and considering its prime location close to the seafront, it would be expected to be more vibrant than it currently is.

The western part of Brighton Mall was upgraded with the implementation of the slow road in 2006. This has brought new life to this area of the mall and has made it the most active area of the mall.

Extending the one-way road through the pedestrian mall will help to provide more activity in this area. Continuing the streetscape works with new surfacing, planting and seating will also help to bring new life to the area. This, in association with the vision of this area being the entertainment precinct, will transform the area into a vibrant, functional space in a prominent seafront location.

The palm trees, which have become an iconic feature of New Brighton Mall, would be retained along the southern side of the street, complementing the pedestrian area. Opportunities to replant the surplus trees from the northern side of the road, in other parts of the mall would be explored.



Figure 23: An image showing the opening up of the pedestrianised part of Brighton Mall onto Marine Parade



Figure 24: An artists impression of the potential built character of Brighton Mall

Action A3 - Bus interchange

Description

There are currently issues with how buses operate within the centre, especially for lay-overs (times when buses need to wait) with New Brighton being at the end of route. Buses currently wait within the car parking area on the sea front, and there are no driver facilities provided. A bus interchange has been included in the Plan as appropriate for New Brighton. This will help create a central point for visits to, and from, the centre and assists in achieving the objectives of a Key Activity Centre.

Several options were considered for the location of the interchange, on both public and private space. However, in considering the existing bus routes and other proposed changes to the centre, the preferred option is to be sited within the existing Council car parking area on Beresford Street.

Observations show that this car parking area is currently underutilised and that there is a significant amount of car parking already located with the centre. Furthermore, a functional interchange could also encourage the use of public transport and limit the reliance on car use.

Figure 25 shows the location and potential layout of the bus interchange. Careful treatment would have to be given to the rear boundary of the site to provide a buffer for the residential properties beyond. Some car parking has been retained in this area to provide such a buffer and to mitigate parking losses elsewhere in the centre.



Figure 25: An image showing the new bus interchange on Beresford Street

(It is noted that the development of the interchange would be subject to both building and resource consents).

Action A4 – Upgrade of Marine Parade

An important aim of the Plan is to better integrate the centre with the seafront. The seafront is one of the main draw cards of the centre and the library is a major attraction for locals and visitors to New Brighton.

The 'big picture' rationale for the New Brighton Centre looks at reactivating land-use activity fronting onto Marine Parade. Action A4 – Upgrade of Marine Parade complements this 'big picture' concept through upgrading the road to act as more of a shared space, where pedestrians and cyclists would have priority over vehicles. This would help to facilitate improved movement between the centre and the foreshore.

In changing the priority to pedestrians and cyclists, the effect on private motor vehicles isn't anticipated to be great, as the provision of the new north-south road (Action A1) would help to redirect most vehicles through the shopping mall and would also take the majority of bus services off Marine Parade.

New Brighton holds a number of events and festivals, and by redirecting vehicles away from Marine Parade, this area could be temporarily closed to traffic to unite the mall with the sea front activities.

Figure 26 shows how Marine Parade could, potentially be upgraded. The use of paving materials would help to define the road space from pedestrian activity, and an upgrade to landscaping can help draw together activities on both sides of Marine Parade.



Figure 26: An image of the shared space along Marine Parade



Figure 27: An artists impression of the potential built form character for Marine Parade, integrating with existing buildings

Action A5 – General streetscape upgrades

In order to provide a uniformed streetscape for New Brighton, and in light of other proposed actions, Beresford Street and Hawke Street in particular would require upgrading. Furthermore, these road corridors and associated landscape areas would be upgraded to integrate and compliment any new adjacent land-uses. For example, if the existing Business 1 zone were to be rezoned for residential use, the streetscape could be updated in this area to reflect the adjoining residential land.

Beresford Street cycle link - Streetscape enhancements along Beresford Street are proposed to provide a main cycle link to and from the centre. It is envisaged that Beresford Street would include a segregated cycle lane in each direction which would act as the link between the River corridor and seafront and beyond to a potential cycle route along the Avon River corridor. This reinforces the concept of uniting the two important natural features either side of New Brighton centre.

Beresford Street has been selected as the preferred route for cyclists in order to create a more user-friendly experience by being segregated from the road. This will mean that cyclists are not competing with cars and pedestrians through Brighton Mall. Furthermore, with the bus interchange, located on Beresford Street, could help to promote an integrated public transport system where bike users can use buses for longer journeys.

Brighton Mall renewal - It is noted that the recent street upgrade of Brighton Mall (2006) has helped to revitalise this part of the mall and certain aspects of this upgrade could help to inform development in other parts of the centre (i.e. the street furniture and plantings).



Figure 28: One of several streetscape upgrades and indicative photos showing the concept ideas. This image shows Beresford Street with a new segregated cycle lane. Other streetscapes proposed to be upgraded include Hawke Street and Brighton Mall.

However, it is acknowledged that this area would require upgrade and enhancements some time in the future. For the moment, there are opportunities to improve legibility and use of space to reflect the changes occurring throughout the rest of the centre.

Lighting is also a key consideration for future street upgrades to ensure spaces are well-lit and to encourage people into the centre at night time. Seating and planting areas are proposed to help improve pedestrian connections and legibility throughout the centre. It is envisaged that palm trees removed from the eastern part of New Brighton Mall would be replanted through the Mall to help reinforce New Brighton's coastal identity.

Action A6 – New public toilets

The two public toilet facilities for New Brighton centre are currently located on the sea front and Shaw Avenue. The toilets are poorly located for users of the centre. It is proposed that a new, centrally located toilet within the centre be explored further. The position of the existing toilet blocks can be intimidating for users, particularly at night time, they have occasionally attracted minor vandalism and graffiti. Community feedback has highlighted the need for toilets to be centrally located.

A new toilet block would form part of an informal open space located adjacent to the new road corridor and the proposed supermarket/anchor tenant car park (Actions A1 and B1). The toilet would be located in a prominent position so as to maximise active surveillance and create a safer usable facility. It is possible that land would need to be purchased in association with the new road corridor to help provide this facility. The management of these toilets would be important to ensure a good quality facility is retained.

Given the prominent location of the toilet, there is an opportunity to provide a facility that is functional, well-designed and is a feature within the space. Figure 29 shows the potential location of the toilet and includes example photographs of other toilet facilities which are of a quality design.



Figure 29: View to the sea from Hawke Street car park, showing new open space and toilet block. Also a selection of toilet designs that could be applied to New Brighton.

Private space

This section looks at the private space within New Brighton. Many of the actions in this section will rely on the help of the land and business owners to help bring the Plans vision to reality. Although the Council has limited influence over the implementation of some of these projects, it is possible for the Council to enable some actions to be progressed through targeted strategic land purchase (refer Public Space Action A1 – New north-south road corridor).

Some existing private spaces within the New Brighton Centre contain vacant buildings that have been difficult to lease to businesses. Some of these spaces contain large footprint stores which are not considered sustainable or economic to meet current leasing needs. A finer grain of development with smaller scale stores containing essential local services could help to reinvigorate the centre, especially if anchored by a larger full service supermarket. Therefore, there is an opportunity for existing vacant land or buildings, and other sites which become available for redevelopment, to improve the vitality and viability of the centre through an improved functional layout.

A key issue for users of the centre is the poor pedestrian connections between existing car parking areas and the mall, especially north-south where there is limited access between the mall and Hawke Street Car Park. Improving links within the private space is important to create more activity through the mall and help create a more user-friendly pedestrian environment.



Figure 30: An annotated plan showing actions on private space

Actions:

- **B1** – Relocation of Supermarket
- **B2** – Develop an Indoor Entertainments Hub
- **B3** – Car Parking Improvements
- **B4** – Provision of new pedestrian links
- **B5** – New Residential development
- **B6** – Design guide for New Brighton Centre

Action B1 – Relocation of supermarket

The economic analysis (refer Appendix 4) highlights the need for the centre to retain an anchor tenant. The key anchor tenant currently is the supermarket, however the economic analysis highlights the need for a larger space for this business to be fully functional and effective as a key anchor tenant.

This Plan indicates a possible new location for the supermarket to establish within the core of the centre. The floor areas are indicative of what would be required for a fully functional supermarket with associated car parking and service areas. The supermarket would be accessed primarily via Hawke Street, but would also include strong linkages with the New Brighton Mall as well as through to the proposed new bus interchange on Beresford Street.

There is the potential for smaller format stores to wrap around the supermarket building along Brighton Mall and Shaw Avenue to help maintain interaction with the street.

The car parking area for the supermarket would be located off Hawke Street in the same space that is currently the main car parking area for the mall. This car parking area is currently in multiple ownership, divided between the land parcels and associated businesses within the mall. This area is in a poor state of repair and does not operate to its best ability mainly due to the multiple ownership.

If the operation of the car parking area was to be controlled by one owner or via a collaborative agreement then there is potential for this area to be upgraded and for improved connections to be created through to the mall. Opportunities arise to create a more pedestrian friendly environment and to install more planting to help soften and break up the spaces.

There are a number of constraints to the redevelopment of the supermarket in this location, primarily the fragmented land ownership of the parcels in this block. However, with the number of earthquake damaged properties there is the opportunity for land amalgamation to help make the concept deliverable.

Further discussions would also be required with potential operators to determine the feasibility of this option.



Figure 31: An image showing the potential location of the relocated supermarket on Hawke Street

Action B2 – Develop an indoor entertainment hub

The Plan identifies the need for greater activity within the New Brighton Centre to provide for the local catchment and also to attract visitors to the centre.

This action is intended to encourage the development of an indoor entertainment hub that could be run as a private enterprise. A centre of this kind could be a major attraction for New Brighton, particularly on bad weather days. This centre could cater for various community events, and potentially include a cinema, ice skating rink, children's play centre, climbing wall and tropical gardens. These activities would work well with the outdoor activities outlined for the playground upgrade on the other side of Marine Parade, and help to develop the entertainment and recreation precinct further.

This land is currently occupied by the supermarket and this action is reliant of the relocation of the supermarket (Action B1). This hub could potentially be linked to retailers, cafes and bars that establish around the site and act as a functional entertainment hub that will attract people to the centre. This concept would require private investment and the potential amalgamation of land.



Figure 32: A close up of the New Entertainment Hub



Figure 33: Artists impression of how the indoor space could be developed for various entertainment uses

35. DRAFT NEW BRIGHTON CENTRE MASTER PLAN

General Manager responsible:	General Manager Strategy & Planning, DDI 941-8281
Officer responsible:	City Planning Unit Manager
Author:	Marcus Blayney, Policy Planner

PURPOSE OF REPORT

1. This report seeks the Council's approval to undertake public consultation on the draft New Brighton Centre Master Plan (**Attachment 1**).

EXECUTIVE SUMMARY

2. The recent earthquakes have caused significant damage to a number of suburban commercial centres across Christchurch. At its meeting on 23 June 2011 the City Council approved a programme of work including Master Plans and Case Management for identified suburban centres. At a further meeting in April 2012, the Council added New Brighton to the Master Plans work programme.
3. The master planning exercise is needed to address the extent of damage within New Brighton Centre, acknowledging the additional red zoning of some of the centre's local residential catchment. The aim is to assist the rebuild and recovery of New Brighton's Centre.
4. Preparation of the draft Master Plan has involved considerable involvement and participation from key stakeholders, and the wider New Brighton community. The draft Master Plan sets out a vision for the rebuild and recovery of the centre, including a spatial plan, actions, and an implementation plan.
5. The community requested that the Draft Master Plan address:
 - the size, function and viability of the commercial centre;
 - a lack of identity or 'point of difference';
 - long, monotonous blocks of building;
 - the need for stakeholder collaboration;
 - the poor relationship and connections between buildings and public spaces / car parking areas;
 - a lack of an integrated transport interchange;
 - weak connectivity between the centre and the river, sea and parks; and
 - concerns regarding safety and vandalism.
6. This Draft Master Plan introduces some 'big picture' themes that lead through to the specific actions where the Council, or key stakeholders will have responsibility for implementing. These 'big picture' themes address the main issues of the centre:
 - consolidation of the Centre through rezoning of land;
 - enhancing the flow of pedestrian and cycle routes to, through and around the centre;
 - development of precincts: entertainment, retail/commerce and residential while encouraging mixed use activities;
 - reinforcing the river to sea link through the centre and connections to recreational spaces.

These big picture themes are supported by a series of proposed actions, to be led by the Council, private land owners, businesses and other key stakeholders. These actions will result in positive change and redevelopment of the centres' public and private spaces.

7. This report presents the draft New Brighton Centre Master Plan (**Attachment 1**) and requests that the Council approve it for public consultation.

FINANCIAL IMPLICATIONS

8. Preparation of the Plan within the Strategy and Planning Group's budget was confirmed through the 2012/13 Annual Plan process. Any hearings would fall within this plan preparation budget. Funding for implementation of the Plan will be considered through the Long Term Plan process in 2013.

35 Cont'd**Do the Recommendations of this Report Align with 2009-19 LTCCP budgets?**

9. Yes, funding for preparation of the Plan has been provided within the Strategy and Planning Group's 2012/13 budget.

LEGAL CONSIDERATIONS

10. There are no immediate legal considerations. Staff have met with officials from CERA and will continue to do so to ensure that the work on the Plan is informed by and is consistent with the Recovery Strategy and Recovery Plans. There is currently no requirement under S. 19 *Development of Recovery Plans* of the Canterbury Earthquake Recovery Act 2011 for recovery plans for commercial centres outside the Central City.

Have you considered the legal implications of the issue under consideration?

11. Yes, as above.

ALIGNMENT WITH LTCCP AND ACTIVITY MANAGEMENT PLANS

12. The Draft Master Plan was not anticipated by the LTCCP or Activity Management Plans because it is a response to natural disaster and reflects the Council's land use planning functions. However, provision has been made for the Suburban Centre Programme through the Annual Plan process.

Do the recommendations of this report support a level of service or project in the 2009-19 LTCCP?

13. Yes – the Annual Plan 2011/12 includes a revised level of service: the recovery of Suburban Centres is supported by urban design and planning initiatives.

ALIGNMENT WITH STRATEGIES

14. The master plans being developed through the suburban centres programme are consistent with the Urban Development Strategy objectives and its implementation tool Proposed Change 1 to the Regional Policy Statement. They recognise the current hierarchy of commercial centres, and are consistent with the vision of enabling the central city to be the pre-eminent business, social and cultural heart of the City. The master plans are also consistent with District Plan objectives for improving the amenity, design and layout of suburban centres and enabling suburban centres to meet people's needs for goods and services.
15. The Recovery Strategy for Greater Christchurch was approved by the Minister for Canterbury Earthquake Recovery on 31 May 2012. The Recovery Strategy's goals and priorities include reference to suburban centres. The Canterbury Earthquake Recovery Act requires that certain plans and documents should not be inconsistent with a Recovery Strategy. Whilst the Act does not specifically refer to suburban centre master plans, the Draft Master Plan is consistent with the Recovery Strategy.

Do the recommendations align with the Council's strategies?

16. Yes, see above. The proposals within the draft Master Plan, if adopted, would also require further investigation for zoning changes in the City Plan.

CONSULTATION FULFILMENT

17. There has been extensive information gathering in the preparation of the draft New Brighton Centre Master Plan. Key stakeholders, elected members and New Brighton residents have also been involved in the preparation of the Draft Master Plan. Further detail is provided in paragraph 24. Approval of the draft Master Plan will enable a further formal stage of public consultation to be undertaken.

35 Cont'd**STAFF RECOMMENDATION**

It is recommended that the Council:

- (a) Approve the content of the draft New Brighton Centre Master Plan (Attachment 1) for public consultation;
- (b) In 2013, receive a consultation report on submissions and consider and recommend whether to conduct hearings prior to adopting the final version of the Plan.

BOARD RECOMMENDATION

The Burwood/Pegasus Community Board considered this report at its meeting of 3 December 2012, the Board's recommendation will be circulated to Councillors prior to 6 December 2012.

BACKGROUND

18. The series of earthquakes that has occurred across the region since September 2010 has caused significant damage to New Brighton Centre with the loss of buildings, businesses, services and facilities that support the residents living around this centre.
19. Eight buildings have already been demolished, but there are a number which are still categorised as unsafe and could still be demolished. Furthermore, once all commercial properties have undertaken their Detailed Engineering Evaluation, there is potential for other buildings to be deemed 'unsafe' for occupation and this could lead further demolitions. For this reason, the Master Plan proposes a series of bold changes to the current built form of the centre, to inspire a creative approach to any site redevelopment that may be necessary following further demolition.

THE OBJECTIVES

20. The overall objectives for the draft Master Plan are two fold:
 - to facilitate the recovery of the centre, and;
 - to create a platform for long term regeneration.
21. In order to achieve this, the Draft Master Plan sets out a vision for the centre. This is accompanied by a spatial plan identifying various redevelopment concepts, and an implementation plan detailing the actions needed to give effect to the proposals. Through this it is hoped to build community and investor confidence in the future of the centre.
22. A summary document will be prepared prior to consultation.

MASTER PLAN PROCESS

23. Council officers have worked with property owners, local businesses and the local community in preparing the draft Master Plan. This has included the following four stages:
 - **Project Set Up** – comprising meetings with key stakeholders, information gathering, and site visits;
 - **Community Engagement** – 'ideas gathering' workshops were held with property owners, business owners, community groups, residents, Board Members, Councillors and Members of Parliament between 4 - 13 July 2012. Over 200 people shared their likes, dislikes, concerns and aspirations for the Centre.
 - **Inquiry by Design** – Council staff participated in a Council-led one day technical design workshop on 24 July 2012. Through an integrated and iterative process, planners, landscape architects, urban designers, engineers, recreation advisers, community engagement and resource consent staff took base information for the centre and the ideas shared during the community engagement sessions and began to generate the initial concepts for the draft Master Plan.

35 Cont'd

- **Documentation** – this stage focused on development of the Draft Master Plan. Analysis of the community comments has been undertaken and further technical evaluation of the concepts has occurred. The concepts have been translated into actions and an implementation plan has been developed. Preliminary concepts were discussed with the Community Board at a workshop held on 17 September, and further refinements were made as a result of these discussions.

24. The Draft Master Plan can now be considered for public consultation. Council staff anticipate that the consultation period will run from December until February in order to provide a good opportunity for people to provide comment over the main holiday season. Depending on whether or not submissions are formally heard, a report proposing adoption of the Final Master Plan is anticipated for June 2013.

KEY THEMES AND PROPOSALS

25. From the initial consultation with the community and key stakeholders a number of themes emerged, highlighting their concerns and aspirations:
- the size, function and viability of the commercial centre;
 - a lack of identity or 'point of difference';
 - long, monotonous blocks of building;
 - the need for stakeholder collaboration;
 - the poor relationship and connections between buildings and public spaces / car parking areas;
 - a lack of an integrated transport interchange;
 - weak connectivity between the centre and the river, the coast and parks;
 - concerns regarding safety and vandalism; and
 - few references to cultural associations and history of area.
26. The consultation exercise not only focussed on the 'problems' but also looked at the centre's strengths and how these can be maintained and enhanced throughout the centre. From the public consultation the following key strengths were identified:
- the beach and pier;
 - good quality cafes;
 - good services in the form of a post shop and banks;
 - the natural environment, sea, sand dunes and river;
 - street furniture – the 'surf board seating'; and
 - a strong passionate and enthused local community.
27. In response, the key elements of the draft New Brighton Centre Master Plan are:
- consolidation of the Centre through rezoning of land;
 - enhancing the flow of pedestrian and cycle routes to, through and around the centre;
 - development of precincts, entertainment, retail/commerce and residential while encouraging mixed use activities;
 - reinforcing the river to sea link through the centre and connections to recreational spaces.

These big picture themes have actions for potential change and redevelopment of the centre's public and private spaces.

28. A copy of the Draft Master Plan (including appendices) is included as an attachment to this report. This provides full details of the issues and proposals for the centre and outlines the options that have been considered as part of the master-planning process. Once the content has been approved, finishing touches and final graphic design will be completed prior to publication and distribution.
29. It is not currently proposed that a request be made to CERA for this Master Plan to become a formal recovery plan. Further consideration can be given to the potential use of the CERA legislation following evaluation of the feedback on the draft consultation plan.

35 Cont'd**CONSULTATION**

30. As outlined in paragraphs 17 and 24 above, considerable consultation has been undertaken with the local communities during the preparation of the draft Master Plan. This focussed primarily on understanding the concerns that the community would like to see addressed by the Master Plan. A further final round of consultation is proposed, to provide the community and stakeholders with another opportunity to engage in the process and comment on the formal proposals of the draft plans.
31. The consultation period needs to allow sufficient opportunity for the community and stakeholders to consider the draft proposals. This is scheduled to be undertaken between December and February, allowing additional time due to the holiday season.
32. Copies of the full Master Plan documentation will be made available on the Council's web site, with hard copies also provided for reference in the local Service Centres and Libraries. Copies of the summary version will be circulated to local households and businesses. Other relevant stakeholders will also be provided with copies. Two drop in sessions will be held in the centre during this consultation period, where staff will be available to answer questions.
33. Following this, officers will analyse the responses and prepare a consultation report on submissions on the draft Master Plan for the Council to consider, in conjunction with the Burwood/Pegasus Community Board. At this time, a decision will be sought on whether to conduct hearings, prior to adopting the final Master Plan.

Suburban Centres Programme Draft New Brighton Centre Master Plan

*A plan for
rebuild and recovery*



Mayor's foreword

The sandy beach of Pegasus Bay, the pier, the coastal road, the much loved whale pool and even the brisk easterly wind – are all synonymous with New Brighton and add to its special character and appeal. It is fair to say this suburban centre has, over the years, experienced decline and a number of well-intentioned overhauls and plans for revitalisation haven't quite lived up to expectations.

New Brighton was particularly affected by the earthquakes – not only in terms of the damage to infrastructure, business, homes and people's lives, but the loss of surrounding suburbs when they became part of the red zone.

As recovery gets underway across the city, it is New Brighton's turn to put in place a master plan that will set down strong foundations for the centre's recovery. This Plan explores the potential of this stunning environment and committed community – building on the aquatic theme and strengthening the connection between the river and coast.

Poised on the edge of the Pacific Ocean, New Brighton's centre will be developed as the heart of the community and a place for people; a superb destination, alive with cafes and restaurants, shops and businesses.

I invite you to be part of New Brighton centre's recovery by commenting on this Draft Master Plan. Your feedback is welcomed.

Bob Parker
Mayor of Christchurch



Foreword of the Burwood/Pegasus Community Board

The New Brighton community could best be described as hardy, down-to-earth, creative and determined. New Brighton has changed a lot over the years and local people have adapted – the times when New Brighton was *the* city's Saturday shopping destination eventually giving way to a quieter pace of life. As with other communities across the city, the earthquakes have exacted a heavy toll on New Brighton's businesses, buildings and people's lives – change that was unexpected and devastating.

The community's determination was evident in the impressive turn-out to master planning sessions. These were held to find out what people value about New Brighton and to explore opportunities to enhance the centre through its rebuild and recovery. Over 200 people came armed with enthusiasm and ideas. A great deal of interest was also shown by local businesses and landowners.

The views and contributions of the community have been brought together to form this Draft Master Plan, which sets out the vision and direction for New Brighton's centre. The Burwood/Pegasus Community Board is certain the Master Plan signals a new era for the New Brighton Centre – a lively shopping and entertainment destination that makes the most of its coastal environment.

It is an exciting time for New Brighton and the Community Board believes the community's aspirations and those of the Centre's businesses and landowners, will be realised in this visionary and bold Master Plan.

We invite you to participate with your feedback and comments on this Draft Master Plan.

Linda Stewart
Chairperson, Burwood / Pegasus Community Board



How to make a submission

This is the first opportunity for the community to comment on the Draft New Brighton Centre Master Plan.

It is an important opportunity to present options and seek feedback from stakeholders and the community to support timely decision making that will enable the rebuilding of New Brighton's Centre without slowing the progress of individual property owners.

The quick delivery of the Master Plan will also allow funding opportunities to be explored through the Council's Annual Plan and Long Term Plan (LTP), as well as other methods.

You are invited to send your comments in writing to:

Postal Address: Free post 178
Draft New Brighton Centre Master Plan
Strategy and Planning Group
Christchurch City Council
PO Box 73012
Christchurch 8154

Email: NewBrightonMP@ccc.govt.nz
Website: www.ccc.govt.nz/suburbancentres

Please make sure that your comments arrive before the consultation period closes at 5 pm on 18 February 2013.

Disclaimer: There is no binding commitment on the Christchurch City Council to proceed with any prospective project detailed in this document. The Council spending priorities are reviewed frequently, including through the Council's Long Term Plan (LTP) process. All decisions as to whether or not a Council-funded project will commence remain with the Council.

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Executive summary

This Draft Master Plan presents a future vision and sets goals for the redevelopment and recovery of New Brighton Centre. It has been prepared in response to the damage caused to the centre in the 2010 and 2011 earthquakes. It forms part of the Council's Suburban Centres Programme and has been prepared in consultation with key stakeholders and the local community.

The purpose of the Draft New Brighton Centre Master Plan is to help direct land and business owners in the redevelopment of the centre and to attract private investment. The plan also sets a potential framework for public expenditure. The implementation of the Master Plan's goals and actions will help to bring new optimism and life to the centre. It builds upon the strong community spirit that is present to help drive the recovery and rebuild so that the centre becomes stronger and more resilient moving forward.

Workshops were undertaken with local businesses, land owners, community groups as well as the local residents to help inform the vision, goals and actions for the recovery of the centre. The community requested that the Draft Master Plan address:

- The size, function and viability of the commercial centre;
- A lack of identity or 'point of difference';
- Long, monotonous blocks of building;
- The need for stakeholder collaboration;
- The poor relationship and connections between buildings and public spaces / car parking areas;
- A lack of an integrated transport interchange;
- Weak connectivity between the centre and the river, sea and parks; and
- Concerns regarding safety and vandalism.

Not forgetting the positive aspects of the centre that the centre should build upon, these being:

- The beach and pier;
- Good quality cafes;
- Good services in the form of a post shop and banks;
- The natural environment, sea, sand dunes and river;
- Street furniture – the 'surf board seating'; and
- A strong passionate and enthused local community.

This Draft Master Plan introduces the 'big picture' themes that lead through to the specific actions. These themes address the main issues of the centre:

- 1. Consolidation of the Centre through rezoning of land;**
- 2. Enhancing the flow of pedestrian and cycle routes to, through and around the centre;**
- 3. Development of precincts, entertainment, retail/commerce and residential while encouraging mixed use activities;**
- 4. Reinforcing the river to sea link through the centre and connections to recreational spaces.**

These big picture themes have actions for potential change and redevelopment of the centres' public and private spaces. The key spatial concepts showing the potential changes to the centre are introduced in the overall master plan (Figure 2). An artists impression (Figure 1) also indicates the vision identified for New Brighton centre being fun, creative and lively whilst also being functional in meeting the needs of the local community and attracting visitors and tourist to a 'unique destination'.

There are a number of actions that also focus upon the non physical changes to the centre, looking at the success of existing community initiatives and building a strong business community while also addressing issues of crime and vandalism.

Community implementation actions are identified to support this through the redevelopment and rebuild process. Such actions include a graffiti action plan, strengthening of the business association and responsibility for transitional projects.

Implementation of this Draft Master Plan cannot be achieved by the Council alone and earthquake recovery requires participation from all sectors of the community, including property and business owners, community groups, other government and non-government agencies, and residents living in and beyond New Brighton.

To ensure the Council has addressed the key community needs with this Draft Master Plan, consultation is now open. Once public submissions have been received, the Draft Master Plan will be amended, finalised and eventually adopted, enabling implementation of actions in Master Plan.



Figure 1: An artists impression showing a vision for New Brighton Centre

Figure 2: Overall Master Plan showing potential changes to the centre



Public space actions

- **A1** – New north–south road corridor
- **A2** – Continuation of road through the pedestrianised mall
- **A3** – Bus interchange
- **A4** – Upgrade of Marine Parade
- **A5** – General streetscape improvements
- **A6** – New public toilets

Private space actions

- **B1** – Relocation of supermarket
- **B2** – Develop an indoor entertainments hub
- **B3** – Car parking improvements
- **B4** – Provision of new pedestrian links
- **B5** – New residential development
- **B6** – Design guide for New Brighton Centre

Introduction

This draft master plan is prepared in response to the significant damage caused to the commercial centre in New Brighton in the 2010 and 2011 earthquakes as well as ongoing damage caused by aftershocks. The master plan recognises pre-earthquake issues in the centre and focuses on the need to support the centre's timely rebuild and recovery.

Overview - what is a master plan?

A master plan helps to articulate a community's vision for the future of an area. It provides guidance to stakeholders who can influence that vision, including residents, property and business owners, community groups and other agencies.

Master plans are typically underpinned by the following qualities:

- Integrated: multiple and sometimes competing issues and interests are brought together to achieve the best outcomes for community wellbeing.
- Tailored: every place is treated as unique and reflects an understanding of the specific character qualities, values and dynamics which make a place what it is.
- Achievable: people's ideas and aspirations are formed into achievable project actions backed up by a staged implementation schedule i.e. a master plan is not wish list.
- Robust yet flexible: the needs of people and communities are provided for. In the event that circumstances change and unpredictable events take place, the master plan can be amended.

Master Plan contents

The Plan proposes a vision for the centre as well as actions, both physical and non physical, that respond to different aspects of the centre and its functioning in a post-earthquake environment. The Plan responds to:

- Loss of business premises.
- Loss of residential catchment.
- The size and viability of the centre.
- Lack of functionality and linkages between spaces within the centre.
- Opportunities for connections between the centre's biggest assets (the sea, river and parks).
- The need for effective communication and joint decision making between business owners, stakeholders and residents.
- The need for a strong and positive identity for the centre, to combat the perceived perception regarding 'the eastern suburbs'.

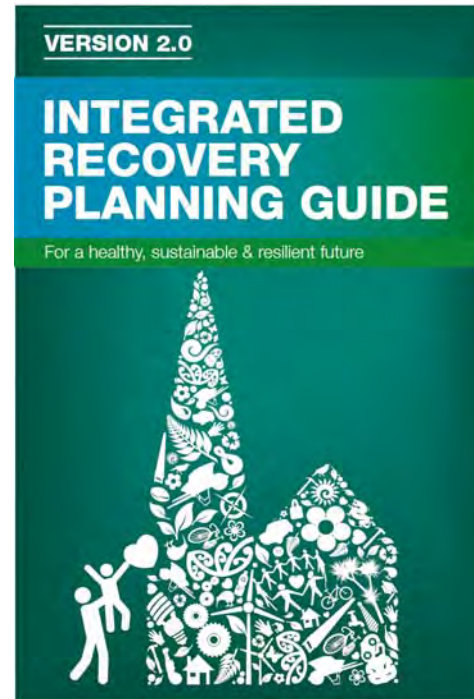
Master Plan framework

The framework for developing and implementing the Plan follows five themes which are based on the *Integrated Recovery Planning Guide*, prepared by the Canterbury District Health Board and the Council post-earthquakes. These themes are:

- Economy and business.
- Movement.
- Natural environment.
- Community wellbeing/culture and heritage.
- Built environment.

The themes address different components of what makes a great commercial centre, and are broadly aligned with the Earthquake Recovery Strategy prepared by the Canterbury Earthquake Recovery Authority (CERA).

The Canterbury Earthquake Recovery Act 2011 does not require the Council to prepare plans for the recovery of suburban centres. However, the New Brighton Centre Master Plan must be consistent with the Earthquake Recovery Strategy prepared by CERA.



A brief introduction to the suburb

New Brighton is a coastal suburb located at the eastern edge of Christchurch City. Its residential catchment extends from Waimairi Beach to the north and to South New Brighton (The Spit) to the south. This catchment would also encompass land to the west of the Avon River, much of which is now located within the residential red zone. New Brighton's location close to the sea and Avon River corridor makes a strong contribution to the character and appeal of the suburb.



Figure 3: A Context map showing wider influences around New Brighton including the residential red zone

New Brighton is a lower socio economic area, with a range of demographic diversity along lines of age, gender and ethnicity. Along the beach front and within New Brighton there a number of character properties. Despite its location, close to the sea, and the presence of medium density residential zoning, New Brighton has yet to develop with apartment type accommodation, typical of many seaside locations.

The commercial centre of New Brighton is spread over a large area (approximately 11 hectares), due its development as a shopping and tourist destination. From 1946, New Brighton was the only place in New Zealand where shops were allowed to open on Saturdays. People flocked to New Brighton on their day off, but once Saturday trading began nationwide in the 1980s, business dropped off markedly.

The centre's function is now more locally focused, supplying basic goods and services to local residents. The centre has a supermarket, a range of banks, a post office and some convenience shopping. Despite visitors being attracted to the beach and library in New Brighton, market data and local feedback indicates that people are not necessarily attracted into the main commercial shopping area. More information on New Brighton's demographic and commercial trends is contained in Appendix 4.



History and heritage

New Brighton suburban area sits within a broad area of significance to tangata whenua, with a number of sites where Ngāi Tahu tūpuna/ancestors would come to for seasonal mahinga kai gathering. The Ōtakaro/Avon River and Te Ihutai/the Estuary were important gathering areas. These areas remain important to Ngāi Tahu whānau. The walking trails used by Ngāi Tahu pass through the area. The Avon and the Heathcote rivers once supported extensive wetlands, and along with the estuaries, were a rich source of various types of fish and shellfish. The [Māori](#) name for the area is Kaiaua (*kai* means food and *aua* is [Yellow-eye mullet](#)) or O-ruapaeroa (an east wind blowing along the shore).. Council is liaising with Te Ngāi Tūāhuriri Rūnanga over what will be an appropriate way to reflect this within the final Master Plan.

European settlement of the area began in 1860. The area was slow to develop and difficult to access. In the 1880's, New Brighton was still a relatively isolated community. However, as time elapsed, New Brighton began to develop as a weekend seaside resort. A turning point in the development of the area was the completion of a tramline to New Brighton in 1887. This offered regular, reliable transport to the City and living in the area became more appealing.



Figure 4: Marine Parade, New Brighton in its heyday (CCC libraries)

The construction of the Pier was completed in 1894 and this served as the terminus of both the New Brighton and North Beach tram lines. However, by 1963, the pier had fallen into disrepair and was demolished in 1965. A new pier (opened 1997) and library (1999) were built by the City Council, and a landscaped area adjacent to these on the beach front contains a War Memorial Cenotaph, a clock tower (built between 1921-1934) and a stone sea wall built between 1923- 24.



Figure 5: Seaview Road, New Brighton (ca.1910) (CCC libraries)

The retail centre area on Seaview Road began to develop at the end of the 1880s, following the opening of the tram service. Despite a law change in 1946 forbidding Saturday trading, New Brighton retained the right to trade on a Saturday. From this time New Brighton developed Saturday trading as a major point of difference from the city's other suburban centres.

In 1977-78 Seaview Road was developed into a pedestrian mall, the longest pedestrian mall in the country at that time. The mall area was re-landscaped in 1991 and large palm trees were planted in the mall. The Mall was subsequently shortened and opened to traffic from Union Street to Oram Avenue in 2006.

Recreation

New Brighton serves as a key recreation destination for the Greater Christchurch region as well as providing extensive recreation opportunities to meet local needs. Many people are drawn to live in the New Brighton area because of the natural environment and recreation opportunities that it offers. In addition to surfing, swimming, walking, and fishing from the Pier, some recreational activities make use of the prevailing easterly wind. For example, kite flying is a common activity at the beach, appealing to all ages and supported by the annual kite festival which is held on the beach. Blow karts are also commonly found operating along the beach.

There is the greater potential for the centre to develop as an events destination, in particular recreational activities linked to the beach and sea, cycling and walking events as well as attracting seasonal beach sports such as surf life saving events, beach rugby and beach volleyball. A list of annual events is included in Appendix 6

Transport infrastructure and the movement network

The Christchurch Transport Strategic Plan acknowledges the importance of New Brighton as a key transport hub. Given New Brighton's outlying location, it is important to have strong links to the rest of the city. Improving these links will support the local community and help to revitalise New Brighton as a lively destination.

Although private motor vehicle is currently the most dominant mode of transport for people living in and visiting New Brighton, it is vital that New Brighton's centre is developed to be accessible and suitable for all modes of transport. It is important that New Brighton is an attractive walkable centre, designed for all people. This will create a vibrant centre which will support recovery of the area.

Hawke Street and Beresford Street are the main routes into the centre from the city via Pages Road, while Marine Parade offers the main north-south route into the centre. New Brighton is a main terminus for several bus routes, and the high frequency public transport links, currently operating The Christchurch Strategic Transport Plan proposes a major cycleway along the route of the Avon River which will offer high quality cycling facilities for people wishing to cycle between the city and New Brighton, whether it be for daily community or recreational use. It is envisaged that this will be a popular link that will become a major asset for eastern suburbs. Implementation of the cycleway will require Government support.

Car parking

New Brighton is well served by car parking. There are two main off street car parking areas for the centre: the Council owned land on Beresford Street, (across three sites) as well as the private car parking areas on Hawke Street. The car parking area on Hawke Street serves the supermarket and other businesses within the mall. The land ownership of the car parking is divided between multiple businesses and is in poor condition, with many pot holes and poor demarcation.

There are currently 429 car park spaces within the Hawke Street car park which includes some time restricted spaces. There are 184 car park spaces within the Beresford Street car parks. There are 472 on street parking spaces located within the centre. These include time restricted spaces, reserved spaces and mobility parks.

There is currently a large supply of car parking serving the New Brighton centre. There is an opportunity to explore other potential uses or activities on some of these underutilised sites which would help to revitalise the area.

Natural character

The New Brighton commercial area is located adjacent to the beach and this provides a unique setting and focus for the centre. There are no major landforms around the centre (unlike the cliffs and hills in Sumner and Lyttelton) which means that the centre has an open and expansive feel with distant views of the Port Hills, Southern Alps and the City. This also means that New Brighton is reliant on the built form to provide a sense of enclosure, and to define and shape the centre. Currently, the centre is not well defined and is lacking and obvious gateway entry points.

Built character

The bulk, height and style of buildings within the centre are a reflection of the retail development of the 1970/80's, land ownership patterns and the creation of the pedestrian mall in 1977-78. Along Brighton Mall, continuous low-rise shops are built up to the pavement with fixed awnings that provide an enclosed feeling to the Mall, the use of large exotic palms is suited to the scale of buildings. The corner of Brighton Mall and Marine Parade has a strong built edge facing out to sea and this important location is reinforced by the clock tower on the opposite side of Marine Parade.

Within the remainder of the centre the built form is dominant as there is very little vegetation and large areas of surface car parking. This includes the New Brighton Tavern and New Brighton Working Men's Club buildings. Generally, there is a decrease in the intensity and height of development as one moves away from the beach.

More recent development has included the library building, located on the beachfront at the eastern end of the Mall. The library, and the Pier extending out into the sea in front of the building, are important landmarks for the area. They serve to extend the centre's built

development into the coastal environment. However, the library does form a barrier between the Mall and the sea, obscuring views and movement. The Pier can be seen from a great distance along the coastline, helping people locate the centre from afar and forming a key feature within Pegasus Bay.

Within the centre there have been a limited number of new retail developments in recent years. Instead, there has been a move by some retailers to have their shops open onto car parking areas instead of the Mall, drawing activity away from this key street.

Overall, the built character of the centre is predominately small in scale with the exception of a limited number of larger buildings, many of which are no longer fit-for-purpose. The beachfront location has influenced the character of some of the buildings, but this is more prevalent in the design of the streetscape. Away from the beach there are limited public spaces within the main centre and the amenity has declined in recent years.



Figure 6: A photograph of the building on the corner of Brighton Mall and Marine Parade

Pre-earthquake character

Prior to the earthquakes, New Brighton was a commercial centre in decline. Currently there are a number of vacant shops and premises which are in need of attention. There is no uniform or consistent character to the centre, with a variety of styles and typology of buildings. Buildings in the centre generally occupy large footprints which represents the success of historic enterprises.

The centre is predominantly made up of budget retail stores and second hand goods suppliers, with very few multi-national retailers left within the centre. The last remaining anchor tenancy is the Countdown Supermarket. However, there is a strong presence from service industries with a full range of banking operators, a post office, WINZ and a local police station and more recently the presence of good quality cafes. These are the services that the community has identified as being real assets to the centre.



Figure 7: A photograph showing existing streetscape in Brighton Mall

Zoning

The City Plan, identifies and defines the following land-use zones within New Brighton;

- Business 1 Zone (Local Centre/District Centre Fringe);
- Business 2 (District Centre Core) Zone; and
- Business 2P (District Centre Parking) Zone.

The fringe residential land is zoned Living 3 (Medium-Density Residential) Zone and Living 4C (Central City and central New Brighton – Character) Zone. These zones enable residential intensification around the centre and along the beach front.

The business zones also allow for residential development to be incorporated as a mixed use development or even as a stand alone residential development. For example, if the Business 2P zone land was not to be used for car parking, the rules for the Living 2 zone would apply. To date these development opportunities have not been realised.

Appendix 2 contains additional information with respect to relevant District Plan provisions.

Earthquake damage

New Brighton Centre experienced significant damage during the 2010 and 2011 earthquakes as well as ongoing damage caused by the numerous aftershocks. The map below indicates the location of vacant sites where buildings have already been demolished. At the time of writing this Plan eight buildings have already been demolished, but there are a number which are still categorised as unsafe and could still be demolished. Furthermore, once all commercial properties have undertaken their Detailed Engineering Evaluation, there is potential for other buildings to be deemed 'unsafe' for occupation and this could lead to further demolitions.

For this reason, the Master Plan proposes a series of bold changes to the current built form of the centre, to inspire a creative approach to any site redevelopment that may be necessary following further demolition.

The demolished properties are principally located on the southern side of New Brighton Mall. They include the sites containing the old Joyland Cinema and neighbouring building on Beresford Street, as well as the Charity Barn which was demolished following a fire.



Figure 8: A map showing demolished properties as of September 2012

Commercial analysis

New Brighton is identified as a Key Activity Centre within the Regional Policy Statement. The role of a Key Activity Centre is to be the focal point of retail, industry and transport within a given catchment. New Brighton is identified as the main centre within the North East. (See appendix 1 for more information)

There has been a substantial loss of residential catchment to the New Brighton centre, especially from the areas of Bexley, Aranui and Rawhiti. The long term effect of the earthquakes on New Brighton's total population and demographic composition is currently unknown. In the first few months following the February 2011 earthquake, New Brighton's catchment was estimated to have experienced a population loss of approximately 4.1 per cent (1011 people). This loss in population has an impact upon the viability of the commercial centre moving forward.

In order to understand the current role that New Brighton has within the retail hierarchy, an economic report was commissioned by the Council to understand how the centre is performing, especially in the post-earthquake environment. The report, prepared by PropertyEconomics (a summary is attached as Appendix 4), looks in greater detail at the viability of the centre at its current size and format, assessing spending patterns of residents in the centre's catchment.

This report shows that the centre is much larger than the surrounding catchment can support. The centre currently spans approximately 11 hectares in area, with the report suggesting the optimum size for the centre, allowing for population growth by 2031, would be between three and four hectares. This is an issue that the Master Plan must take into account for consideration in the future, whilst not forgetting its role as a Key Activity Centre.

Furthermore, the report suggests that the current form of buildings within the centre is too large to meet current market conditions. The scale of the centre and its buildings has developed from a time in history when New Brighton was a prominent seaside resort the only place in New Zealand where shops were all owed to open on Saturdays.

However, time has moved on and the centre has not readily adapted to changing market conditions. The centre could benefit from consolidation and change to a finer grain of development that will in the instance support the local catchment but will also start to attract visitors and tourists back to the seaside centre.

The report identifies the supermarket as a being a key anchor tenant which helps to sustain the viability of the centre. The report suggests that there is scope for a larger format supermarket within the centre that will help to retain spending of local residents within the New Brighton centre.



Figure 9: A photograph showing the main shopping area along Brighton Mall

Process and issues

This section provides an overview of the master planning process and outlines some key technical considerations. The process followed to produce the Draft New Brighton Centre Master Plan is outlined, including the community engagement undertaken to date. The key concerns, challenges and opportunities identified by the community, stakeholders and residents are summarised. Finally, an overview of current considerations, environmental constraints and assumptions that have shaped the contents of this Plan is presented.

The process

The master planning process is a partnership between the Council, the Burwood/Pegasus Community Board, property owners, businesses, and the local community. It presents a commitment by the Council to assist with the recovery of the earthquake damaged centre and the communities it supports

The overall process is shown in Figure 10.

Following consultation on this draft plan (stage 4), all feedback received will be analysed. A consultation report will be prepared and the Community Board and Council will consider whether there is a need to conduct hearings, before adopting a final Master Plan.

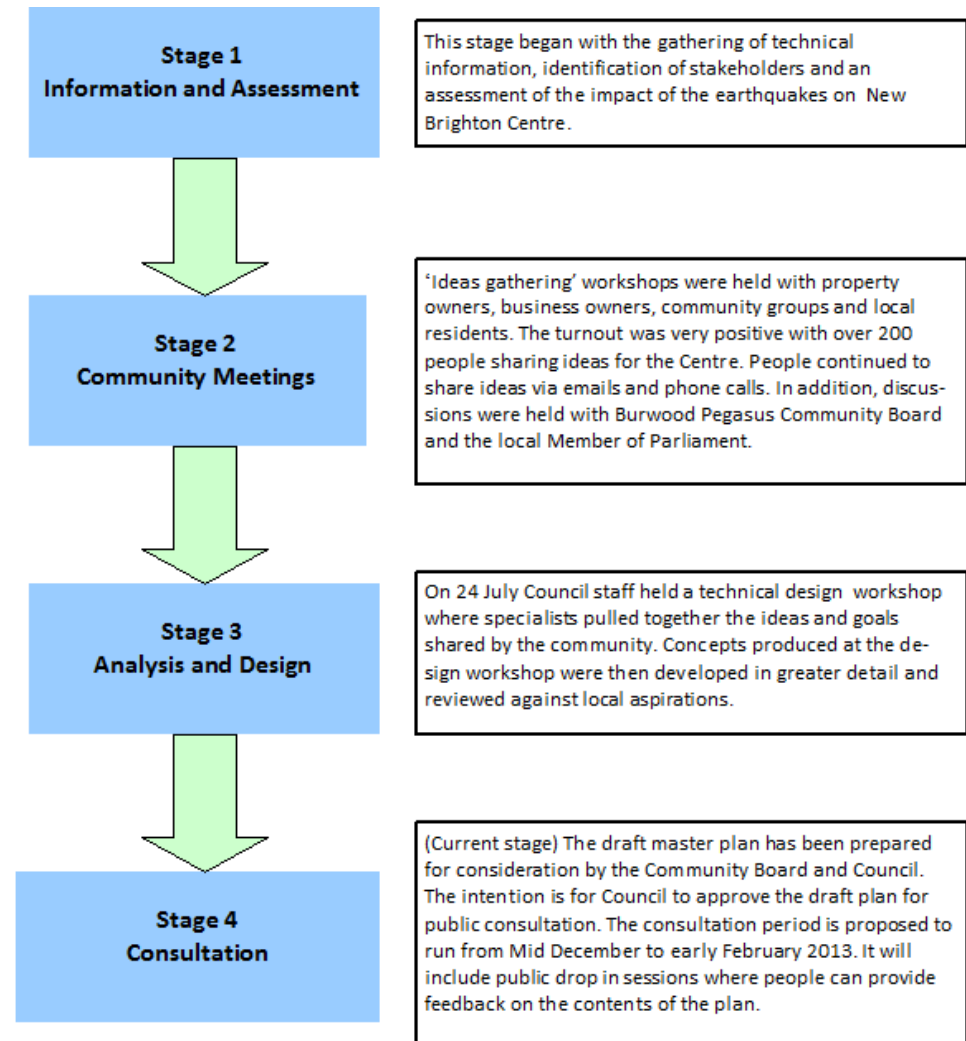


Figure 10: A process diagram showing stages of master plan process

Community engagement

As part of Stage 2, the Council held four stakeholder workshops and two public drop in sessions over two weeks in July 2012. Workshops were held with property owners, businesses and community groups as well as the Burwood/Pegasus Community Board and local Member of Parliament representative. The two public drop-in sessions were well attended by the local community and included both young and senior members of the community.



Figure 11: Photograph from a public drop in session July 2012

People were invited to each of the sessions to share, what they felt are, the positive aspects of New Brighton so these are built upon as strengths of the centre. Feedback was also sought on the 'issues' that face the community. Finally, people were presented with an opportunity to be creative and look for solutions and ideas to help with the recovery of the centre.

A summary of comments received from the community is outlined in appendix 8. The key issues which are to be addressed within this master plan relate to:

- the size, function and viability of the commercial centre;
- a lack of identity or 'point of difference';
- long, monotonous blocks of building;
- the need for stakeholder collaboration;
- the poor relationship and connections between buildings and public spaces / car parking areas;
- a lack of an integrated transport interchange;
- weak connectivity between the centre and the river, the coast and parks;
- concerns regarding safety and vandalism; and
- few references to cultural associations and history of area.

It is important not just to focus on the 'problems' but also to concentrate on the centre's strengths and how these can be maintained and enhanced throughout the centre. From the public consultation the following key strengths were identified:

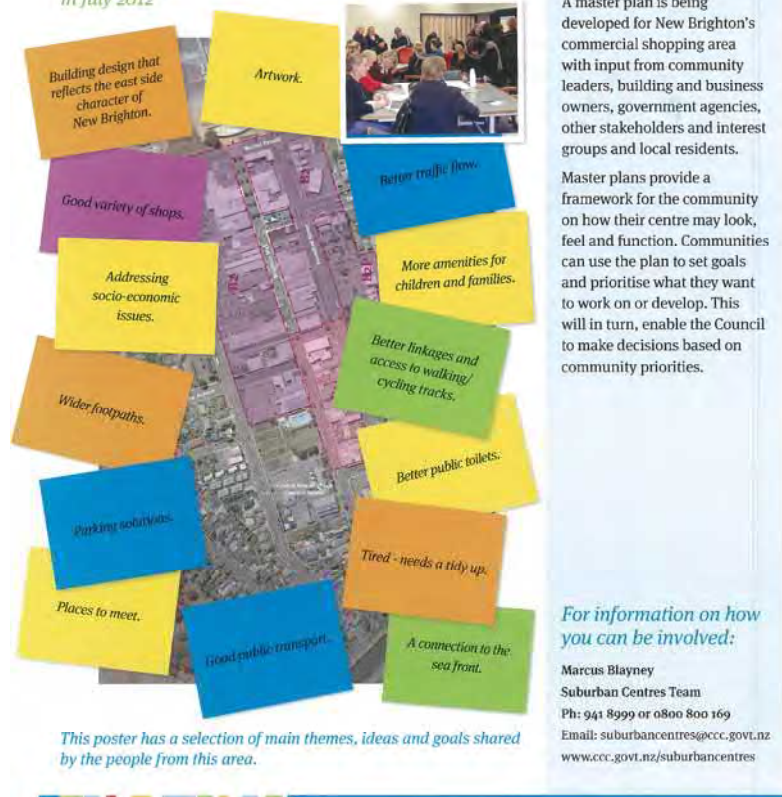
- the beach and pier;
- good quality cafes;
- good services in the form of a post shop and banks;
- the natural environment, sea, sand dunes and river;
- street furniture – the 'surf board seating'; and
- a strong passionate and enthused local community.

Figure 12 shows an example of the community feedback poster that was displayed around the centre following the consultation process.

New Brighton Centre

Suburban Centres Programme

Feedback from workshops and public drop-in sessions
in July 2012



Christchurch
City Council

Previous regeneration work

The New Brighton Revitalisation Master Plan was prepared in 2002 by the Christchurch City Council following consultation with the local community.

The document highlighted a number of projects, some of which were implemented, including the slow road and associated landscaping works. Several projects outlined in the plan, including Salt Water Pools and an artificial surf reef, were not explored further.



This process for this Master Plan has provided an opportunity to revisit the New Brighton Revitalisation Master Plan this plan and evaluate its success in achieving the goals. From discussions with Council staff, it appears that funding for many of the identified projects was not secured and momentum lapsed. The plan set out a number of visionary projects, which may not be achievable without looking at some wider, underlying issues.

It is, therefore, important that the New Brighton Centre Master Plan, whilst creating an exciting vision, sets realistic goals to ensure that projects can be deliverable within set timeframes.

Figure 12: A poster showing a summary of the community consultation undertaken in July 2012

Technical considerations

This Draft Master Plan has been prepared during a time of rapid change for the city and the suburb of New Brighton. The earthquake recovery process involves input from a large number of stakeholders which can mean the recovery may take time to progress. There are also many variables such as geotechnical investigations on land and lack of up to date population estimates which may require certain assumptions to be made. Until information is available. Furthermore, the status of some commercial buildings in the centre could change and more demolitions could happen as a result of the findings of Detailed Engineering Evaluations (DEE).

Natural Hazards

New Brighton is at risk from the effects of natural hazards, including earthquakes, flooding, tsunami and sea-level rise. Appendix 3 contains more information about natural hazard risks and current mitigation measures that have been put in place to address them. Although the concepts within the Plan address these issues, much of the risk mitigation would occur through detailed building design work, for example higher floor levels and design features that will limit damage during tsunami. This Plan does not go as far as looking at these matters in detail, but this will be an essential part of project implementation to ensure the risk of damage is minimised if an event of this type were to occur.

This Plan is based on the information available at the time of writing. Given the extent of research currently underway on the multiple hazard risks and hazard mitigation options throughout Christchurch, this Plan may need to be reviewed or amended in the future to reflect new decisions and/or changes to relevant policy.

Constraints

There are a number of comments and suggestions from the local community that fall outside the scope of the master planning process and, therefore, have not directly informed development of the Plan. The Plan is restricted to considering the recovery and rebuild of New Brighton's commercial centre and any development or alterations beyond the boundary of the commercial centre (see figure 8) can not be considered as part of the Plan's vision or actions. However, the influence of local assets such as the sea front and River corridor are instrumental to the framework set out in the Plan's actions.

One such suggestion which was prominent through the consultation process was the development of salt water pools. Appendix 7 includes various working drawings showing different options for the centre. Hand drawn sketch 3 shows an option where the site of the salt water pools is within the commercial centre. Following further analysis into the options, it was considered that the best situation would be for any salt water pool to be located on the beach front to maximise its setting and outlook. Although salt water pools do not appear within the Plan's vision, their presence has been considered in the preparation of this Plan.

Development along the sea front does not feature within this Plan, although the links between the sea, Marine Parade and the commercial centre are a key consideration. For example, the proposed redevelopment of the children's playground adjacent to the library has helped to inform the actions of this Plan especially in creating complementary land usage and pedestrian linkages on either side of Marine Parade.

The following illustration shows the potential redevelopment plans for the children's playground.

It is noted that this project is a separate Council initiative and does not form part of the actions of this Plan. Public consultation was undertaken prior to the earthquakes, but still requires Community Board approval for funding and implementation.

Another key proposal, which sits within a wider strategic vision for the eastern suburbs, is the 'City to Sea' river park which has received a great deal of publicity. The Plan has considered the impact of such a route, however the ideas set out in the vision are not reliant on the implementation of this project. Nevertheless, any such park would likely have a positive impact on the centre and could complement the vision and actions set out in this master plan.



Figure 13: A Plan showing a proposed concept of new playground on the sea front.

Vision

Based on feedback received from stakeholders and the community, there is a need to create a vision and identify actions that seek to address the 'problems' facing New Brighton and to build upon some of the key strengths. The following vision describes how New Brighton Centre might look and function in 10 to 15 years:

New Brighton has transitioned into a compact, viable centre that serves local needs and attracts visitors from across the city.

Community spirit is strong. The centre is fun, creative and lively and a popular venue for many festivals and events.

The streetscape character reflects its unique position between the Avon River and sea. The centre is safe and easy to travel around, whether on foot, cycle, bus or private transport.



Figure 14: An artists impression showing a vision for New Brighton Centre

Goals:

Economy and business

- A viable commercial core, proportionately sized to the residential catchment it draws from.
- An inviting shopping and dining destination for locals and visitors, encouraging further commercial and residential investment over time.
- A distribution of entertainment and retail precincts, along with mixed-use activity, that supports a vibrant day and night economy.
- Strong anchor businesses, supported by convenience and niche retail and other commercial activity.

Movement

- An accessible centre for all users.
- Reinforced connections between the river, the centre and the sea.
- Improved north-south connections through the centre.
- A centrally located public transport interchange.
- Retention of sufficient car parking while improving layout and connections.

Natural environment

- References to the surrounding natural environment in streetscape design.
- Enhanced landscaping within the centre, supported by environmental design principles.
- Recognition of the easterly wind as an opportunity, not just a threat.
- Develop awareness and mitigation of natural hazards.

Built environment

- Attractive public spaces that provide shelter and interest for pedestrians.
- Development of private land that supports consolidation of the centre and whose character reflects the coastal environment and local community values.
- Efficient use of land, including for residential activity, to better support a smaller commercial core.

Community wellbeing, culture and heritage

- A safe centre, based on Crime Prevention Through Environmental Design (CPTED) principles and appealing to all ages.
- Collaboration between community groups to promote transitional and permanent events, and improvements to the centre.
- Facilities and other development that support the diverse and eclectic community mix, while echoing the history of the suburb.
- Reference to the significant cultural landscape and tangata whenua associations in the streetscape design features.

The 'big picture'

This section looks at the concepts and rationale that will enable the recovery of the centre, and its ability to perform as a Key Activity Centre within the retail hierarchy. It will mainly focus on the centre's economic role and function, and the changes considered necessary to ensure its viability in a post-earthquake environment. A strong, vibrant commercial centre is essential to attracting customers from within and beyond the neighbourhood catchment.

The 'big picture' spatial concepts help inform the actions and recovery framework required to improve the centre's economic and social performance in the future. The key 'big picture' themes that will help aid recovery are:

1. **consolidation of the Centre through rezoning of land;**
2. **enhancing the flow of pedestrian and cycle routes to, through and around the centre;**
3. **development of precincts, entertainment, retail/commerce and residential while encouraging mixed use activities; and**
4. **reinforcing the river to sea link through the centre and connections to recreational spaces.**

The following diagram sets out the key influences behind some of the actions proposed. It depicts the residential red zone and the influence that this will have in terms of a loss of residential catchment. It shows the importance of key attributes of the centre, the sea and river and how the theme of water can help define the centre.

1. Consolidation of the centre

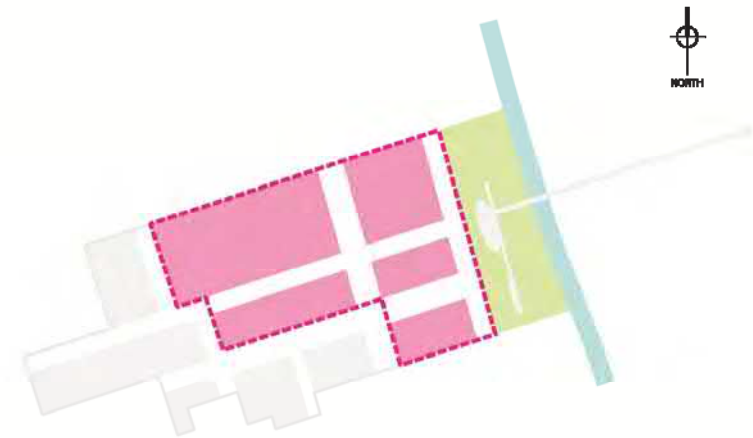


Figure 15: A plan indicating the consolidation of the centre closer to the sea

Description

As previously outlined, the New Brighton Centre has been underperforming for some time and has struggled to maintain viability. Following the earthquakes, this situation has deteriorated further. Not only are there a number of vacant premises but the earthquake has led to the demolition of buildings and the loss of further businesses.

The significant loss of residential catchment has increased the strain on the centre and may compromise its ability to perform as a Key Activity Centre within the retail hierarchy. The economic analysis that has been undertaken for New Brighton Centre indicated that the centre is too large, and an area of between three and four hectares is considered to be sustainable for the centre to operate successfully. The centre currently contains 11 hectares of business zoned land.

The first step to achieve this would be through the rezoning of commercial land via a plan change to the City Plan. The map above shows the consolidation of the centre close to the sea front, with the land to the west of the centre, predominantly zoned Business 1, rezoned for other purposes. It is acknowledged that this change would not occur immediately and existing business owners retain their current development rights.

However, if the business owners could be encouraged to move into the core of the centre then the residential environment anticipated in the master plan could emerge over time. Additional residential land close to the centre is considered necessary to help support its function, while also helping to limit the impact of the loss of housing from the red zone.

Further studies would be required to identify the exact land use appropriate in this area, however it is thought that this land could predominantly be rezoned for residential use or potentially travellers accommodation.

2. Enhancing the flow of pedestrian and cycle routes to, through and around the centre

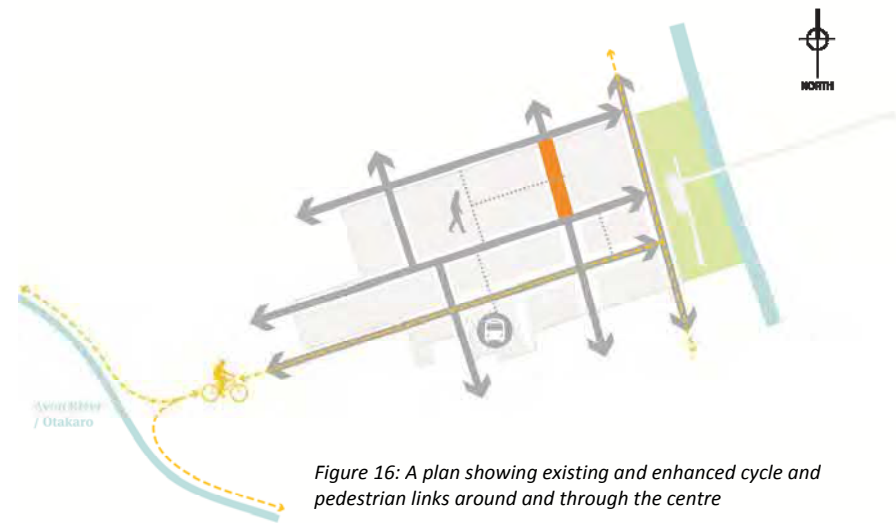


Figure 16: A plan showing existing and enhanced cycle and pedestrian links around and through the centre

Description

It is evident that existing access to and through the centre is poor, and a need has been identified for this to improve, in particular the north - south connections between the mall and car parking areas. When observing pedestrian trends through the centre, the Hawkes Street car park is well utilised. However this does not correspond with pedestrian foot flow within the mall. This is exacerbated by the very long block between Marine Parade and Shaw Avenue.

A key action is to improve these connections where possible. Much of the land where connections can be made is in private ownership. The Council will provide planning and urban design advice to land owners in the redevelopment of sites to assist in the delivery of these goals.

A major change to the layout of the centre sees the introduction of a new road corridor that would run north-south from Hawkes Street to Brighton Mall, linking with Oram Avenue. This would aid vehicle traffic and would assist access to the mall for pedestrians and cyclists.

There are also opportunities to improve cycling and pedestrian links through and around the centre, making use of the existing road corridor by providing designated cycle lanes and walking routes. These will link into the cycle and pedestrian network and look to link with future strategic routes along the River and between North and South Brighton via the Jubilee walkway. The provision of improved cycle and walking facilities will help to create a safer network and can encourage linkages between existing community assets such as Rawhiti Domain and to Bottle Lake Forest to the north.

Links into and beyond the centre, could also be improved through signage and way finding materials built into buildings or streetscape features. One key concept of the Plan is to encourage the River to sea link which can be promoted through the use of materials built into the road, with the use of lighting or coloured paving to reflect the coastal location.

3. Development of precincts, entertainment, retail/commerce and residential while encouraging mixed use activities



Figure 17: A plan showing the development of precincts within the New Brighton centre

Description

The diagram shows the desire to create precincts within the New Brighton Centre. This will help to focus activities within certain areas to maximise the land use and relationships between different uses.

Entertainment precinct Entertainment activities will be targeted towards the sea front so that connections between the beach and land uses within the mall can be improved. Cafés bars and restaurants would be encouraged to establish in this area, along with other entertainment venues such as a bowling alley, ice rink or a cinema. These activities could help to bring some vibrancy into this location, providing an indoor area that could still be utilised in adverse weather conditions.

Creating an entertainment precinct would also help to promote a night time economy that would make the centre more vibrant after dark.

Currently many local residents feel unsafe at night in the centre and this is mainly due to a lack of social activity. If restaurants, bars and entertainment venues were to open later, more people would be present in the centre and this would help to alleviate the unsafe feeling by promoting active surveillance.

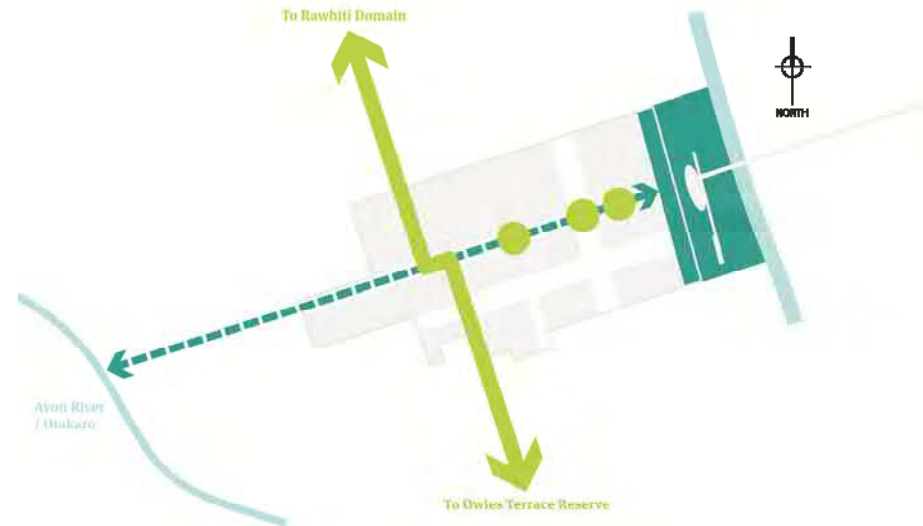
Retail/commerce precinct. The core of the centre would focus around the new road, linking the entertainment and retail/commerce precincts. A consolidation of the retail/commerce functions of the centre will help to promote healthy competition within the centre and be an attractive destination for shoppers to walk around. The central retail and commerce precinct would benefit from having a major anchor tenancy (potentially a larger, relocated supermarket) supported by a range of smaller footprint stores that can be more competitive and functional within the retail hierarchy.

Creating a compact, niche commercial centre should firstly ensure that it is functional to serve its catchment and should also help bring back visitors to New Brighton. It will help focus marketing and promotion programs, enabling the centre to become an attractive shopping destination once again.

Residential precinct. It is envisaged that the remainder of the existing centre would be converted to residential use over time. Within this residential area, there could be an option to identify land for travellers accommodation. A higher density residential environment which includes travellers accommodation would help to consolidate the centre and support the changes envisaged, and ultimately help New Brighton grow as a competitive centre.

Whilst a specific area is highlighted for residential development, the retail/commerce precinct could also contain mixed use retail and commercial activity with residential use above ground floor to help create a vibrant and ultimately safer environment for users.

4. Reinforcing the river to sea link through the centre and connections to recreational spaces



Description

Figure 18: A plan showing connections between river, sea and recreational spaces

New Brighton's natural environment is one of its greatest assets and this should be built on as a key action for the master plan. Its proximity to the coast and river corridor sets New Brighton aside from other centres. Promoting the theme of water through the centre will help to create a link between the river and the sea. This can be achieved through a number of design elements that reinforce 'water' in a number of places through the centre as a reminder of the unique location.

Within the centre there are existing references to the coastal theme. These include surf board seating, coastal plantings (palm trees) and the use of additional features such as water play equipment. These reinforce the importance of the environment by drawing on the coastal water theme.

Reinforcing the fun vibrant image is also a goal of the master plan; through the consultation process many people identified with New Brighton as the 'playground for the east'. This sentiment can be built upon by recognising the importance of key events and activities that take place on the beach and within the wider catchment, including Rawhiti Domain and Owles Terrace Reserve. Recreation and in particular the surf culture is prominent in New Brighton and this can help inform the character of the centre.



Figure 19: A selection of photographs showing current and proposed activities that could take place in New Brighton

Actions

This section outlines the key actions which will enable the vision for New Brighton to be implemented. The actions are grouped into the following project areas:

- Public land
- Private land
- Recovery together

The Integrated Recovery Themes (refer page 9) are evident in each of these project areas and these help to inform the individual actions set out in this section.

Each action is introduced and the rationale explained for its inclusion in the Plan. A concept drawing helps to portray the proposed changes and where applicable the staging for each action is outlined, including methods for implementation.

Public space

Summary

This is space directly controlled by the Council: the road corridor, parks and Council-owned land/assets. This Plan looks to build on previous projects to improve the road corridor and links to the beach.

In addition, the Christchurch Transport Strategic Plan and Proposed Change 1 to the Regional Policy Statement indicate the need for a transport interchange to be located within New Brighton. This planning process has explored options for the location of this and a preferred site is identified within this draft master plan.



Figure 20: Annotated plan showing actions on public land

Actions:

- **A1** – New north–south road corridor
- **A2** – Continuation of the road through the pedestrianised mall
- **A3** – Bus interchange
- **A4** – Upgrade of Marine Parade
- **A5** – General streetscape improvements
- **A6** – New public toilets

Action A1 – New North – South road corridor

Description

In order to address the poor north-south links through the centre, this action proposes a new road corridor to be developed that would extend from Oram Avenue (to the south) and link through to Keppel Street (to the north). This would help to break up the extensive block of commercial units and car parking within the block of land extending between Brighton Mall and Hawke Street, while also providing an important pedestrian and vehicle link through the centre.

A new road corridor would also help to ease vehicle movement along Marine Parade. Marine Parade currently serves as the main north-south link which prevents opportunity to unite the commercial-land use with the sea front, and give priority to pedestrians in this area.

Another advantage of creating a new north-south connection would be to provide some shelter from the prevailing easterly wind. Currently, Brighton Mall acts as a wind tunnel and this deters people from sitting outside in cafés and restaurants.



Figure 21: An image showing the potential layout of the new road running through from Oram Avenue to Hawke Street



Figure 22: An image showing the potential built character form for the new road corridor

Action A2 - Continuation of the road through the pedestrianised mall

Description

This action responds to the current poor use of the pedestrianised part of New Brighton Mall that adjoins Marine Parade. This area currently has a number of vacant premises, and some buildings are in a poor state of repair. The area is generally quieter than other parts of the centre and considering its prime location close to the seafront, it would be expected to be more vibrant than it currently is.

The western part of Brighton Mall was upgraded with the implementation of the slow road in 2006. This has brought new life to this area of the mall and has made it the most active area of the mall.

Extending the one-way road through the pedestrian mall will help to provide more activity in this area. Continuing the streetscape works with new surfacing, planting and seating will also help to bring new life to the area. This, in association with the vision of this area being the entertainment precinct, will transform the area into a vibrant, functional space in a prominent seafront location.

The palm trees, which have become an iconic feature of New Brighton Mall, would be retained along the southern side of the street, complementing the pedestrian area. Opportunities to replant the surplus trees from the northern side of the road, in other parts of the mall would be explored.



Figure 23: An image showing the opening up of the pedestrianised part of Brighton Mall onto Marine Parade



Figure 24: An artists impression of the potential built character of Brighton Mall

Action A3 - Bus interchange

Description

There are currently issues with how buses operate within the centre, especially for lay-overs (times when buses need to wait) with New Brighton being at the end of route. Buses currently wait within the car parking area on the sea front, and there are no driver facilities provided. A bus interchange has been included in the Plan as appropriate for New Brighton. This will help create a central point for visits to, and from, the centre and assists in achieving the objectives of a Key Activity Centre.

Several options were considered for the location of the interchange, on both public and private space. However, in considering the existing bus routes and other proposed changes to the centre, the preferred option is to be sited within the existing Council car parking area on Beresford Street.

Observations show that this car parking area is currently underutilised and that there is a significant amount of car parking already located with the centre. Furthermore, a functional interchange could also encourage the use of public transport and limit the reliance on car use.

Figure 25 shows the location and potential layout of the bus interchange. Careful treatment would have to be given to the rear boundary of the site to provide a buffer for the residential properties beyond. Some car parking has been retained in this area to provide such a buffer and to mitigate parking losses elsewhere in the centre.



Figure 25: An image showing the new bus interchange on Beresford Street

(It is noted that the development of the interchange would be subject to both building and resource consents).

Action A4 – Upgrade of Marine Parade

An important aim of the Plan is to better integrate the centre with the seafront. The seafront is one of the main draw cards of the centre and the library is a major attraction for locals and visitors to New Brighton.

The 'big picture' rationale for the New Brighton Centre looks at reactivating land-use activity fronting onto Marine Parade. Action A4 – Upgrade of Marine Parade complements this 'big picture' concept through upgrading the road to act as more of a shared space, where pedestrians and cyclists would have priority over vehicles. This would help to facilitate improved movement between the centre and the foreshore.

In changing the priority to pedestrians and cyclists, the effect on private motor vehicles isn't anticipated to be great, as the provision of the new north-south road (Action A1) would help to redirect most vehicles through the shopping mall and would also take the majority of bus services off Marine Parade.

New Brighton holds a number of events and festivals, and by redirecting vehicles away from Marine Parade, this area could be temporarily closed to traffic to unite the mall with the sea front activities.

Figure 26 shows how Marine Parade could, potentially be upgraded. The use of paving materials would help to define the road space from pedestrian activity, and an upgrade to landscaping can help draw together activities on both sides of Marine Parade.



Figure 26: An image of the shared space along Marine Parade



Figure 27: An artists impression of the potential built form character for Marine Parade, integrating with existing buildings

Action A5 – General streetscape upgrades

In order to provide a uniformed streetscape for New Brighton, and in light of other proposed actions, Beresford Street and Hawke Street in particular would require upgrading. Furthermore, these road corridors and associated landscape areas would be upgraded to integrate and compliment any new adjacent land-uses. For example, if the existing Business 1 zone were to be rezoned for residential use, the streetscape could be updated in this area to reflect the adjoining residential land.

Beresford Street cycle link - Streetscape enhancements along Beresford Street are proposed to provide a main cycle link to and from the centre. It is envisaged that Beresford Street would include a segregated cycle lane in each direction which would act as the link between the River corridor and seafront and beyond to a potential cycle route along the Avon River corridor. This reinforces the concept of uniting the two important natural features either side of New Brighton centre.

Beresford Street has been selected as the preferred route for cyclists in order to create a more user-friendly experience by being segregated from the road. This will mean that cyclists are not competing with cars and pedestrians through Brighton Mall. Furthermore, with the bus interchange, located on Beresford Street, could help to promote an integrated public transport system where bike users can use buses for longer journeys.

Brighton Mall renewal - It is noted that the recent street upgrade of Brighton Mall (2006) has helped to revitalise this part of the mall and certain aspects of this upgrade could help to inform development in other parts of the centre (i.e. the street furniture and plantings).



Figure 28: One of several streetscape upgrades and indicative photos showing the concept ideas. This image shows Beresford Street with a new segregated cycle lane. Other streetscapes proposed to be upgraded include Hawke Street and Brighton Mall.

However, it is acknowledged that this area would require upgrade and enhancements some time in the future. For the moment, there are opportunities to improve legibility and use of space to reflect the changes occurring throughout the rest of the centre.

Lighting is also a key consideration for future street upgrades to ensure spaces are well-lit and to encourage people into the centre at night time. Seating and planting areas are proposed to help improve pedestrian connections and legibility throughout the centre. It is envisaged that palm trees removed from the eastern part of New Brighton Mall would be replanted through the Mall to help reinforce New Brighton's coastal identity.

Action A6 – New public toilets

The two public toilet facilities for New Brighton centre are currently located on the sea front and Shaw Avenue. The toilets are poorly located for users of the centre. It is proposed that a new, centrally located toilet within the centre be explored further. The position of the existing toilet blocks can be intimidating for users, particularly at night time, they have occasionally attracted minor vandalism and graffiti. Community feedback has highlighted the need for toilets to be centrally located.

A new toilet block would form part of an informal open space located adjacent to the new road corridor and the proposed supermarket/anchor tenant car park (Actions A1 and B1). The toilet would be located in a prominent position so as to maximise active surveillance and create a safer usable facility. It is possible that land would need to be purchased in association with the new road corridor to help provide this facility. The management of these toilets would be important to ensure a good quality facility is retained.

Given the prominent location of the toilet, there is an opportunity to provide a facility that is functional, well-designed and is a feature within the space. Figure 29 shows the potential location of the toilet and includes example photographs of other toilet facilities which are of a quality design.



Figure 29: View to the sea from Hawke Street car park, showing new open space and toilet block. Also a selection of toilet designs that could be applied to New Brighton.

Private space

This section looks at the private space within New Brighton. Many of the actions in this section will rely on the help of the land and business owners to help bring the Plans vision to reality. Although the Council has limited influence over the implementation of some of these projects, it is possible for the Council to enable some actions to be progressed through targeted strategic land purchase (refer Public Space Action A1 – New north-south road corridor).

Some existing private spaces within the New Brighton Centre contain vacant buildings that have been difficult to lease to businesses. Some of these spaces contain large footprint stores which are not considered sustainable or economic to meet current leasing needs. A finer grain of development with smaller scale stores containing essential local services could help to reinvigorate the centre, especially if anchored by a larger full service supermarket. Therefore, there is an opportunity for existing vacant land or buildings, and other sites which become available for redevelopment, to improve the vitality and viability of the centre through an improved functional layout.

A key issue for users of the centre is the poor pedestrian connections between existing car parking areas and the mall, especially north-south where there is limited access between the mall and Hawke Street Car Park. Improving links within the private space is important to create more activity through the mall and help create a more user-friendly pedestrian environment.



Figure 30: An annotated plan showing actions on private space

Actions:

- **B1** – Relocation of Supermarket
- **B2** – Develop an Indoor Entertainments Hub
- **B3** – Car Parking Improvements
- **B4** – Provision of new pedestrian links
- **B5** – New Residential development
- **B6** – Design guide for New Brighton Centre

Action B1 – Relocation of supermarket

The economic analysis (refer Appendix 4) highlights the need for the centre to retain an anchor tenant. The key anchor tenant currently is the supermarket, however the economic analysis highlights the need for a larger space for this business to be fully functional and effective as a key anchor tenant.

This Plan indicates a possible new location for the supermarket to establish within the core of the centre. The floor areas are indicative of what would be required for a fully functional supermarket with associated car parking and service areas. The supermarket would be accessed primarily via Hawke Street, but would also include strong linkages with the New Brighton Mall as well as through to the proposed new bus interchange on Beresford Street.

There is the potential for smaller format stores to wrap around the supermarket building along Brighton Mall and Shaw Avenue to help maintain interaction with the street.

The car parking area for the supermarket would be located off Hawke Street in the same space that is currently the main car parking area for the mall. This car parking area is currently in multiple ownership, divided between the land parcels and associated businesses within the mall. This area is in a poor state of repair and does not operate to its best ability mainly due to the multiple ownership.

If the operation of the car parking area was to be controlled by one owner or via a collaborative agreement then there is potential for this area to be upgraded and for improved connections to be created through to the mall. Opportunities arise to create a more pedestrian friendly environment and to install more planting to help soften and break up the spaces.

There are a number of constraints to the redevelopment of the supermarket in this location, primarily the fragmented land ownership of the parcels in this block. However, with the number of earthquake damaged properties there is the opportunity for land amalgamation to help make the concept deliverable.

Further discussions would also be required with potential operators to determine the feasibility of this option.



Figure 31: An image showing the potential location of the relocated supermarket on Hawke Street

Action B2 – Develop an indoor entertainment hub

The Plan identifies the need for greater activity within the New Brighton Centre to provide for the local catchment and also to attract visitors to the centre.

This action is intended to encourage the development of an indoor entertainment hub that could be run as a private enterprise. A centre of this kind could be a major attraction for New Brighton, particularly on bad weather days. This centre could cater for various community events, and potentially include a cinema, ice skating rink, children's play centre, climbing wall and tropical gardens. These activities would work well with the outdoor activities outlined for the playground upgrade on the other side of Marine Parade, and help to develop the entertainment and recreation precinct further.

This land is currently occupied by the supermarket and this action is reliant of the relocation of the supermarket (Action B1). This hub could potentially be linked to retailers, cafes and bars that establish around the site and act as a functional entertainment hub that will attract people to the centre. This concept would require private investment and the potential amalgamation of land.



Figure 32: A close up of the New Entertainment Hub



Figure 33: Artists impression of how the indoor space could be developed for various entertainment uses

Action B3 - Car parking improvements

The Hawke Street car parking area is in fragmented ownership which makes maintenance and organisation difficult to manage.

This action looks to disperse private car parking areas around the centre in more manageable spaces that would serve the retail and commercial spaces in the centre. These car parking areas would be well landscaped and have better pedestrian links to the centre through the laneways identified in Action B4. Vehicle crossing would be rationalised to improve pedestrian safety.

These car parking areas need to be well lit and incorporate CPTED principles, creating safer and more legible spaces that interact with the centre.



Figure 34: The location of consolidated private car parking spaces spread throughout the centre

Figure 34 shows the areas of car parking spread through the centre and in particular shows a strong pedestrian walkway connecting through the new road and square containing the public toilet (Action A6).

Whilst private car parking spaces are proposed to decrease overall under this concept, the centre will be consolidated into a much more compact area. Furthermore, the introduction of the bus interchange and improved cycle and pedestrian links should assist in promoting alternative means of transport to, and from, the centre.

Action B4 – Develop new pedestrian links

To help create improved permeability through the centre, sites where buildings have been demolished could provide opportunities to provide new linkages (laneways). Currently, the mall has large blocks with very few good quality links north and south to both Hawke Street and Beresford Street.

There exists the potential to create more linkages so that shops can open up on to laneways, providing a more intimate shopping experience and shelter from the easterly wind. These pedestrian linkages can help create a finer grain retail development opening onto laneways which is considered to be a more viable form of development for the centre.

This form of development would require commitment from land owners and developers. Benefits would include the creation of interesting spaces that would provide a strong entrance to the centre from areas such as the bus interchange and car parking spaces.

Figure 35 shows potential linkages that can be created through the centre linking public and private spaces. These spaces show the advantages that can be derived from outdoor seating areas for cafes and bars in sheltered, safe environments.



Figure 35: The location of new pedestrian links through private land creating a pedestrian friendly environment.

Action B5 – New residential development

As discussed within the 'big picture' section, if the centre were to be consolidated into a smaller compact area, a plan change will be needed to revert some of the surplus commercial land into residential. The loss of residential catchment to the red zone has had a significant impact upon the viability of the centre. The provision of additional residential space may help to combat this loss by providing vibrant residential accommodation close to the heart of the centre.

The proposed plan change would require analysis of the type of residential accommodation that would be appropriate within this area. Due to the close proximity to the centre, a higher density of development could be anticipated. Affordable housing could also be provided within, or close to the centre.

This accommodation could also, potentially, include retirement housing or affordable 'first home' units. This helps ensure that the area offers a range of accommodation, and is available to people who want to live close to the centre. It would, potentially, also help to attract new residents to the area.

Furthermore, the centre's location near the coast is an obvious attraction for tourists. A rejuvenated centre has the ability to further attract visitors to the centre, which could mean a demand for additional travellers' accommodation to be provided. Currently, there is a backpackers located within the centre which is very well patronised.

Therefore there is the potential for some of the surplus commercial land to be rezoned for this purpose or for traveller's accommodation to be incorporated into redeveloped sites especially along the seafront.

Such examples of sites that could be rezoned for residential use are part of land Council owned Car Parking area along Beresford Street as well as the old supermarket site on the corner of Shaw Avenue and New Brighton Mall. It is anticipated that the Council would undertake the rezoning of this land to enable the desired outcomes.



Figure 36: The location of potential new residential development



Figure 37: Image showing the potential built character form of residential development around the centre

Action B6 – Design guide for New Brighton Centre

This action is intended to help provide additional advice for land owners and prospective developers looking to rebuild and redevelop within the New Brighton Centre.

The design guide would build upon the concepts and actions set out in this Plan and provide additional detail that would help to inform the character of the centre as it is redeveloped. The design guide would explore the existing built and natural character in more detail. This will help to create a stronger vision of how New Brighton could be redeveloped.

The design guide would include examples of building character styles and features that make the most of the centre's prominent position between river and sea, and examples of how to develop the vision of a fun, creative and lively centre, while also being functional for locals and visitors.



Figure 38: Potential built character form that the design guide can help develop further

Recovery together

Summary

This section focuses on the role of the local community in the recovery of the centre. It is recognised that the recovery of the centre is not just about physical resources but also relies on a passionate local community who are willing to provide time, effort and commitment into ensuring that New Brighton Commercial Centre can fully recover and grow to be the heart of the community.



Figure 39: Photograph of volunteers tackling graffiti in the centre

The Council has a role to support the community and to facilitate a collaborative approach to achieving their goals.

The actions within this section recognise the importance of existing community groups and looks at tools to ensure their success in achieving their goals. Existing community services are prominent in the centre, with the library and church groups being prominent assets. It is essential to build on these and explore opportunities for future growth.

The plan also introduces tools to aid businesses and landowners with the rebuild and recovery of the centre. If local business owners work together to help the recovery of the centre, a collective team effort is more effective than isolated attempts to attract business. Creating a brand for New Brighton and a marketing campaign can help to attract local custom as well as attract visitors from beyond Christchurch. It can also go a long way to 'kick starting' activity and creating a much needed point of difference when competing for investment and custom from other centres around the City.

Actions:

- C1 – A stronger, active business association
- C2 – Provision of additional Council Customer Services
- C3 – A graffiti action plan
- C4 – Transitional projects and events
- C5 - Appoint New Brighton Centre case manager

Action C1 – Develop a stronger, active business association

There is an existing business association operating in New Brighton, however, it has with limited participation from local business owners and operators. A strong and active business association, where businesses can work together for the overall benefit of the centre, is key to its future success and recovery.

As discussed, there are numerous community events that take place in the New Brighton Centre throughout the year, and there are opportunities for businesses to work collaboratively to gain success from holding events within the centre.

Holding regular meetings will allow businesses to communicate and share ideas for marketing and attracting customers to the centre. Business owners and the community can work together to create a brand for New Brighton Centre that will help to give the centre an identity that is instantly recognisable by locals and people throughout wider Christchurch.

There are examples of successful business associations in other parts of Christchurch, particularly following the earthquakes. The Council could play a role in initiating discussions with other business communities to find out how they have been successful in encouraging participation and promotion of their centre.

Action C2 – Investigate providing additional council services

This action seeks to investigate the options for the provision of additional Council services to be located within the New Brighton Centre. The library is a fantastic facility for locals and also attracts visitors and tourists from outside of the neighbourhood catchment due to its unique location on the seafront.

The centre also contains the Burwood/Pegasus Community Board Room, which is available for hire by community groups for meetings when it is not required by the Board.

However, the nearest service centres for local residents to access council services is at The Palms in Shirley and the Linwood Service Centre. This results in people having to leave the New Brighton area to access key Council services. It also means that people may shop and do business in other centres rather than staying local to New Brighton.



Figure 40: Photograph of the New Brighton Library

As suggested by the local community, there is potential to investigate expanded Council services in New Brighton as part of the next LTP (2014 - 2016). This would most likely be co-located with the library, and might comprise a self-help kiosk or additional staffing.

Action C3 – Prepare a graffiti action plan

Graffiti has been identified as a big issue within the New Brighton Centre. Whilst it is a long-standing issue, the closure of buildings and presence of derelict/vacant sites has seen an increase in the incidence of graffiti. The CPTED (Crime Prevention Through Environmental Design) report (appendix 5) highlights the issue of graffiti and associated crimes in greater detail and discusses the key issues which lead to this activity occurring more frequently.

The community is already very active in reporting and cleaning up graffiti (as witnessed in figure 39); there are many volunteers who offer their time to paint over walls and fences where it has occurred.

This Master Plan action seeks to enable the community to work with the Council and the police to formulate a plan to proactively manage the occurrence of graffiti in the New Brighton Centre. The community will take the lead role and responsibility for its implementation.

Furthermore, there is an opportunity through the rebuild of buildings to ensure that spaces are well designed and that good lighting is integrated into buildings. This will help to limit opportunities and spaces where graffiti can take place. These principles would form part of pre-application advice with applicants and would also inform the contents of a design guide (Action B6 above).

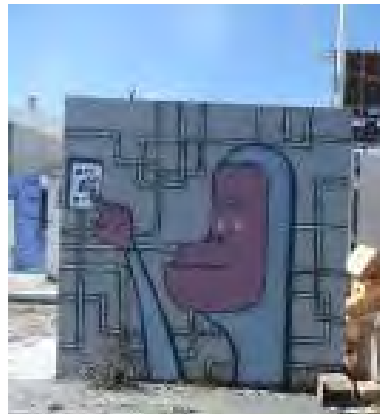


Figure 41: Photograph of graffiti in the centre

Action C4 – Undertake transitional projects and events

There are a number of vacant sites and spaces that have become available following the demolition of buildings. This number is expected to rise. The rebuilding process can take time, and it is possible that some sites may remain vacant until insurance and rebuilding plans are resolved.

It is important for retailers and businesses trading within the centre that these sites are made safe and cleared, and rubble, that can attract graffiti and crime, is removed. Preferably, these cleared sites would be transformed into functional spaces or sown with wild flowers.

New Brighton also has a very creative and artistic community who could be given more expression within the centre. Since the demolition of some buildings in the centre, there has been a greater presence of murals on vacant sites, which help add colour and character to the centre. Ideas like these, can be built upon and incorporated into the design of buildings to help create a stronger identity for New Brighton.



Figure 42: Photograph of the transitional project in Brighton Mall

The community, led by Renew Brighton, have collaborated with a land owner and other agencies to construct a creative pop up precinct within New Brighton Mall. Such ventures create appealing outcomes for locals and can also act as an attraction for visitors to the centre.

Another demolished building site, on the corner of Oram Avenue and Beresford street, has been transformed by Greening the Rubble into a

‘community garden’. Volunteers gave their time to transform a vacant site into an attractive garden environment that is both visually interesting and also a play space for younger children.



Figure 43: Photograph of the site located on the corner of Oram Avenue and Beresford Street developed by Greening the Rubble

The lead for transitional projects like this will remain with the local community, however, there is a role for Council officers to liaise with other Council units to provide advice for the design and layout of sites and any consenting process that may be required.

Action C5 – Appoint a New Brighton case manager

As part of the Suburban Centres Programme, the Council has provided an ongoing case management service to all centres that have suffered earthquake damage and disruption.

This Council’s case management service is intended to be a short term service, however, the recovery and rebuild of the suburban centres will extend for some time. Therefore, the appointment of a dedicated case manager for New Brighton will continue to provide a ‘single face’ point of contact for commercial property owners, developers and businesses to ensure they have access to available services.

A case manager will help to liaise with different parts of the Council to assist with repair/rebuild options and to provide assistance and support through the Council’s consenting processes. The case manager will help obtain urban design advice and provide contact details for key agencies involved in the rebuild .

This approach would provide the local community with a single point of contact and ensure a degree of consistency when dealing with matters relating to the master plan and the future direction of New Brighton. It will help to achieve a collaborative approach to the rebuild of the centre, enabling land owners and businesses to communicate with one another to ensure ‘joined-up’ thinking and sharing of resources where possible.

Master Plan implementation

The Implementation Plan is important for giving effect to the Master Plan's vision, goals and actions. This section sets out the responsibilities, priorities and potential dates for each actions described above.

Each action within the Plan aligns with the goals for redevelopment of New Brighton Centre and one or more of the themes for Integrated Recovery Planning: natural environment; community wellbeing; culture and heritage; movement; economy and business and built environment. The Implementation Plan also identifies anticipated timeframes, lead and support partners and potential funding requirements (for instance, if a project is to be funded from Council capital or operational budgets.

Earthquake recovery and master planning implementation involves working with multiple partners and key stakeholders involved in the recovery process – including the Council, local residents, property and business owners, associations, organisations and other government and non-government agencies. It is recognised that the recovery and future development of New Brighton Centre will take time and, in some instances, it will be complex and challenging.

Timeframes

The timeframes for achieving projects and actions are difficult to determine. In some instances, factors relating to ground stability and insurance are still being resolved. Property owners are continuing to work through a range of issues that are specific to their sites and circumstances.

The pace of implementation will be influenced by a range of factors, many of which are yet to be fully determined. Wherever possible, it is

desirable to achieve some quick wins to boost community confidence in the rebuild and to create momentum for its rebuilding and recovery.

The actions set out in the Plan are divided between public and private space. It is easier to provide timeframes on the development of public land, however, much of the required is still to be secured. Development on private space is much less certain and some of the larger projects will require further investigation and collaboration between stakeholders. Others may require the staging of development to optimise coordination efforts.

Despite the uncertainty surrounding funding and timing, the actions in this Draft Master Plan are organised into two streams:

1. Short to medium-term actions to facilitate the rebuild and recovery process; and
2. Longer-term actions to achieve a broader vision for improvement.

The Plan's short to medium-term actions are designed to build relationships between the public and private sector. They aim to help get businesses back up and running, and people back shopping, working, living and socialising in the centre. Many of these actions are driven by the community with support from the Council.

Longer-term actions seek to give effect to a strategic vision for more comprehensive regeneration of the centre. The intention is to identify opportunities which will enhance aspects of the centre that work well, and opportunities to upgrade some areas so they perform even better.

The Implementation Plan should be considered as a work in progress and will be subject to ongoing review due to internal and external influences affecting the centre. Timeframes are indicated in Figure 44 and the Implementation Table (below). However these should be considered a general guide only:

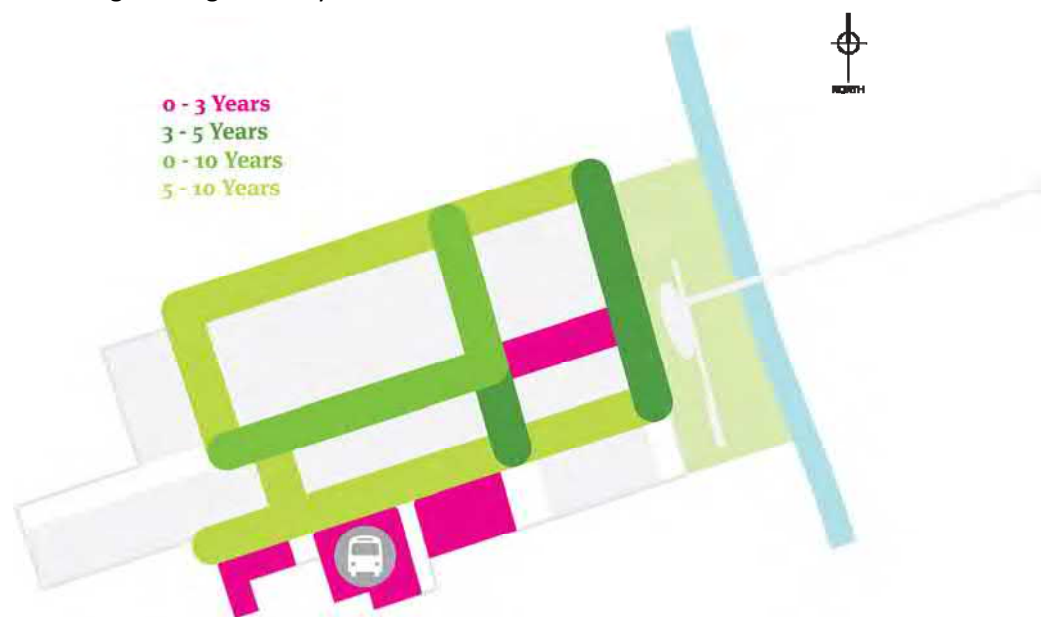


Figure 44: Potential Staging diagram for public and actions

Council costs

Council budgets are shown as Opex (operational costs) indicating staff/consultant time and Capex (capital costs) which relate to physical works such as street upgrades, open space enhancements or development of Council land/assets. Capex costs must be secured through the Council's Annual Plan process, unless they are deemed to be minor works which can be funded through budgets already allocated in a current Annual or Long Term Plan.

It is noted that the figures shown within the implementation table are preliminary costings. The Council will still need to complete detailed costings in conjunction with the Council's Annual and Long Term Plan. Council activities and priorities change over time and therefore the projects will be contestable as part of the review of the Long Term Plan. This review involves the identification and prioritisation of projects across the whole city and is undertaken three yearly. The next three year review of the Long Term Plan is currently underway.

Implementation Plan

The funding, timing and scope of a Council-led project or action is subject to Council processes and approvals, whether it is through the Long Term Plan and/or the Annual Plan process; and/or resource and/or building consent process. There may also be a need for further public/stakeholder consultation and land owner consent. It is also possible that some Council-led projects may be implemented through existing Council work programmes and budgets.

Implementation plan for the draft New Brighton Centre Master Plan

Recovery theme / goal ¹	'Big picture'	Public Space Actions	Timeframe	Lead	Support partner	Council cost? ²
M, B, E	Enhancing the flow of pedestrian and cycle routes to, through and around the centre; Development of precincts; Reinforcing the River to sea link through the centre	A1 – New North South Road Corridor	0 – 10 years	Council		CAPEX / OPEX
M, B, E		A2 – Continuation of road through pedestrian mall	0 – 3 years	Council		CAPEX / OPEX
M		A3 – Bus interchange	0 – 3 years	Council		CAPEX / OPEX
M, B, N, E		A4 – Upgrade of Marine Parade	3 – 5 years	Council		CAPEX / OPEX
M, B		A5 – General streetscape upgrades	0 – 10 years	Council		CAPEX / OPEX
B, C		A6 – New Public Toilets	0 – 10 years	Council		CAPEX / OPEX

¹ B = Built environment, E = Economy and business, N = Natural environment, C = community wellbeing, M = movement.

² (OPEX) refers to operational costs. (CAPEX) refers to capital costs.

Recovery theme / goal ³	'Big picture'	Private Space Actions	Timeframe	Lead	Support partner	Council cost? ⁴
B, E	Consolidation of the Centre	B1 – Relocation of supermarket	5 – 15 years	Private Land Owner / developer		
B, E, C	Enhancing the flow of pedestrian and cycle routes to, through and around the centre; Development of precincts;	B2 – Develop indoor entertainments hub	5 – 15 years	Private Land Owner / developer		
B, E, M		B3 – Car parking improvements	0 – 15 years	Private Land Owner / developer	Council	OPEX
M, B		B4 – Provision of new pedestrian links	0 – 15 years	Private Land Owner / developer	Council	OPEX
B, E		B5 – New residential development	0 -15 years	Private Land Owner / developer	Council	OPEX
B, E, N		B6 – Design guide	0 – 3 years	Council		OPEX

³ B = Built environment, E = Economy and business, N = Natural environment, C = community wellbeing, M = movement.

⁴ (OPEX) refers to operational costs. (CAPEX) refers to capital costs. See Appendix 1 for details of estimate capital costs for each action.

Recovery theme / goal ⁵	'Big picture'	Recovery Together Actions	Timeframe	Lead	Support partner	Council cost? ⁶
E	Consolidation of the Centre	C1 – A stronger, active business association	0 – 3 years	Business Community	Council / Recover Canterbury	OPEX
C	Enhancing the flow of pedestrian and cycle routes to, through and around the centre;	C2 – Provision of additional Council customer services	3 – 5 years	Council		OPEX / CAPEX
N		C3 – A graffiti action plan	0 – 3 years	Community Group (Renew Brighton)	Council	OPEX
B, E, C	Reinforcing the River to sea link through the centre	C4 – Transitional projects and events	0 – 3 years	Community, Businesses / landowners	Council	OPEX
B, E, N, C, M		C5 – New Brighton Case Manager	0 – 3 years	Council		OPEX

⁵ B = Built environment, E = Economy and business, N = Natural environment, C = community wellbeing, M = movement.

⁶ (OPEX) refers to operational costs. (CAPEX) refers to capital costs. See Appendix 1 for details of estimate capital costs for each action.

Appendices and acknowledgements

Appendix 1 – The broader strategic planning and earthquake recovery context for the New Brighton Centre Master Plan

The New Brighton Centre Master Plan is linked to a wider framework of local government and planning legislation, policy and strategy. Some of this legislation and policy was in place prior to the earthquakes and some has been put in place as a result of the earthquakes. The information below provides a broad overview of the planning context for the New Brighton Centre Master Plan.

Canterbury Earthquake Recovery Act 2011 and Recovery Strategy

The Government has prepared a Recovery Strategy under section 15 of the Canterbury Earthquakes Recovery Act to provide a vision, goals and a road map for the earthquake recovery in Greater Christchurch. The aim of the Recovery Strategy is to coordinate an efficient and effective recovery work programme and to establish principles to guide how CERA and other agencies will work together. It sets out recovery priorities and identifies six components of recovery: integration and leadership; social; economic; cultural; the built environment; and the natural environment. Of particular note to New Brighton are the social goals encourage local communities to take responsibility for their recovery. This master plan has been prepared with the views of the local community at the forefront, furthermore some key actions in

the plan encourage the local community to take the lead for implementation. To read the Recovery Strategy see this web link: <http://cera.govt.nz/recovery-strategy/overview>.

Long Term Council Community Plan

The Long Term Plan (LTP) is the Council's ten year business plan which brings together all the Council's planning and legislative activity, specifying the services to be provided and how they will be funded. The current LTP contains nine *Community Outcomes*, a collection of aspirations relating to life in our City. These were developed through community consultation. Work is already underway to prepare the next LTP for the 2013-2023 period, which will involve a revision of the current Community Outcomes.

This process provides an opportunity for key projects within this draft master plan to be included for funding, however it is noted that any funding for the New Brighton centre will be contestable.

Related to the ten year LTP is the Council's Annual Plan, which explains how the Council intends to finance the activities and services it provides during the applicable year. To view the 2012/2013 Annual Plan see this link: <http://www.ccc.govt.nz/thecouncil/policiesreportsstrategies/annualplan/index.aspx>

Greater Christchurch Urban Development Strategy

The Greater Christchurch Urban Development Strategy (UDS) uses integrated planning to achieve efficient land and energy use to achieve a broad settlement pattern for the next 35 years. It sets out a long-term vision, guiding principles and strategic directions and an action plan to encourage vibrant centres throughout the greater Christchurch area which are connected by efficient and sustainable infrastructure. The UDS promotes higher density housing along transport corridors to support public passenger transport.

The UDS discusses the role of Activity Centres. New Brighton is identified as a Key Activity Centre within the draft change 1 to the Regional Policy Statement).

Earthquake recovery has not changed the UDS long-term vision for greater Christchurch, or the strategic directions and general areas identified for growth. To read the Greater Christchurch Urban Development Strategy see this web link: <http://www.greaterchristchurch.org.nz/Strategy/>.

Proposed Change 1 to the Regional Policy Statement (RPS)

Proposed Change 1 to the Regional Policy Statement (RPS) provides the sub-regional policy framework under the Resource Management Act 1991 to implement the Greater Christchurch Urban Development Strategy. The purpose of Change 1 is to provide for development in a way which achieves quality outcomes and takes a sustainable development approach to managing growth.

With respect to commercial activity, Chapter 12A limits commercial activity outside the Key Activity Centres (which includes New Brighton) that could restrict the ability of these Key Activity Centres to achieve their

intended functions. Key activity centres are located at strategic points along regional, area or district arterial roads and are generally well served by public passenger transport and surrounded by higher (low–medium and medium) density living zoning. The RPS identifies that they will serve as focal points for important public and private services facilities by providing for the efficient grouping of mixed business and community activities. For more information on Chapter 12A of the RPS, see this link: <http://ecan.govt.nz/publications/Plans/canterbury-regional-policy-statement-chapter-12a.pdf>.

Christchurch City Plan

The Christchurch City Plan provides a framework for the management of land use and subdivision, and is prepared under the Resource Management Act 1991. The Plan addresses the effects of land use, subdivision, and building activities on the environment, and on neighbours. It comprises three Volumes: Volume One identifies development issues, Volume Two sets out development objectives and policies and, Volume Three sets out development rules and matters for assessment.

When evaluating long term size and function of the New Brighton Centre, relevant policies in the City Plan for the distribution of commercial activity and consolidation of suburban centres apply. Appendix 2 provides extracts from the City Plan for activities within the New Brighton Centre.

Christchurch Transport Strategic Plan

The purpose of the Draft Christchurch Transport Plan is to create a city that is easier to move around, provides travel choice, supports a vibrant economy and creates stronger more healthy communities. To achieve this the draft Transport Plan has identified four goals and a range of actions for implementation over the next 30 years.

Some general provisions of the plan are of relevance to the New Brighton Centre:

- improvements to public transport infrastructure and services;
- investigations into park and ride facilities connected to the core public transport network for access to the central city;
- improvements to the allocation of road space through the re-allocation of on-street car parking, especially in core walking and cycling streets;
- the protection of the strategic freight network; and
- investment in green infrastructure and enhancements in road renewals;
- a cycle link along the Avon river corridor.

Facilities Rebuild Plan

The Facilities Rebuild Plan assesses all earthquake-damaged Council owned assets around the City that may need to be demolished, rebuilt or repaired. Decisions on the assets around New Brighton which includes the Children's whale pool on the seafront, the library and public toilets etc must take place within the context of all 1600 damaged Council-owned facilities across the City and in Banks Peninsula. All major decisions are made by elected members, initiated by a full report which includes Council staff recommendations. The Council anticipates that it could take until 2014 for decisions to be made about all the facilities included in the project, due to the length of the DEE assessment process and other considerations such as the insurance process.

At least five possible scenarios apply to buildings that are part of the Facilities Rebuild Plan. They include:

- a building is repaired to the same level;
- a building is repaired to a higher standard;

- a building is demolished and replaced with the same type of facility;
- a building is demolished and replaced with a different facility; or
- a building is demolished and not replaced.

A lot of public consultation has already occurred as part of key Council strategies around its facilities and the services. Further public consultation is likely to take place for major facilities. More information on the Council's Facilities Rebuild Plan is at this link: <http://www.ccc.govt.nz/thecouncil/councilfacilities/index.aspx>

Libraries 2025 Facilities Plan

The Libraries 2025 Facilities Plan is a framework to guide the future development of the Christchurch City Libraries network through to 2025. The Plan contains a framework comprising principles, tactics and criteria for the provision of a libraries' network in Christchurch. To view the Libraries 2025 Facilities Plan see this link: <http://christchurchcitylibraries.com/2025/>

The 2010 and 2011 earthquakes have necessitated an early review of the Libraries 2025 Facilities Plan, to reconsider the timing and/or sequencing of rebuilding and new development. The results of this review will help inform the Council's Facilities Re-Build Plan, which provides options, priority and the scheduling of repairs and rebuilds for all 1600 earthquake damaged Council facilities.

This is particularly relevant where we would be looking at providing additional Council services within the existing library building at New Brighton.

Stronger Christchurch Infrastructure Rebuild Team

The Stronger Christchurch Infrastructure Rebuild Team (SCIRT) has initiated a large scale work programme for repairing and rebuilding infrastructure damaged by the earthquake, including roads and Council-owned assets. SCIRT's role is to replace damaged infrastructure, including sewer and water pipes and roads, generally on a like-for-like basis, with the Council adding value to that work where possible. A significant amount of this work is being undertaken in the eastern suburbs and decisions are still to be made over the status or upgrade of access points to the Centre e.g. New Brighton Road and Owles Terrace adjacent to the river as well as to the bridge that provides access to New Brighton from Pages Road. The impact of any decision on the future of this land could have implications on the way people travel to New Brighton.

Christchurch Visitor Strategy

The Christchurch Visitor Strategy was developed through a collaborative partnership between the Christchurch City Council, Christchurch and Canterbury Tourism, Canterbury Development Corporation, visitor industry representatives and Ngai Tahu. The strategy contains a vision and five strategic goals for the greater Christchurch area. New Brighton has the attributes to attract visitors from within and beyond Christchurch and therefore the principles set out within the strategy are of relevance when considering the future potential of the New Brighton Centre. The principles within the policy have helped influence some of the goals in creating a fun and attractive seaside destination that would attract visitors to the centre. The strategy can be read by following this link:

<http://www.ccc.govt.nz/thecouncil/policiesreportsstrategies/strategies/christchurchvisitorstrategy.aspx>

Appendix 2 – City Plan summary

This appendix summarises the parts of the City Plan that are most relevant to the New Brighton Centre, including the provisions that will influence how the centre will be rebuilt or changed. It also outlines the proposed Plan Change 56 and the possible influence this will have on the rebuild process.

Objectives, policies and methods of the plan (Volume 2)

Objective 12.1 and its associated policies are concerned with the distribution of business activity. The provisions seek to have a distribution, scale and form of business activity that provides the community with access to goods, services and opportunities for interaction.

Objective 12.7 specifically concerns the role of suburban centres in enabling people to meet their needs for goods, services and social interaction. There is recognition within this objective that suburban centres provide for these needs at convenient levels to local populations. There is also an expectation of change over time with some centres growing while others decline in significance in response to a changing commercial market; this could be considered directly relevant to the New Brighton Centre. Within this changing environment commercial centres should possess the ability to change within a framework of acceptable environmental limits, including the commercial, cultural and employment functions of the Central City.

Objective 12.8 seeks a high standard of amenity, design and layout for suburban centres. Good design and layout should be promoted at every opportunity to maintain an acceptable level of amenity and maintain the suburban centres' role as important servicing points for the residential areas of the city.

Rules of the Plan (Volume 3)

The rules of the City Plan are the detailed means of implementing the objectives, policies and methods contained within Volume 2 of the City Plan. Outlined below are the specific rules that apply to the Suburban Centres and the zones of activity found within the New Brighton Centre (i.e. Business 1, 2, and 2P).

Part 3 Business

With its Business 1 and Business 2 Zones, New Brighton Centre comprises 'Local' and 'District' centre activity. These zones are designed to meet the daily convenience shopping needs of its immediate catchment.

1.4 Business 1 – local centre general description

The purpose of these zones is to supply local opportunities for employment and small retail shops. The B1 zone is typically characterised by blocks of small and often older commercial buildings. The description recognises that these centres will often have poor physical layout and parking arrangements. A number of environmental results are anticipated for such centres which generally reflect the small scale and local appeal of the centres that adjoin residential areas. Residential activity is anticipated in B1 centres either in conjunction with commercial activity (for example on the upper floors) or displacement of commercial activity. B1 zones therefore provide for a degree of mixed-use activity to be established in the centre.

1.5 Business 2 – district centre general description

The purpose of these zones is to provide for building development greater in scale and intensity than the Business 1 zone, and to provide for

a supermarket business and one or more community facilities. The B2 zone component identifies the focal point of the centre.

3.2 Residential activity in the Business 2 and 1 Zones

Residential units may be built in the B2 zone and in the B1 zone adjoining an L3 zone. Residential units in these zones must comply with the standards applicable to L3 zones in addition to the relevant Business zone standards. Residential activity is anticipated to higher density in commercial business.

3.4 Development and community standards

The rules around the building form in B1 and B2 zones are generally more permissive than for Living zones except where Living zones adjoin the B1 or B2 zone. Here the building must comply with the Living zone recession plane (3.4.1) and there must be a three metre set-back (3.4.2). Screening and fencing are also required (3.4.3). Large extents of blank façades are not permitted unless set-back three metres from the street and landscaped (3.4.5 and 7.3.7). The maximum building size for B1 is eight metres in height with a 1.0 plot ratio (3.5.1 and 7.3.9, 3.5.2 and 7.3.10).

Part 12 - Transport

A separate set of rules addresses transport matters. Issues around access location, type and manoeuvring space are assessed on a case by case basis as part of the assessment matters for resource consent (if required). Most relevant to the redevelopment of New Brighton Centre are the rules around minimum parking standards.

Part 12, 2.2.1 Parking Space Numbers

Parking requirements are activity rather than zone based. The general requirement for car parks for retail activity depends on floor area of the activity. A typical example that would apply to the bulk of retail units in New Brighton Centre requires four car parking spaces per 100 square metres of Gross Leasable Floor Area (GLFA) where less than 750 square metres. Cycle parking is set at one space per 100 square metres GLFA.

Other activities will attract greater or lesser parking requirements. Another typical activity in the two centres would be food and beverage outlets. The Plan requires four car parking spaces per 100m square metres Public Floor Area (PFA) for the first 150 square metres PFA and 19 spaces per 100 square meters PFA thereafter. Cycle parking is set at one space per 100m² PFA.

Business 2P (Parking Zone)

This specialist zone applies to some suburban centres including New Brighton. It is intended to secure parking provision and to act as a buffer for residential areas. It aims to provide adequate ground level carparking in association with the identified district centres, where the scale of development and associated carparking is potentially significant to surrounding residential areas.

The rules applicable to any activity located within the Business 2P Zone are those for the Living 2 Zone, except that all or part of the Business 2P Zone may be used for carparking in association with the adjoining district centre, and such carparking provided at ground level only. The rules for any development within this zone also have a specific requirement for tree planting (Rule 3.4.3(c)).

Flood Management, Variation 48

The western half of New Brighton Centre is located within a Flood Management Area. The Centre is identified within this area not solely due to the proximity to the river but also due to stormwater issues. Both the City Plan and the Building Code contain requirements for minimum floor levels.

Development standard 5.3.3 provides a method to manage and address developments within flood management areas.

There are exemptions to this rule for small additions and accessory buildings to properties, however in the majority of cases building work will be required to address issues of flood risk and incorporate methods in developments that seek to minimise or control the impact of this.

The City Plan also identifies two community footprints located on the Northern side of Hawke Street as well as within the western part of Beresford Street. This enables key community services to establish with living zoned land. The City Plan shows part of Beresford Street to be closed. However, this is now not scheduled to take place. The New Brighton Clock Tower is scheduled as a Group 4 Heritage item within the City Plan

Plan Change 56 (Proposed)

The Council is currently proposing a change to the Business 1 and 2 parts of the City Plan to guide future development of suburban centres. Research and consultation conducted in 2008 revealed significant issues with the quality of new buildings in the suburban centres. New developments need to be of higher quality with better consideration of urban design. Plan Change 56 seeks to address these matters.

It is anticipated that Plan Change 56 will amend some of the Objectives, Policies and Methods of the Plan along with a number of its rules. The content of these changes is still in development.

Appendix 3 – Natural hazards

As is the case for many towns and cities across New Zealand, New Brighton is at risk from the adverse effects of natural hazards. These include earthquakes, flooding, tsunami and sea-level rise. The Resource Management Act requires the City Council to control the effects of the use of land for the avoidance or mitigation of natural hazards (s31 and s106 of the RMA 1991).

Earthquake

In terms of earthquake risk, specific foundation and building design would be required for all structures. This will help to minimise damage from liquefaction/subsidence and ground shaking. Furthermore, construction of critical facilities and infrastructure near river and other watercourses should be avoided if possible, and development on other unsupported ground should be controlled to avoid lateral spread effects.

Tsunami

The key issues around Tsunami risk relate predominantly to the public awareness and education required to prepare for such an event. This is particularly important for visitors to the area and will include such measures as CDEM siren warnings, and evacuation procedures which can be displayed in prominent locations.

In the looking at the design and redevelopment of buildings, consideration of potential tsunami impacts can be addressed. The design, orientation and location of critical structures can be very valuable in the reducing damage in the case of an event.

The maintenance and enhancement of natural coastal defences (beach profile and dunes) is critical in reducing risk factors associated with Tsunami.

Sea-level rise and flooding

New developments in New Brighton should allow for an expected rise in Sea Levels as well as the risk of flooding in close proximity to the river. This can be achieved through the design and location of structures, particularly critical facilities, and structures which are likely to be 'habitable' in excess of 50 years.

Again, the maintenance and enhance of the natural coastal defences (beach profile and dunes) can help to limit the impact of sea level rise as well as coastal erosion and flooding.

Appendix 4 – New Brighton economic assessment – summary

The following text is a summary of a report prepared by PropertyEconomics for Christchurch City Council in October 2012. The full document is available upon request.

Overview

Overall, the picture painted by the PropertyEconomics report for New Brighton Centre is bleak, although it identifies significant potential for New Brighton to become more compact and improve its current retail offer.

New Brighton previously played a 'district / town centre' role, with it being one of the first centres to adopt Saturday morning shopping. This resulted in the centre being developed for a market well beyond its current trade catchment. In essence 'demand' was artificially high relative to the size of its local catchment, which led to the centre being vulnerable to changes in shopping patterns and 'overdeveloped' for today's retail environment.

Changes within New Brighton itself (i.e. removing traffic flow from a portion of the main street) and elsewhere in the city (most notably the shopping mall developments at The Palms, Eastgate, Riccarton and Northlands) have led to New Brighton's role being reduced. As the 'normalisation' of weekend trading occurred across all centres, the inflow of shoppers and retail spending into New Brighton rapidly decreased.

The function and retail status of New Brighton Centre has dropped to that of a 'supermarket-based neighbourhood' centre. It now primarily performs a convenience and supermarket type function (with some recreational / tourism retailing given its unique beachside location), along with some core commercial and community services. Its reduced role has

meant a lot of the retail floorspace that was previously 'in demand' is no longer occupied or commercially viable.

In effect, New Brighton has been in a downward spiral in terms of attractiveness, environment, retail store quality and offer over this period, which has flowed onto significant reductions in:

- shoppers being attracted to and utilising the centre;
- retailer productivities; and
- sales performance of the centre as a whole.

Current residential catchment

PropertyEconomics has identified a residential catchment with a current population base of approximately 16,060 residing in around 7,000 households. Part of this catchment includes red-zoned properties in South Shore. Areas within Bexley were not included given the substantial area of red-zoned properties.

This catchment is projected to increase to around 16,150 people and 7,400 households over the forecast period to 2031. This represents a stagnant population base and household growth of only around 8%. In essence, the catchment size is projected to 'flat line' and experience no material growth over the next two decades. This equates to an average growth rate of only around 22 'new' households per annum, excluding rebuilds as a result of the earthquakes.

Retail expenditure

Overall, the catchment is forecast to experience a low level of retail growth in 'real' terms over the period, largely due to the almost stagnant growth in population within the catchment.

There is a substantial 81% outflow of retail dollars currently leaving New Brighton (i.e. typically termed 'retail leakage'). The principle reason is the lack of quality retail offer and environment at the local level. While there

is a reasonably large area of retail floorspace, the quality and goods being sold is not meeting the requirements of the community.

Pak’N Save supermarket in Aranui is capturing 10% of total New Brighton expenditure, representing a very high proportion of New Brighton spend. The Pak’N Save is clearly a very popular supermarket for New Brighton residents.

If supermarket expenditure is excluded from the data, a substantial 88% (i.e. nearly \$9 out of every \$10 spent on retail) of retail spending by New Brighton residents is made outside of the New Brighton catchment. In retail leakage terms, PropertyEconomics considers this a torrent rather than a trickle. This spending is very evenly dispersed across other centres in the city, particularly the larger ‘higher order’ centres. New Brighton residents appear comfortable travelling further and utilising a variety of both centre and non-centre destinations to fulfil their retail requirements.

This data highlights the potential for increased performance and productivity with New Brighton if a better quality centre offer and environment were provided, as at this stage New Brighton is struggling to attract even an appropriate proportion of the catchment’s convenience expenditure at the local level.

Retail employment

There has been a 23% net drop in retail employment within the residential catchment since 2000. The New Brighton centre accounts for 70% of the wider catchment’s fall in retail employment over the period, showing a centre in sustained decline. To give these figures some relevant context, New Brighton Centre’s 23% net fall in retail employment from 2000-2011 was at the same time the wider Christchurch retail employment market grew by a net 14%.

Vacancies

A retail audit was undertaken in September 2012. Over a fifth of stores in New Brighton (22 stores or around 21% of GFA) are currently vacant. This is one of the highest vacancy percentages Property Economics has come across in the last 10 years of undertaking retail centre audits around the country. Current operating stores encompass approximately 14,700sqm Gross Floor Area (GFA) and equate to around 80 stores, albeit the quality of many of these stores is considered by PropertyEconomics to be low, compounding the ‘vacancy’ problem.

The high proportion of vacant stores can be partly attributed to the effects of the downturn in the current economic climate and damage resulting from the Canterbury Earthquakes. Even factoring in these issues, the New Brighton market is still comparatively high in term of vacancy levels and is a reflection of an underperforming retail offer.

Principal Store types

Food and Beverage services (i.e. cafes, restaurants, and takeaways) make up the largest proportion of the centre composition by store type, representing 25% (30% including pubs, taverns and bars) of stores. A high proportion of Food and Beverage, and Food Retailing stores is not unusual for convenience centres, and is in fact desirable for such centres to play their role and function successfully in the market. What is important is the quality and scope of the offer.

‘Other Stores’ retailing (i.e. \$2 shops, op shops, variety stores, etc.) represents the second largest proportion of the market in terms of store count with 13 stores, or 12% of the market. This proportion is of some concern as ‘Others Stores’ typically represent smaller low quality, second hand and unbranded store types that do not perform or generate the same level of retail productivity as stores in other sectors. These store types can affect the long term vitality and ‘health’ of the centre. The

trading productivity per sqm is generally lower for 'Other Stores', requiring lower rental rates for sustainability while lowering overall attractiveness and amenity of a centre. As this happens, rental rates for other locations can fall as a result, leading to more 'Other Stores' and causing a snowballing downward effect.

Business Land Requirements

The Business zones of New Brighton Centre currently comprise around 11 hectares. PropertyEconomics has determined that this size is not sustainable and have recommended a reduction, as shown in Table 9 of their report, reproduced below: *Source: Property Economics*

Table 1: New Brighton Retail Centre Land Requirements (2031)

	GFA (sqm)	LAND AREA (sqm)	LAND AREA (ha)
Supermarket	6,930	17,325	1.73
Less 40% Leakage (Approximate)	-2,680	-6,700	-0.67
Supermarket Sub-Total	4,250	10,625	1.06
Convenience Retailing	5,067	10,134	1.01
Less 50% Leakage	-2,533	-5,067	-0.51
Convenience Sub-Total	2,533	5,067	0.51
All Other Retailing	1,870	3,740	0.37
Retail Total	8,653	19,432	1.94
Commercial Services (sqm)	2,533	5,067	0.51
Total	11,187	24,499	2.45

Additional to the considerations above, and that would add further land requirements to the centre, is community facilities and or light industrial and trade activity that might be appropriate to include in or around the centre. This may add a further 1 - 1.5ha depending on the exact facilities or activities (new or redeveloped) required in New Brighton.

This would give a total 'efficient' land requirement in the order of 3.5-4.0ha.

Given the reduction in business zone requirements in the New Brighton centre, compared to the existing provision of around 11ha, there should be ample opportunity to integrate retail, commercial and community activity in the 'new' New Brighton centre.

Appendix 5 – CPTED report



New Brighton Mall



CPTED Improvement Report September 2012

Lisa Speight
Crime Prevention Advisor

New Brighton Mall CPTED Improvement Report

1 Introduction

This Crime Prevention Through Environmental Design (CPTED) report has been prepared for Marcus Blayney, Planner, Suburban Centres Team, in response to the projected improvements to the New Brighton Mall and surrounds.

The assessment has been conducted in accordance with the principles and processes recommended in the National Guidelines for Crime Prevention Through Environmental Design in New Zealand.⁷

The National Guidelines state that:

CPTED is a crime prevention philosophy based on proper design and effective use of the built environment leading to a reduction in the incidence and fear of crime, as well as an improvement in quality of life. CPTED reduces criminal opportunity and fosters positive social interaction among legitimate users of space. The emphasis is on prevention rather than apprehension and punishment.

The assessment has been guided by the four overlapping principles of CPTED:

- 1. Surveillance** - people are present and can see what is going on.
- 2. Access Management** – methods are used to attract people and vehicles to some places and restrict them from others.
- 3. Territorial Reinforcement** – clear boundaries encourage community ‘ownership’ of the space.
- 4. Quality Environments** – good quality, well maintained places attract people and support surveillance.

2 Description of Study Area

The study area is comprised of the Brighton Mall and surrounds, situated in the suburb of New Brighton, on the east coast of Christchurch City.

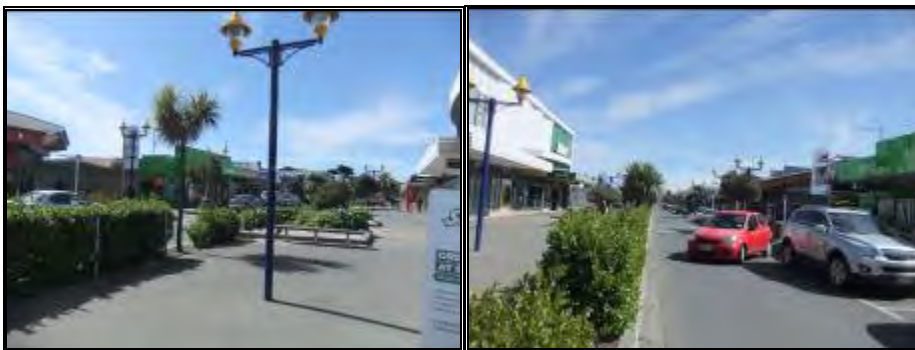
The Brighton Mall is located along the eastern end of Seaview Road. The study area runs eastward from the corner of Shaw Avenue and Seaview Road to Marine Parade, where the Mall terminates. The study area includes Hawke Street to the north and Beresford Street to the south, and the two blocks along Marine Parade that fall within this area.

⁷ National Guidelines for Crime Prevention Through Environmental Design Part 1: Seven Qualities of Safer Places; and Part 2: Implementation Guide. Ministry of Justice 2005



Fig 1 – New Brighton

The Mall is a mixed use pedestrian and vehicle traffic area. The western end of the Mall features single lane traffic access with limited on street parking, and high amenity public spaces along the footpaths, featuring seating, planting, appropriate lighting and space for pedestrians to gather.



Figs 2, 2a – Brighton Mall

Through-traffic has been excluded from the final block of the Mall as it approaches Marine Parade, instead being diverted to the south and onto Beresford Street. However, traffic can access the no-through traffic area of the Mall off Marine Parade, and this area is used by service vehicles and for parking as well as for pedestrian access.



Fig 3 – Shared space, Brighton Mall

2.1 Goals

New Brighton commercial centre has been negatively impacted by the 2011 earthquakes and no longer has the character of a destination shopping centre. The retail precinct has been fragmented by the loss of buildings and businesses, and compromised by the resultant decline in customer numbers. It is the goal of this assessment;

- 1) to identify issues that may negatively impact on the safety, and perceptions of safety, of legitimate users of the area, and to suggest potential remediations to those issues.
- 2) to highlight those positive attributes that exist in the environment and could be exploited or emphasised to create a place that looks and feels safe and attractive to its intended users while discouraging anti-social behaviour in the area.
- 3) to consider the proposed redevelopment of New Brighton and identify positive features, issues and remediations inclusive of planned changes.
- 4) to offer observations and remediations as part of a holistic design approach to benefit the redevelopment of New Brighton and increase use and enjoyment of the area.

3 Assessment

The following assessment criteria was developed by Dr Frank Stoks, pioneer in CPTED research. For purposes of this document, these criteria have been expanded to include a series of questions to be considered as part of the assessment.

Formal and informal surveillance

- Where are you most likely to be seen? By whom?
- Where are views obscured?
- Are there surveillance cameras?

Safe movement and connections

- Where are people moving from?
- Where are they going?
- Do they stop? Why?
- How many people use the area? When?
- Who are likely offenders and victims?

Clear and logical layout

- Can you see where you want to go?
- Are there areas you want to avoid? Can you avoid them?
- Does the space have a clear purpose?

Sense of ownership - personal space and territoriality

- Who are the legitimate owners of the space? How do you know? Can you tell?
- Is the space used by people it is not intended for?

Quality environments – standard of presentation

- Poor quality materials give permission for poor behaviour.
- How do the materials in the area compare the materials of the surrounding area?
- What do they say about the value of the place?

Activity mix – ‘eyes on the street’

- What activities occur in the area?
- What times are people around?
- Are there residential properties?
- Do they have windows looking in to the area?

3.1 Site Assessment

Assessments were carried out by members of the Christchurch City Council CPTED Group. One day time and one night time assessment were carried out.

- Monday 24 September 2012, 1230 hrs to 1430 hrs. The weather was fine and clear with a cool and gusty easterly wind. The following activity was noted:
 - A small number of pedestrians walking along Brighton Mall, patronising stores (of note, the second hand stores along Brighton Mall seemed to attract more patronage than other stores).
 - A cyclist riding up the footpath of Brighton Mall, window shopping.
 - A small number of people using the public seating, perhaps on a lunch break from nearby employment.
 - A moderate amount of cars using the one-way traffic system down Brighton Mall.
 - A graffiti artist producing legitimate mural art with permission of the land owner.
 - Small groups of people outside the bars at the Marine Parade end of the Mall, most smoking.
 - Steady pedestrian and vehicle traffic frequenting the Countdown supermarket on Hawke Street.
 - Significantly more pedestrian and vehicle traffic on the Hawke Street car park side of the Mall than in the Mall itself.
 - Steady low level use of the Metro bus stops on Beresford Street.
- Monday 25 September 2012, 1830 hrs to 1930 hrs. The weather was fine and clear with a cool wind. The following activity was noted;
 - A number of people visiting takeaway shops along Brighton Mall and surrounds.
 - Two people walking dogs.
 - Steady pedestrian and vehicle traffic frequenting the Countdown supermarket on Hawke Street.

- People coming and going from the gym at the western end of the Hawke Street car park.
- Two people using the Metro bus stops on Beresford Street, waiting for buses.

4 Observations - Day

The site assessments revealed that during the day there was a low number of people in Brighton Mall, and those that were there, with the exception of smokers in pub doorways, did not pause and linger. Most of the activity seemed to be occurring by the bars at the Marine Parade of the Mall, and in the Countdown car park on Hawke Street. There were a handful of pedestrians towards the western end of the Mall. Activity levels were low.

Significant levels of graffiti vandalism were observed. 'Tags' were seen on most buildings, and also on shop windows (etching), on the Metro shelters, and on lighting standards.



Figs 4, 4a, 4b, 4c – New Brighton graffiti vandalism, examples.

Public spaces in Brighton Mall featured high amenity value, with plantings, landscaping and street furniture creating a pleasant environment. High quality materials were in evidence, indicating that the area is valued.



5



5a



5b

Figs 5, 5a, 5b – Public space showing quality materials, high amenity value.

However, these public spaces were surrounded by low amenity value buildings and empty lots, with high levels of graffiti and areas where rubbish had gathered. This has the effect of lowering the overall amenity value of the area. This makes the area less inviting to legitimate users and sends signals to anti-social elements re lack of ownership and expectations on behaviour.



6



6a



6b

6c

Figs 6, 6a, 6b, 6c – Empty lot and boarded up shop, broken glass and fire damaged building. Contributors to low amenity value.

Activation of edges in Brighton Mall is low. Many shops in the Mall are empty. Of those that are trading, a good number face away from the main street of the Mall, either turning their frontages out to Beresford and Hawke Streets with a focus on vehicle traffic, or being positioned in one of the small arcades that run perpendicular to the main street of the Mall. This results in low territorial oversight, reducing both formal and informal surveillance of the area.

The last block of the Mall as it approaches Marine Parade is specifically lacking in activation of edges. This area has been designed as a shared space, with large feature trees and seating provided. Its current primary use seems to be service vehicle access and car parking. Two bars flank this space, with minimal interface with the street.



7

7a



7b

7c

Figures 7, 7a, 7b, 7c – Low activation of edges due to shops facing away from Mall, shared space areas being used for car parking, small arcades reducing interface with street.

While New Brighton Mall is generally a pleasant if under-utilised space, there were two areas noted that were of concern. One is the empty lot area on the south side of Brighton Mall; the other is the car park behind Coupland's Bakery on Hawke Street and the walkway connection from there to Brighton Mall.

The empty lot on the south side of Brighton Mall features gap filler 'furniture' and significant amounts of graffiti, some of which appears to be legitimate street art. The murals and the gap-filler furniture lend a sense of playfulness to the area, and are a positive feature in the environment. The graffiti art reflects the character of the area and a sense of ownership and community.



8 8a
Figs 8, 8a – Gap-filler and graffiti art in empty lot. Note the unsecured buildings in 8a.

However, while efforts have been made to raise the amenity value of this area, it remains problematic. There are a number of possible entrapment areas and unsecured buildings, and this area is poorly lit at night, within close proximity to several drinking establishments and with poor formal and informal surveillance.



8b 8c
Figs 8b, 8c – Entrapment and concealment areas, build up of rubbish.

The second, and more serious, area of concern is the rear car park of the Coupland's Bakery building in Hawke Street. This is an area with very poor levels of surveillance. High walls disrupt the line of sight; it is simple for victims or offenders to remain unseen. The area has been heavily targeted by graffiti 'taggers'. The area is poorly lit during the day and not lit at all at night. Rubbish collects in the walkway, creating a feeling of neglect. The walkway leads out to Brighton Mall and is used by pedestrians cutting through to the Mall from the north.



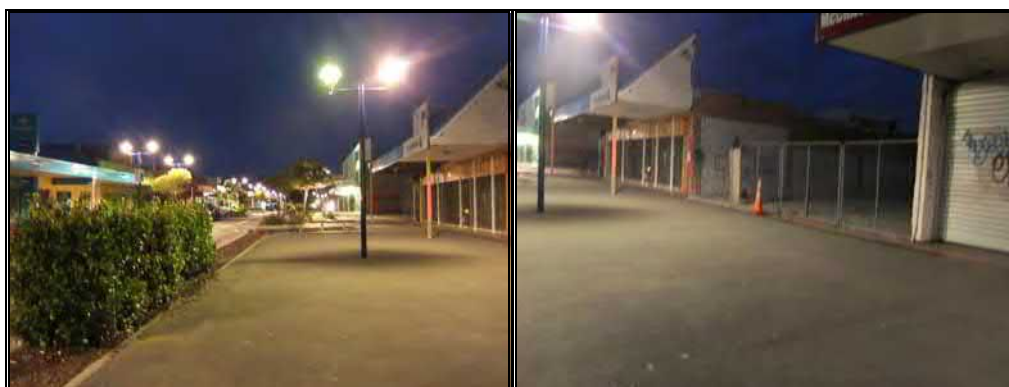
Figs 9, 9a, 9b, 9c – Showing car park at rear of Coupland's Bakery with heavy tagging, poor surveillance. Ally to Mall is narrow, unsigned and attracts rubbish.

4.1 Observations – Night

Brighton Mall's night time activity is limited to the use of take-away bars, restaurants, and the several licensed establishments in the area. This results in low edge activation and low levels of informal surveillance in the Mall and surrounds. Bar security staff provide some surveillance at the eastern end of the Mall.

Lighting in the area is good, with pedestrian level lighting installed along the Mall. However, the street lighting does not extend to the empty lots along the Mall, and the pedestrian lighting does not continue down the open arcades off the Mall. This creates areas of darkness and concealment with very little oversight and low levels of activity.

Lighting in the car park on the Hawke Street side of the Mall is poor. There is not sufficient lighting for the space, resulting in uneven pools of light and dark. This is somewhat mitigated by the consistent levels of foot and vehicle traffic frequenting the Countdown supermarket, providing a level of informal surveillance that is lacking elsewhere in the Mall.



9

10a

Figs 10, 10a – Good levels of street and pedestrian lighting for public space, but spill from street lights does not extend to vacant lots.



10b

10c

Figs 10b, 10c – Low levels of lighting across the Hawke Street car park, with no lighting along the pedestrian walkway from rear car park to Mall.

Appendix 6 – List of annual events held in New Brighton (September 2012)

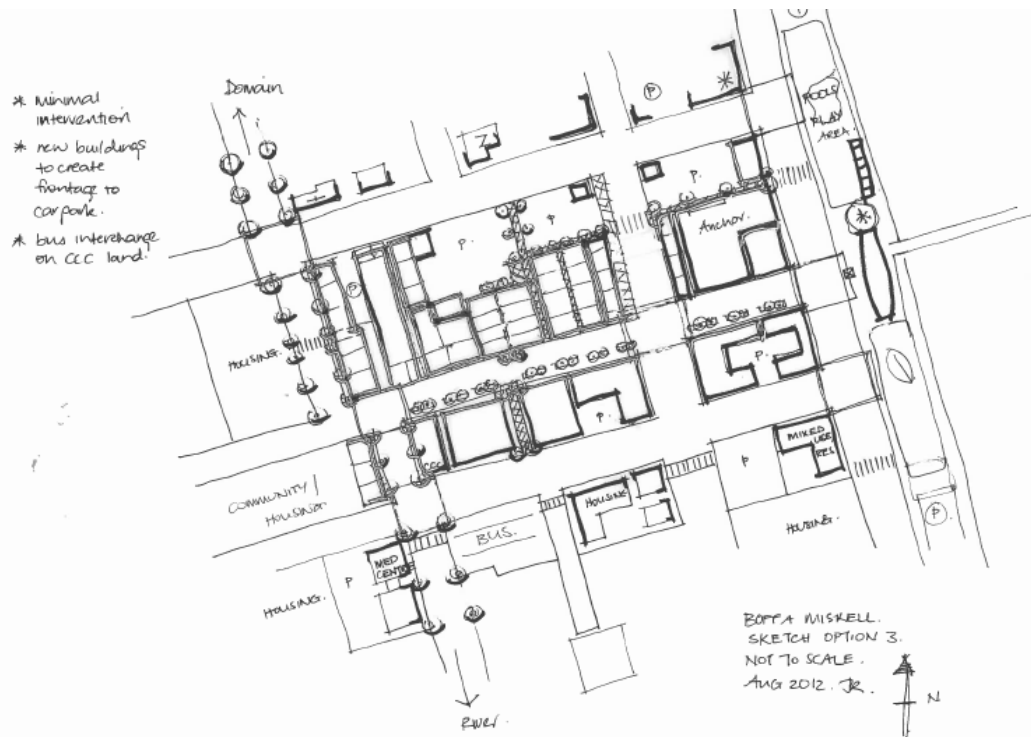
DATE	TIME	SUBJECT	VENUE
1 st & 3 rd Saturday of the month	9-2pm	Community Market	Mall Area
8 th September	10am to 2pm	3 on 3 Basketball Comp (There's a Better Way)	New Brighton Basketball Court and Ampitheatre
15 th September	9am-2pm	Community Market with Pirate entertainment and activities (New Brighton Project)	Mall
21 st September	5.00pm til late	Get Your Skates on! Roller Disco launch event for the Body Festival	New Brighton Pier
21 st September	5pm- 8pm (TBC)	Twilight Market (New Brighton Project)	Beach end of the Mall (TBC)
1 st October	2pm	Library Holiday Activities (Youth Alive)	New Brighton Library
6 th October	9am-2pm	Smile! Community Market (New Brighton Project)	Mall
13 th October	10am	The Great Christchurch Spring Clean (Student Volunteer Army)	Owles Tce
13 th October	10-12am	Beach Clean Up (South Brighton Residents Association)	Meet South Brighton Surf Club
20-23 rd October (Labour Weekend)	Various	Spring River Festival (Avon Otakaro Network)	Various Around Brighton and the River. including concert in the evening
20 th October	8-10pm	B-Town Rock Steady (Carnaby Collective)	Behind Couplands Bakery
20 th October	9am-2pm	Community Market- Youth Focus (New Brighton Project)	Mall
28 th October	11am - 2pm	New Brighton Catholic School Fete (New Brighton Catholic School)	100 Lonsdale St New Brighton
31 st October	5pm	Family Fun Night – Halloween Alternative event (Youth Alive Trust)	Grace Vineyard Church Seaview Road
29 Sept to 7 October	Various times	The Breeze Walking Festival (Council)	Various venues throughout the east including New Brighton

1 st - 7 th November	All the time!	Carnival	Village Green
3 rd November		New Brighton Heritage Museum Open Day	New Brighton Museum
3 rd November	Daytime	Community Gardens Open Day	Community Gardens
3 rd November	9am-1pm	St Faiths Fair	St Faiths
3 rd November	4pm	Pop Up Precinct (SHAC, Renew Brighton, Ministry of Awesome)	New Brighton Mall
3 rd November	10am to 2pm	Great New Brighton Picnic (New Brighton Project)	Mall & Ampitheatre (TBC)
3 rd November	9am-2pm	Community Market (New Brighton Project)	Mall
3 rd November	12pm to 3pm	Children's Fishing Day (Council/Community Board)	Pier
All of November	Various	Mural Madness	Various
5 th November (Guy Fawkes Day)	Evening	Fireworks (Council – Events Team)	Pier
5 th November (Guy Fawkes)	6pm – 9pm	Entertainment and Food Vendors (New Brighton Project)	New Brighton Ampitheatre
17 th November	11.30am	Whale Pool Opening (Council)	Childrens' Playground
17 th November	9am-2pm	Strawberry Fair Market(TBC) (New Brighton Project)	Mall
23 rd November	10am- 12pm	Burwood Pegasus Community Networking Forum	North Beach Surf Club
1 st December	Daytime	Christmas Parade, Market & Concert (New Brighton Project)	Mall Area
1 st December	Daytime	Rockinghorse Rd Children's Fun Day (Residents)	End of Rockinghorse Rd
15 th December	10am-2pm	Christmas Carols in the Mall & Market (New Brighton Project)	Mall
December 24 th	7pm ??	Christmas Event (Grace Vineyard)	Grace Vineyard Church Seaview Road
19 th January (TBC)	9am-2pm	Community Market (TBC) (New Brighton Project)	Mall
26 & 27 January 2013	Various	The World Buskers Festival	New Brighton Ampitheatre

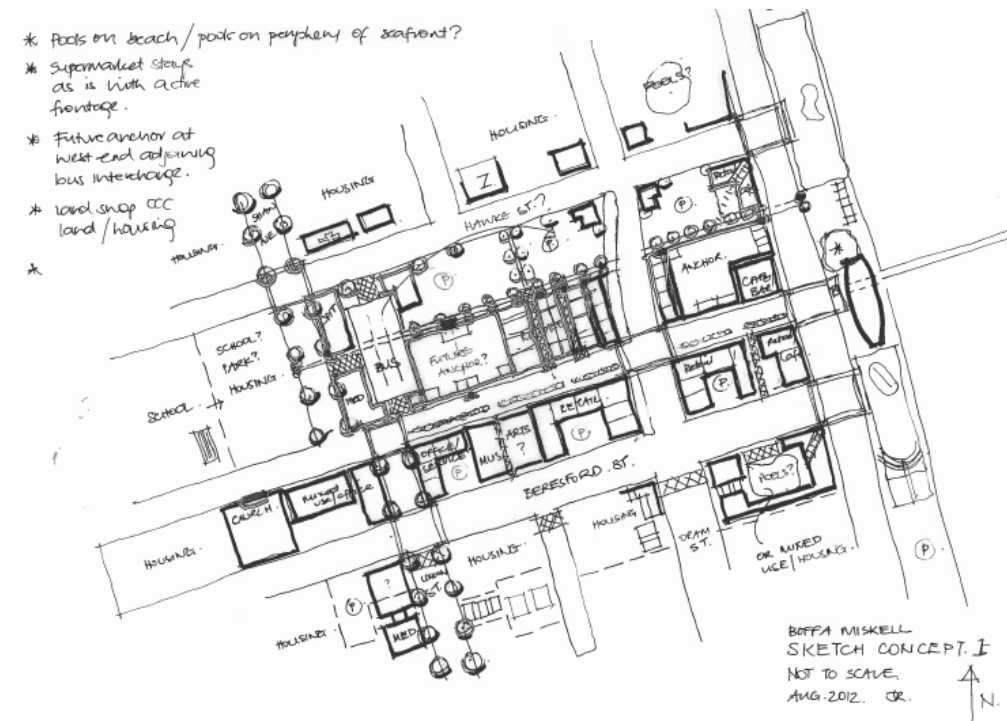
26 th January	9am-2pm	Community Market & Open Mic Day (New Brighton Project)	Mall
January 2012	Daytime	Kite Festival (Council – Events Team)	New Brighton Beach
2 nd February	9am-2pm	Water Festival & Market (TBC) (New Brighton Project)	Mall & Beach area (TBC)
16 th February	9am-2pm	Community Market (New Brighton Project)	Mall
23 rd February 2013	11am to 3pm	I Love New Brighton (Council/Community Board)	Thomson Park
Jan or Feb (TBC)	Daytime	Sand Castle Competition (Pegasus Bay Charitable Trust)	New Brighton Beach

Appendix 7 – Working drawings and design concepts

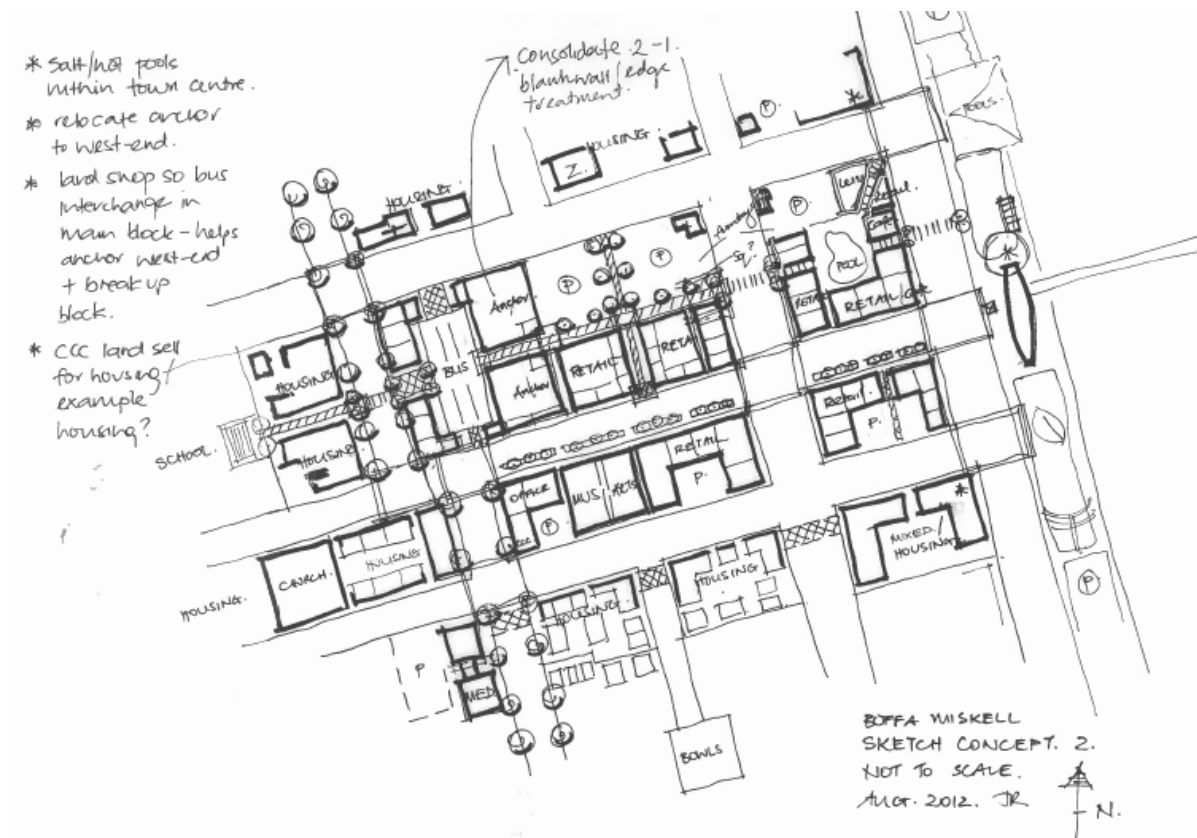
The following sketches show initial concepts for the centre. These are working drawings, investigating different levels of intervention: minimal, medium and maximum. Similar 'big picture' themes and concepts are identified in each of the drawings. A workshop was held with the Community Board to determine the overall vision for the centre and the appropriate level of intervention to be identified in the Master Plan. Through these diagrams it is possible to see how the final vision and master plan has been created.



Hand drawn sketch 1 showing minimal intervention



Hand drawn sketch 2 showing medium intervention



Hand drawn sketch 3 showing maximum intervention

Appendix 8 –A selection of feedback received from public consultation workshops and drop in sessions.

Strengths

- Can the market in the mall be enhanced with better selection of stalls/merchandise
- Library Area is Awesome - connect rest of New Brighton to this with the same style and design. Currently you have the great library And then the dive mall that is old, un-inviting & gives people NO REASON to enter it
- Shrink retail area, smaller specialised boutique. Create a buzz/hype instead of empty / vacant / run down sites.
- Take the library theme & extrapolate along the whole area - create continuity in the theme
- Palms down the mall are attractive
- Lots of fun
- I like the street furniture we have in the mall especially the 'surfboard seats'
- Have artists use their skills & create points around which are interesting to view, interact with
- Play to strengths - Beach / Community / Café Culture
- I like the way Brighton has got a huge open mall (e.g. Eastgate / Nothlands). It is it's point of difference. The Commercial area needs to be smaller & denser.
- Shrink retail area, smaller specialised boutique. Create a buzz/hype instead of empty / vacant / run down sites.
- Have artists use their skills & create points around which are interesting to view, interact with
- Boardwalk area
- The wind - great for kites, kitesurfing, blow carts
- Surfing and skating culture
- Beach side atmosphere encourage the beachside lifestyle with diy workshops or community fix up days et
- Seaside, surf , people, nature
- Rawhiti domain, beach, sand dune, whale pool
- Good community spirit - Santa parade etc
- Think boating and sailing
- Recreation
- Facilities that are clean and safe (toilets and baby change)
- The village atmosphere
- Art gallery
- Make it an events area attraction
- Hot water salt water swimming pool
- Surf reef

- Encouragement for Peter Donnelly's art that attracts lots of people to the pier
- Awesome location and seaside façade
- Youth programmes

Issues –

Business and Economy

- Condensed shopping centre
- Good shops, not posh shops, souvenir shops
- More residential
- Farmers Market in the Centre
- No second hand junk shops. They do not belong in malls. Outlet shops great.
- New Brighton has some lovely shops and business that have been let down by others.
- Mix of shops coffee shops, salt water pools
- Shop frontages need replacing modernising. Needs coherency. Street appeal. Upgrading. A shopping destination ethnic/philosophy
- Umbrellas and seating along beach front
- A great seaside commercial area not be wasted. To be grasped, by the Council and city as a whole.
- Business and land owners to talk and plan together for a united outcome for the Business Zones re developments
- Family restaurant not expensive
- Covered mall from Union St
- Need tourist attractions and accommodation for tourists that is family friendly.
- Please, we need a nice chemist
- Create environment that overlooks the sea by library with cafes and funky shops
- Stop listening so much to the hippie/surfie people that have lived here 30-50 years and want Brighton to stay as it is the developers were here but the council and the above prevented new buildings high rise. Years later just renewing can now build but they all went bust. More high-rise more people more money better shops and improved areas.
- Too many bars opposite library area. Not enough small craft shops etc. Too many derelict shops
- Make New Brighton the venue of sports events such as city to surf and the weatabix triathlon. This will help make Brighton more popular and make more business
- Opening hours of the shops all the same.
- Turn the rest into residential and native planting, good waling and cycling infrastructure
- Concentrate on having a nice shopping and restaurant area at the seaside end of the mall and do away with the shops on the river end

- Keep sports facilities east. Water fun park etc and create shops/cafes/attractions to support. Surf shops, sports shops, health etc
- Food court. At present there is no area to sit in and eat together if you buy from different shops.
- Guest Houses and Bed & Breakfast places
- Bike corrals outside cafes, so many recreational cyclists patronize cafes that cater for them
- We'd be lucky to get a McDonalds and would bring people of all ages in. That should be on side pier to give good view.
- Fish shop selling only fresh fish. Aquarium, salt water pools
- Shop owners need to lift their game. Painting etc. Graffiti removal should be enforced by council
- Need a study to realistically determine what shops could bring people. How well did the Master Plan slow road fix things?
- Bright vibrant colours like container mall had. Make NB funky
- Need more unity amongst landowners. Now that there are so many gaps in the mall we need to come together to plan. To think as we rebuild how our investments will work together
- Form a business panel based on business success stories. How do we encourage more entrepreneurs and creative's. Community grants for new business.
- Limit the number of fast food outlets. Make it easy for people to buy food that is good for their house.
- Accommodation above shops / apartments in New Brighton Centre and surrounding streets
- More outlets a venue for the East
- Create a destination! Enclose the mall - seaside crystal palace - put in plants, cafes & art galleries
- Weekend markets as large as Riccarton Market
- Art deco styled movie theatre n 50's style icecream parlours etc
- Parking lots & current buildings tired & broken
- Aquarium / Cinema / Swimming Pools
- Get landowners to work together
- Model on Auckland Street (St Kilda Melbourne) Deli's / specialist coffee shops / cafes - Sunday Markets @ St Kilda Arts and Craft
- Brighton shops are too spread out, zoning should be changed to make the retail zone more friendly trendy exciting & confined to a smaller intimate, safe area, beach end. Build an opening
- Container shops in the meantime

Built Environment - Issues

- Do up the old infrastructure or replace it
- Reseal carparks
- Encourage the northern side of the mall
- Public toilets are disgraceful
- Poor state of buildings even before earthquake
- Entrances to some shops and buildings made clearer
- Cafes with views of the sea like aussie
- Trees don't do so well so colour up columns and archways with paint
- A covered way over part of the mall maybe similar to cathedral junction
- Pull down and start again glass roof over open at ends lock at night quality residential above shops
- Hot water pools
- Café above surf club
- Reopen back entrances to shops through to Beresford St or separate shops so that buses and car parks on Beresford St can be used
- Knock down empty shops and tidy up
- The Frank Gracie playground was more used than the current fish
- Residential accommodation along Sea view rd
- Make a plaza like Timaru
- Block wind
- No more tacky hippy Brighton stuff
- Type sculptures
- A museum so people can see how nz used to be like and it will help kids learn about history
- Flower baskets
- Aquarium
- Pop up mall
- A swimming pool that is earthquake proof
- Focal point with a couple of squares and smaller lanes
- Need evening night environment
- Music bars
- Graffiti vandalism
- Timber rather than prefab concrete
- Building heights only 3-4 stories
- Design for people
- Tsunami evacuation
- I'd love to see more niche retail e.g. galleries, boutiques
- Need apartment living above shops
- Not safe - need ctv cameras and more police patrols
- Why are there so many car parks in New Brighton?

- More litter control / more shrub / plant care
- Need more street lighting for safety
- Regulations needed on same style architecture, businesses having to open into the mall not the carpark
- Police Station to be open at least on weekends
- "Modernize the Mall"
- Salt Water Pool !! Keep the emphasis on the water, would attract tourist buses to come to New Brighton, like the idea of using Marine Parade more to restrict shops to blocks
- More shelter from the wind a covered area maybe pier end
- Landscaping - Wellington waterfront is awesome. A great mixture of native plants, boardwalks, sculptures, art boards & more. It has cohesion. New Brighton needs a common theme that embraces our surroundings. Make locals & other Christchurch folk want to come to the beach
- Taxi Stand required
- CCTV for graffiti & vandalism
- More street lighting needs to feel safer
- More side malls to combat easterly
- Fewer bars
- I would like to see the area west of Shaw Avenue & Union Street re-zoned residential
- The savemart frontage in the mall is very off putting
- Brighten up Brighton
- More public seating (like the existing surf board seats)
- Daily cleaning of area - not by just one person, but a team
- Would not like to see any more bars
- Different building set backs with court yards
- More open nooks and crannies to shelter in (a la pop up mall), Shop fronts moved back, more integration, back & forth between mall and carpark.

Movement - Issues

- One Transport Hub Plus Toilets
- Public Transport Interchange
- Tram from City to Central Brighton
- Marine parade needs to be kept as a road from south to North. Pedestrian over bridge. Access shops to beach
- Create commercial/residential environment that's not linear. More open/Sunny
- Car Parking needs to be more user friendly for the elderly.
- Don't think one way adds much activity.
- Can not see water - view the sea More connections between beach NB centre
- More trees - central Brighton lacks trees.
- Cycle Ways

- Integrate the Avon River/Park with Brighton. Commercial Residential Environment. Great to bike to Brighton for Breakfast.
- Orbiter to be on New Brighton Route. The rest of the busses and the routes are good. Trees in Council carpark need attention, especially the big one growing out of central corner of union st & Beresford St.
- Highlight natural stuff-walkway from river to beach. Could include a public art walk or info or NB history or info on Godwits, Oyster, Catchers
- Bikes to hire. Tidy up and reduce carparks. Build bike tracks and bike lanes, tidy beach carpark. Better lighting, better walking tracks. Native planting. Use library area as town hub.
- Pedestrian priority linking in the library with the commercial area. This is good, but needs to be engineered to be wonderful.
- Hawke St carpark - ugly, northfacing.
- Few trees planted in carparks for shelter for cars on very hot days. Parking area a darn disgrace - fill pothole up.
- New Bus Stop at Countdown on Hawke Street.
- Free bus from city to Brighton. Ferrying tourists and local Cantabs.
- The Hawke Street Carpark will never get the facelift it needs if left to Private individuals. CCC should sell some of Beresford St Carparking. Build another retirement village. Were desperately short on the east side. Easy access to shops for elderly. Acquire Hawke St Carparking landscaping and dedicated pedestrian walking and seating in sunshine.
- Hope to see some cycle lanes and if the on street parking is removed it makes it safer.
- Ban trucks over 3 ton using Brighton Roads.
- A transport interchange is needed for safety for people waiting for their bus or waiting to be picked up.
- Fix access roads into New Brighton
- Toilet needs to be in centre of complex - lockable at night.
- A coordinated approach is needed for the parking area. Needs to have smarter use of space and fewer access ways.
- Takeaway the on road car parking on Hawke Street and inside Brighton Mall.
- Brighton Mall should be made a pedestrian priority area during day time. Retractable bollards can allow car back in at sundown. This works well overseas.
- Now with demolitions foot access to Beresford St parking area could be purchased.
- To a cyclist the rush of motor traffic out of seven exits from the Hawke Street. Car Parks is a continual menace. As soon as a car zooms out of the carparks, the car immediately has the right of way in Hawke Street.
- Shelter from Easterly, Places to Sit
- New Brighton is a destination. Could work as the end of the City to Sea cycle way through the proposed river green corridor

- Please make the playground equipment in the mall more interesting with slides/swings
- Better taxi service is urgently required. Nobody wants to go out in an areas where it takes an hour can a good day. To 2 hours to wait for transport. Anecdotaly taxi drivers don't want to come out this way.
- Wide boardwalk on top dunes. Such a beautiful beach and great view from top dunes. City to Sea cycle walk track following river like Melbourne
- I think New Brighton has a good bus service I wouldn't like to see services reduced.
- The top of Oram has been made noisy for those residents because it became a bus terminal. That bus terminal needs to be in the carpark on Beresford St.

Community Wellbeing / Culture, Heritage - Issues

- More grassed areas. There is too much concrete
- Big Clamp down on crime/graffiti drunks etc. Presence of police reassuring
- Full time presence of the police
- Trees Planted in car parks on Hawke Street.
- New Brighton will become an island due to Bromley bulldoze. Opportunity for parks and bike/walking tracks with beach and refreshment stop in New Brighton. How to capitalise on post earthquake changes to the area.
- Involvement of local Iwi (Tangata Whenua) Marae in New Brighton near the sea
- Repair and expand the Whale Pool and add new features to it.
- Enforcement of Liquor Ban
- Make more recreation areas to attract people. Think outside of the square around the world for ideas.
- Celebrate history of New Brighton - surfing early weekend shopping, close to city but distinct leisure atmosphere.
- More events for families - encourage, tourists etc.
- Focus on outdoors activity - walking and cycle tracks. Good lighting, tidy up bridges.
- Marine parade - tidy up.
- Give new Brighton a brand? It has heaps of potential but needs a huge tidy up - "Brighton Up"
- Rawhiti Domain to be uses if QEII not suitable for sports complex
- Need dedicated community centre/space
- Need to mix commercial environment with Residential. Well Designed apartment. Design Codes. Sensitive to environment Energy efficient buildings.
- Needs of elderly or disabled not well catered for.
- Stop the second rate entertainment/events. Eg carnivals puppet shows
- Make the most of NB unique character and artists quarter.
- Young people need to be more involved to take ownership rather than vandalism.
- We need to have a decent place for the Brighton Project to do their work. This is valuable.
- Walkway/cycleway through the commercial area combined with well designed tables for picnics/eating - could be through carparks.
- Sports facilities. Decent community hall.
- More seating to accommodate the elderly. Please communicate to the foundation for the blind to avoid street furniture that causes tripping hazards.
- Pier Bungy
- Recreation centre - with bikes, surfboards, fishing gear etc. Indoor and outdoor pools, aquarium visitor centre, kitesurfing. Hot pools (artificial powered but would still be great) Better playground, skatepark, venues for concerts.
- More things to do in the evening
- Design lodes to guide building design.
- Kids need to have swimming pools close to hand. Key in coastal area.
- Swimming pool nearer to NB
- Skate Park
- A civic square and meeting place. Art precinct entertainment area.
- A really good playground like the existing but also like the one at the Ellerslie Flower Show.
- A Promenade.
- A mini golf course with obstacles. Could be in a vacant section or indoors in one of the large vacant buildings. Could be open on weekends and school holidays. Something to attract families down here.
- Need elderly housing. Think outside the box. It is just as easy to build something attractive and lasting as it is ugly.
- Needed to be looked at. If a central space goes ahead. Decent attractive shops need to be attractive as a central area does. No shops to steer close of right in the centre of the mall. Backs need to be put on the seats and more seats. Good variety of shops crafts etc to keep residents and visitors interested.
- Need to have new toilets. Hand wash etc. Rebuild toilets - main area.
- A community/cultural centre.
- Bicycle Speedway Track. Built in Rawhiti Domain.
- Aquatic Play area. Beach front. Make excellent venues for young people to be actively involved in the community.
- Can we find a way to ask Young People what they would like.
- More public/free events like buskers/fireworks
- Permanent facility for Farmers Market and arthouse cinema community run.
- Need to build a community. Community programmes regularly at the beach. Ie BBQ 1st Saturday evening of the month on local bands playing Sunday at the Bball courts.
- Night policing 24/7 patrols. CCTV Surveillance. More Volunteers for Nbrington Museum.
- Encourage Development and Renovation of Residential properties to reflect Brighton's character (In a good way)
- Anti Graffiti initiative perhaps fun by youth.

- Bus Exchange
- Community Centre
- Retirement units for local elderly who are very loyal to New Brighton.
- Public toilets in the middle of the mall.
- Help support retaining st Faith Church. It has beautiful acoustics is excellent for concerts, choirs theatre and is a gem of history.
- Entertainment venue. For Youth growth and experience. Exterior sound shell. Grass Paved terrace. Helps to build community.
- Make the mall amenable to a combined craft/ecomarket.
- Choose a theme and follow it through all the way - no itsy bitsy mishmash. Same signage/benches planting for whole area.
- Use the wind become a centre for windsports
- Rawhiti Domain Exercise Track and Trail. Exercise Stations along path. Packed gravel path. Path to connect Avon Trail to Beach.
- Rest home/hospital villa, studio units complex in the old countdown site. People can walk to the shops eating places, the beach.
- Need to mix commercial environment with Residential. Well Designed apartment. Design Codes. Sensitive to environment Energy efficient buildings.
- Swimming pool (whale) has been out of action since Sept quake - far too Long
- Need Aquarium.
- Whale pool repair please. Plus small salt water pool. Separate to QE2 replacement.
- Needs of elderly or disabled not well catered for.
- Stop the second rate entertainment/events. Eg carnivals puppet shows
- Make the most of NB unique character and artists quarter.
- Young people need to be more involved to take ownership rather than vandalism.
- We need to have a decent place for the Brighton Project to do their work. This is valuable.
- Walkway/cycleway through the commercial area combined with well designed tables for picnics/eating - could be through carparks.
- Sports facilities. Decent community hall.
- More seating to accommodate the elderly. Please communicate to the foundation for the blind to avoid street furniture that causes tripping hazards.
- Salt Water (tepid) baths vicinity of foreshore.\
- Needs more shops. Its like a ghost town.
- Pier Bungee
- Choose a theme and follow it through all the way - no itsy bitsy mishmash. Same signage/benches planting for whole area.

Natural Environment - Issues

- Use waterfront to a to attract people to NZ
- Café culture enhance sandhills
- Nature reserves
- Relocate aquarium
- Surfing water sports/surfs attract them back with disposable
- Retail art, craft - upper end
- Bring in or build replica shop fronts
- Seaworld/Kelly tarltons
- Seating along tops of sand dunes
- Heated salt water pools
- Connect beach with commercial area via pool complex
- Find a way to reduce the impact of the easterly in summer on the mall
- Esplanade or boardwalk on waterfront
- Piped music in the mall
- Sand dunes lowered to correct height and a board walk on top (a wide boardwalk)
- More restaurants on the waterfront
- Space for farmers markets
- Utilise council land along the shore
- More tree planting especially of species such as Kowhai more colourful and interesting
- Better rubbish tins on beach and mall
- The pubs to keep patrons inside their premises not on the footpath
- Permanent kites flying
- Bright colours and flower baskets in the mall
- Wind shelters and breaks
- Courtyards, side entrances, decorative walls
- More beach plantings
- More green spaces in the mall please
- River wall - successful wall built in Greymouth by river
- Designs and plans are woefully ignorant about new brighton as a naturally arid area. Plantations are made with no thought about who is going to water them afterwards.
- Bigger playground by the sea
- No fishing from the pier
- Community centre
- Set up nature centre for conservation awareness and marine biology
- flood risk, different tsunami risk exit
- Make this place green
- Cater for all ages and abilities
- User friendly village
- Retirement village or rest home close to the mall

36. NOTICES OF MOTION

Nil.

37. RESOLUTION TO EXCLUDE THE PUBLIC

Attached.

6. 12. 2012

**COUNCIL
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 38-45.

The general subject of each matter to be considered while the public is excluded, the reason for passing this resolution in relation to each matter and the specific grounds under Section 48(1) of the Local Government Official Information and Meetings Act 1987 for the passing of this resolution are as follows:

GENERAL SUBJECT OF EACH MATTER TO BE CONSIDERED	REASON FOR PASSING THIS RESOLUTION IN RELATION TO EACH MATTER	GROUND(S) UNDER SECTION 48(1) FOR THE PASSING OF THIS RESOLUTION
34. PORT HILLS ROCKFALL) GOOD REASON TO) WITHHOLD EXISTS) UNDER SECTION 7) SECTION 48(1)(a)))
38. PX REPORT OF A MEETING OF THE SPREYDON / HEATHCOTE COMMUNITY BOARD: MEETING OF 5 NOVEMBER 2012))))))))))
39. PX REPORT OF A MEETING OF THE PLANNING COMMITTEE: MEETING OF 20 NOVEMBER 2012))))))))))
40. PX REPORT OF A MEETING OF THE COMMUNITY, RECREATION AND CULTURE COMMITTEE: MEETING OF 27 NOVEMBER 2012))))))))))))
41. PX REPORT OF A MEETING OF THE CORPORATE AND FINANCIAL COMMITTEE: MEETING OF 28 NOVEMBER 2012))))))))))))
42. PX REPORT OF A MEETING OF THE ENVIRONMENT AND INFRASTRUCTURE COMMITTEE: MEETING OF 28 NOVEMBER 2012))))))))))))
43. PLAN CHANGE 66 TEMPLETON SPECIAL RURAL ZONE: COMMISSIONER'S RECOMMENDATION))))))))))))
44. COUNCIL CAR PARK))))))))
45. COUNCILLOR APPOINTED TO CANTERBURY DEVELOPMENT CORPORATION))))))))

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:

COUNCIL 22. 11. 2012

ITEM	REASON UNDER ACT	SECTION	PLAIN ENGLISH REASON	WHEN REPORT CAN BE RELEASED
34.	Commercial sensitivity	7(2)(b)(ii)	Pricing sensitivities between panel members	-
	Negotiations	7(2)(i)	Council will continue to negotiate rates and roles with panel members during term of contract	
38.	Protection of privacy of natural persons	7(2)(a)	To enable the Board to consider nominations received for Community Service Awards	When the Board has considered nominations and the nominators have been informed of the decision.
39.	Protection of privacy of natural persons	7(2)(a)	The legal process of resolving weather-tight claims is conducted in confidence.	Never.
40.	Protection of privacy of natural persons	7(2)(a) and 7(2)(b)(ii)	Information on financial position of residents. Commercially sensitive information.	-
41.	Maintain legal professional privilege	7(2)(g)	The reports contain legal advice.	-
42.	10. Prejudice commercial position	7(2)(b)(ii)	Commercial negotiations with Contractor are not finalised.	Outcome of report can be released after commercial discussions and contract details are finalised with the contractor. Never.
	11. Prejudice commercial position	7(2)(b)(ii)	Commercially sensitive information received during RFP process.	
	11. Prejudice or disadvantage commercial activities	7(2)(h)		
43.	To enable the Council to deliberate in private on a recommendation where a right of appeal to a Court against the Council's decision exists.	48(1)(d) and 48(2)(a)(i)	To enable the Council to consider its decision in private without influence from the media or any party to the proceedings. To enable the Council to notify its decision to the parties to the plan change before the matter is reported in the media.	The report can be released following the period in which parties to the proceedings will receive notification of the Council's decision in the ordinary course of the post.
44.	Prejudice commercial position	7(2)(b)(ii)	The Council's entitlement to a proportionate amount of the insurance proceeds paid to Victoria Hotels may be prejudiced if information is made public.	After the interim injunction has been secured.
	Maintain legal professional privilege	7(2)(g)		
	Conduct of negotiations	7(2)(i)		
45.	Protection of privacy of natural persons	7(2)(a)	Until the appointments are approved it is reasonable for the name of the proposed person to be kept confidential, as it could damage their reputation and personal privacy if the Council chooses not to approve the appointment for some reason.	Full report can be released following advice to the individuals.

Chairperson's

Recommendation: That the foregoing motion be adopted.

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.”