



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.

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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.

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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 have 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.

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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.

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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.

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STAFF RECOMMENDATION

That the Council:

- (a) Notes 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) Considers at an ordinary meeting of the Council a report on the grant of a lease to Canterbury Cricket.
- (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.

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 an 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.

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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) 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.

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.

2. TOWN HALL - RETAIN AUDITORIUM AND NEW ENTRY OPTION

General Manager responsible:	General Manager Community Services, DDI 941-8607
Officer responsible:	Mike Hannaway, Major Facilities Rebuild Unit
Author:	Liam Nolan, Major Facilities Rebuild Unit

PURPOSE OF REPORT

1. The purpose of this report is to present a response to the Council's request for evaluation of the merits of retaining the Town Hall auditorium and developing a new entrance and gathering space and to seek direction from the Council on how they wish to proceed.

EXECUTIVE SUMMARY

2. The Christchurch Town Hall suffered damage in the Canterbury Earthquakes, primarily in the 22 February event.
3. The Council requested staff to "evaluate the merits of retaining the main auditorium, and developing a new entrance and gathering space, provided the overall acoustic quality, and sense of place associated with the Town Hall can be retained." This report answers this request.

Acoustic Quality

4. Acoustic Engineers, Marshall Day (**Attachment 4**), have stated "... on the basis of today's brief visit at least, there is no visible damage to the auditorium's acoustic fabric. There is no doubt that the remedial work will be required, but the extent of this will not be known until our testing is completed."

Sense of Place

5. Heritage consultants, Heritage Management Services (HMS) were commissioned to comment on the effects on the "sense of place". Their report (**Attachment 2**) concludes that the sense of place will be confused should only the auditorium be retained. The report suggests that if the James Hay Theatre, the entry foyer and the main auditorium are all retained instead, then there would be sufficient remaining of the existing building to retain a sense of place.
6. The Council also commissioned Ian Bowman (Architectural Conservator) to peer review the aforementioned report and he commented "*Removal of all but the main auditorium will lose a substantial section of the building. It would no longer occupy its corner site, the view and appreciation of the building from Victoria Park would be altered considerably.*" (**Attachment 3**)
7. Warren and Mahoney (the original Architects) have been engaged to produce an indicative design of the Council's request (**Attachment 1 and Attachment 1A**) Warren and Mahoney have stated "...we are also of the opinion that the Auditorium could function alone, with modifications that we have suggested previously, and still have a strong architectural and urban presence."

BACKGROUND

8. The Christchurch Town Hall suffered damage in the Canterbury Earthquakes, primarily in the 22 February event. The extent of shaking damage was lower than might have been expected. However, the liquefaction and lateral spread on the site has been the main contributor to the structural damage, as the building accommodated the associated ground deformations.

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9. The Town Hall complex was part way through a refurbishment when the earthquake events occurred. This refurbishment included refining the acoustics of the James Hay Theatre, adding additional food and beverage facilities, together with an upgrade of fire and mechanical services.
10. Detailed assessments of the extent and cause of the damage have been undertaken, and options for raising and re-levelling the building back to its pre-earthquake have been prepared and used in the submission of the Christchurch City Council (CCC) insurance claim.
11. Separate practical repair options were prepared and submitted for consideration. These included:
 - (a) Full repair and re-levelling of the complete building to 100 per cent of New Building Standard (NBS).
 - (b) Full repair of the building to 100 per cent NBS but no re-levelling.
 - (c) Full repair and retention of the performance spaces only to 100 per cent NBS (Auditorium, James Hay Theatre, Entry) but no re-levelling.

A further option to demolish and reconstruct a new iconic facility was also considered.

12. Following the annual plan consultation process and consideration of these options, the Council requested staff to "...*evaluate the merits of retaining the main auditorium (only), and developing a new entrance and gathering space, provided the overall acoustic quality, and sense of place associated with the Town Hall can be retained.*"
13. It should also be noted that the CERA 'Blueprint' Christchurch Central Recovery Plan does not include the Town Hall on the plan and states in regard to the Performing Arts Precinct "*The precinct designation will be sufficient to provide for a range of facilities in the event that the Town Hall cannot be repaired.*"

METHODOLOGY

14. The purpose of this report is to respond to this request. The team involved in this review to assist included:
 - Heritage Management Services (HMS) – Sense of Place Review
 - Marshall Day Acoustics (MDA) – Acoustic Quality Review
 - Warren and Mahoney (WAM) – Preliminary Architectural Concept Design
 - Holmes Consulting Group (HCG) – Preliminary Structural Concept Design
 - Rider Levett Bucknall (RLB) – Preliminary Cost Estimating
 - Reports and estimated costs have been prepared by the above Consultants. A peer review of the Sense of Place report has also been undertaken by Ian Bowman (Conservation Architect).
15. This report summarises the individual reports on the retention of the Town Hall Main Auditorium and the development of a new entrance and gathering space, and responses to the questions of overall acoustic quality and sense of space retained with this option.

PLANS AND REPORTS

Architecture

16. Warren and Mahoney have prepared a preliminary concept plan showing the retained auditorium and the new entry and other functional space required. These plans, together with their commentary statement are attached (refer **Attachment 1**).

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17. This report highlights that *"The Town Hall is an iconic Christchurch building that has served as a gathering space for performances, cultural events and meetings since 1972. The building is an exemplar of modernist architecture, where form follows the function, and importantly is still regarded as a world class facility for acoustics "in the round".*
18. The new proposal creates a new foyer, ticketing area, public toilets, back of house areas and small function and bar spaces whilst retaining the main auditorium itself. (Note that the development of this scheme is very preliminary and serves only as a benchmark for costs and indicative forms. A more detailed design will be prepared if this is the desired approach.)
19. The architects consider *"it important to maintain the existing entrance and foyer locations as per the current complex. A sense of arrival in conjunction with memory of existing is afforded by the placement of the foyer at the east end of the auditorium. This is reinforced by the new back of house areas being contained between two angled flanking walls that would mimic the original James Hay walls both in height and plan location."*
20. A small back of house extension is also provided to the west end of the auditorium to replace these functional areas previously contained within the James Hay portion of the building. (Note this requires the use of a small portion of land (approximately 600 square metres) from the Crown Plaza site.)
21. The architects further consider that *"A visual connection with Victoria Square and the Avon River is important and thus maintained. ...An important element of the proposal would be to retain the existing (Ferrier) fountains as these provide an important heritage link with the current complex and an iconic focus for this part of the river."*
22. Marshall Day Acoustics has visited the auditorium and based on a visual inspection of the auditorium advise that *"...there is no visible damage to the auditorium's acoustic fabric. There is no doubt that remedial work will be required, but the extent of this will not be known until our testing is undertaken."*

Sense of Place

23. Jenny May of Heritage Management Services (HMS) has considered the sense of place for the option to retain the auditorium and develop a new entrance and gathering space. The HMS report is attached (refer **Attachment 2**).
24. The following is the Executive Summary from the HMS report:

"Evaluating sense of place cannot be confined to one element alone – it is a complex issue. A sense of place is developed through both the tangible and intangible; is bound by the feelings, associations, perceptions, identity and character that a place holds for citizens and visitors alike – it is not simply something that is held by the place itself. A sense of place forms around the characteristics that make a place special or unique, as well as those feelings or perceptions that foster a sense of human attachment and belonging."
25. *The Town Hall could function as a complex and retain a major part of its unified design if only the east and west axis was retained; that is the main auditorium, the entry foyer, mezzanine level and the James Hay Theatre. Such an option would indeed almost fully retain the sense of place as an integrated and related architectural complex within a wider urban environment.*
26. *While it might be feasible to conceive that once inside the principal auditorium that sense of place is present both in a tangible and intangible sense. Any decision to retain the auditorium alone would need to be part of a carefully considered design to draw that sense of place from an internal one to one that related to a new but historically related sense of space and place once you stepped from the familiarities that are evoked by the auditorium only."*

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27. The Council also commissioned Ian Bowman to peer review the aforementioned report and commented *"Removal of all but the main auditorium will lose a substantial section of the building. It would no longer occupy its corner site, the view and appreciation of the building from Victoria Park would be altered considerably."*

Structural and Geotechnical

28. Holmes Consulting Group (HCG), together with Tonkin and Taylor, provided the preliminary structural and geotechnical designs for the previous practical repair options of the Town Hall complex. Their previous reports considered that options of either piled foundations or jet grouting were feasible for the ground rehabilitation of the Town Hall.
29. Both of these options would be suitable for the retention of the auditorium. No detailed studies have been undertaken for the foundations of the new build portion of this alternative option but HCG consider that these foundations will need to provide a similar performance to the option chosen for the auditorium rehabilitation.
30. Both the retained auditorium and the new build portions of the complex would be designed and built to 100 per cent New Building Standard (NBS).

OPTIONS (SEE TABLE BELOW)

31. Rider Levett Bucknall consider that the indicative estimated cost of this alternative preliminary option will be in the range of \$70 to \$80 million (excluding GST and escalation).
32. The main risk to the project is the unknowns in the ground improvement techniques and therefore investigations should include market testing with specialist contractors to understand the risk profile the market will accept and associated costs.

Scheme Description	Advantages	Disadvantages	Indicative Project Cost
Auditorium and New Entrance (as shown)	Purpose built entrance to support key function of auditorium – most cost effective way of retaining auditorium space. Operational inefficiencies solved. Retains the organ and its space.	Purchase of land required for back of house storage and loading space. Sense of Place confused.	\$70-\$80 million

FINANCIAL IMPLICATIONS

33. The 2012-2013 Annual Plan included a budget of \$127.5 million over four years and estimated an insurance contribution of \$68.9 million. The Annual Plan resolution went on to say "Continue to work closely with the CCDU and arts community to determine how best to maximise the opportunities for arts (including the Voice of Music) in the Central City" and "approve a total budget of \$127.5 million (\$120.2 million plus inflation allowance) to deliver the project(s)." The balance of the funds for the Town Hall repair will be available for the Performing Arts Precinct projects as they are developed.
34. The insurance claim is yet to be finalised.

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

35. Yes. This work is provided for through the 2012-2013 Annual Plan.

LEGAL CONSIDERATIONS

36. The investigation of repair options for the Town Hall has been consulted on through the 2012-2013 Annual Plan Process and is included in the 2012-2013 Annual Plan as a level of service.

2 Cont'd

ALIGNMENT WITH LTCCP AND ACTIVITY MANAGEMENT PLANS

37. Yes. The operation of the Town Hall was inherited by the Council when the operational arm of Vbase was transferred to the Council in July 2011. Levels of service are summarised in the draft Activity Management Plan 13.15 *Venue Management*. An investigation of a repair option in respect of the Town Hall is included on page 9 of the 2012-2013 Annual Plan.

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

38. Yes. See paragraph 37 of this report.

ALIGNMENT WITH STRATEGIES

39. Aligns with the Christchurch Events Strategy 2007-2017, primarily with the ability of Christchurch to produce and host top quality events. Also aligns with councils' Arts Policy and Strategy 2001 whereby the Christchurch City Council is committed to achieving an enlivened and creative city in which the arts are widely recognised as being essential.

Do the recommendations align with the Council's strategies?

40. Yes. See paragraph 39 of this report.

CONSULTATION FULFILMENT

41. The consultation requirement for options to repair the Town Hall was met through the 2012-2013 Annual Plan process.

STAFF RECOMMENDATION

That the Council develop the proposed design to retain the existing auditorium only and provide a new entry foyer and supporting area; based on the indicative design provided. In developing this design council should address the concerns about a confused sense of place and look to balance the composition, strengthening the architecture and urban presence. In summary:

- Retain the existing auditorium from the original building, repaired to 100 per cent NBS
- Rebuild foyer and supporting areas to 100 per cent NBS.

Note: This report responds to Council's request including a very preliminary design and scope of works with budget.

COMMITTEE RECOMMENDATION

That the Council:

- (a) Adopt its preferred option for the Town Hall (as agreed to in the draft annual plan) to repair the existing facility to 100 per cent of New Building Standard.
- (b) Note the overwhelming majority of submitters to the draft annual plan were in favour of this option.
- (c) Agree with the heritage advice that the sense of place would be compromised if only the auditorium is retained.

3. DEED OF RENEWAL AND VARIATION - NO 6 DISTRICT FEDERATION OF NEW ZEALAND SOCCER – ENGLISH PARK

General Manager responsible:	General Manager Community Services, DDI: 941-8607
Officer responsible:	Sports Services Unit Manager
Authors:	Tony Hallams, Leasing Consultant Martin McGregor Sports Liaison Advisor

PURPOSE OF REPORT

1. The purpose of the report is to obtain the approval of the Council to:
 - (a) Vary the current lease to recognise the installation of a new artificial pitch and the lessee's ongoing responsibility to replace the playing surface each time it comes to the end of its useful life.
 - (b) Include an additional storage shed in the leased area.
 - (c) Renew and extend the term of the existing lease to No. 6 District Federation of New Zealand Soccer Incorporated (trading as Mainland Football) at English Park.

EXECUTIVE SUMMARY

2. On 1 June 2002 the Council entered into a lease agreement with No. 6 District Federation of New Zealand Soccer Incorporated for a pavilion and playing pitch at English Park. The initial term was for five years, with three rights of renewal being able to be exercised by the Lessee with a final expiry of 30 May 2022.
3. The Council has budgeted for and approved the installation of an artificial football pitch at English Park through the approval of and financial provision in the 2009-2019 Long Term Plan. The Council then entered into a project partnership agreement known as the "Pitch Agreement" with New Zealand Football (NZF) on 21 December 2010. The purpose of this agreement was to secure a financial contribution to the cost of the project from the International Federation of Association Football (FIFA), this contribution was managed and administered through New Zealand Football. Ownership of the pitch vested in the Council upon the completion of its installation.
4. Subsequent to the signing of the "Pitch Agreement" the Council entered into a temporary licence agreement with the No 6 District Federation of New Zealand Soccer Incorporated to place a shed within the existing lease area to store a pitch groomer and other maintenance equipment associated with the necessary care of the artificial pitch.
5. It is recognised that the lease variation places additional financial responsibilities on the Lessee, including resurfacing of the artificial pitch at the end of its useful life, therefore an extension to the term of the lease is being sought.

FINANCIAL IMPLICATIONS

6. The contribution costs each party made for the purchase and installation of the artificial pitch was approximately \$979,837 (\$US 795,000) by the Christchurch City Council, and approximately \$493,000 (\$US 400,000) by New Zealand Football. The current book value for the pitch, based on the Christchurch City Council Fixed Asset System is \$NZ1,512,658, as at July 2012.

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

7. Yes. The project was prioritised and approved as part of the 2009-2019 Long Term Council Community Plan (LTCCP), with funding scheduled in the 2009/2010 financial year.

3 Cont'd

LEGAL CONSIDERATIONS

8. The Council has entered into a Deed of Lease for a pavilion and sports ground to the No. 6 District Federation of New Zealand Soccer Incorporated. Officers do not hold a delegation to vary the terms or conditions of the lease and such delegation must be granted by the Council.
9. The Licence to Occupy for the storage shed expired 31 May 2012 and has been rolled over on a monthly basis until the conclusion of the Deed of Renewal and Variation can be completed.

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

10. Yes. A draft Deed of Renewal and Variation document has been prepared by the Council's Legal Services team.

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. The recommendations of this report align with the recreation and sport services level of service described on page 108 of the 2009-19 LTCCP by providing recreation and sport facilities that are accessible, safe, allow for the development of fundamental life skills, such as water safety and physical movement, give people the opportunity to excel and enable Christchurch to host regional, national and international sporting events.
12. This report also aligns with the recreation and sport services level of service described on page 108 of the 2009-19 LTCCP by providing, or facilitating provision of, high-quality community recreation and sport programmes and events that encourage everyone to participate in recreation and sport and build strong communities.

ALIGNMENT WITH STRATEGIES

Do the recommendations align with the Council's strategies?

13. The recommendations of this report align with goal five of the Strengthening Communities Strategy by ensuring the community have access to facilities that meet their needs and goal six of the Strengthening Community Strategy by promoting the increase in participation in Community Recreation and Sport programmes and events.
14. The recommendations of this report align with goals one, two and four of the Physical Recreation and Sport Strategy 2002 by providing a physical environment which encourages participation, assisting in making available a wide range of physical recreation and sport activities and by ensuring recreation and sport providers are effective and working together in a coordinated manner.

CONSULTATION FULFILMENT

15. The installation of the artificial pitch was included in the Council's LTCCP for the period 2009 – 2019 which received full consultation.
16. The application for a resource consent to install the pitch was publicly advertised.
17. The Shirley/Papanui Community Board have been informed, by way of officer's memorandum that a report seeking the delegated authority of the Council to extend and vary the lease is being made directly to the Council.

3 Cont'd

STAFF RECOMMENDATION

That the Council grant delegated authority to the Corporate Support Manager to conclude a Deed of Variation and Renewal to No. 6 District Federation of New Zealand Soccer Incorporated to:

- (a) Vary the current lease to recognise the installation of a new artificial pitch and the lessee's ongoing responsibility to replace the playing surface each time it comes to the end of its useful life.
- (b) Include an additional storage shed in the leased area.
- (c) Exercise the renewal of the second and third terms of renewal of the lease and grant an extension of the lease by adding two additional terms of five years with a final expiry of 30 May 2032.

COMMITTEE RECOMMENDATION

That the staff recommendation be adopted.

4. FACILITIES REBUILD PLAN MONTHLY STATUS UPDATE INCLUDING TOP 30 PROJECTS STATUS UPDATE

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 Committee on the Facilities Rebuild Programme (FRP) and associated TOP 30 priority projects.

EXECUTIVE SUMMARY

2. This report provides a monthly programme update on some key FRP activities for the month mid September to mid October 2012.
3. 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.

The facilities in no particular order are:

- Lyttelton Visitors Centre and toilet
- Sumner Surf Club toilets
- Bishopdale Library and Community Centre
- Akaroa Gaiety Hall
- Risingholme Community Centre Craft Rooms
- Fendalton Community Centre
- Sydenham Preschool
- Akaroa Museum
- Lyttelton Recreation Centre and Trinity Hall
- Waltham Pool
- Lyttelton Pool (Norman Kirk Memorial Pool)
- Social housing facilities (this covers six new projects which will seek to intensify or replace existing housing complexes by building new units on existing land)
- Christchurch Botanic Gardens Paddling Pool
- Whale Paddling Pool, New Brighton
- Scarborough Paddling Pool
- South Library and Beckenham Service Centre
- Linwood Library, Service Centre and Community Hub
- Christchurch Botanic Gardens Glasshouses
- Lyttelton Service Centre
- Akaroa Service Centre
- Sign of the Takahe
- Canterbury Provincial Council Buildings
- Sign of the Kiwi
- Our City O-Tautahi
- Sumner Library, Museum and Community Hub
- Riccarton Community Centre
- Volunteer libraries (considered one project)
- South New Brighton Community Centre

4 Cont'd

- Scarborough Jetboat Shed
 - Scarborough Lifeboat facility.
4. An update (current as at 16 October 2012) on all of these TOP 30 projects is provided in **Attachment 1**. The Council have asked for ongoing monthly updates on these priorities.
 5. 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 commercial implications.
 6. It is worth noting that work is still actively progressing on the remainder of the programme via various activities. These include undertaking and finalising Detailed Engineering Evaluation (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 re-open.
 7. A draft prioritised programme for the remainder of the 1000 facilities included in the FRP was also approved by the Council. Community Boards will have input into this prioritised programme via a combined Boards workshop scheduled for 23 October 2012. Suggested changes to prioritisation can be submitted for consideration by staff, prior to the list returning to the Council for approval before the end of this year.
 8. The DEE assessment component of the 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.
 9. 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. Current status of DEE assessments is shown below in Table 1.

Table 1: DEE Assessment Status

<i>Measure</i>	<i>Quantity</i>
Number of buildings to undergo DEE assessments	932
a) Will not get a DEE	20
b) Yet to start	191
c) In progress	442
d) Received as draft	245
e) Completed	34
<i>Subtotal d and e (received DEE's)</i>	<i>279</i>
On hold, Demolished, will not progress DEE	53
<34% NBS (earthquake prone building)	73
>34% and <67% NBS (fit for occupancy)	43
>67% and <99% NBS (below code)	39
>99% (code or above)	71

4 Cont'd

Project Status Grouping

- (a) **Will not get a DEE:** Building is already demolished or simple structure.
- (b) **Yet to Start:** The Council 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:** The Council 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 Council for General Manager sign-off.
- (e) **Completed:** General Manager sign-off and available for public via the Web.

- 10. **Attachment 2** provides further information on DEE assessments and demolished buildings.
- 11. Once a DEE assessment has been completed and percentage of New Building Standard (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, ie: repair or rebuild.

CLOSURES

- 12. Since the previous Council report, and in line with the Council delegation, the following buildings have had to close due to DEE reports being received which indicate a percentage of NBS less than 34 per cent:
 - Airedale Courts Block B
 - Little Akaloa Clubrooms Building
 - Little Akaloa Community Hall
 - Okains Bay Community Centre
 - Duvauchelle Community Hall.
- 13. The Council is still investigating repair options for the closed buildings and a timeframe for re-opening is currently being determined.

HERITAGE PROGRAMME

- 14. 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.
- 15. 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 New Zealand 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. The Edmonds Band Rotunda has been partially deconstructed.
- 16. Consents have been lodged for Jubilee Clock Tower and Edmonds Clock Tower. Works are continuing at Rolleston House Youth Hostel Association (YHA), Avebury House and Linwood Community Arts Centre. The works at Curators House are now complete and being handed back to the tenant. The Poseidon Café was handed back to the tenant last month.

4 Cont'd

HOUSING PROGRAMME

17. Definitions:

- (a) Housing Unit (ie one or two bedroom unit)
- (b) Housing Block (ie several units in a block)
- (c) Housing Complex (ie several blocks in a complex).

18. At the meeting of 27 September 2012, the Council approved a prioritised programme for undertaking DEE assessments on social housing complexes based on categorisation.
19. 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.
20. 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.
21. 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.
22. The prioritised assessment programme includes 664 DEE assessments (excluding complexes on Red Zone Land) which will cover 2536 Council-owned social housing units. See Table 1.

Table 1: Social Housing DEE Status

CCC Social Housing DEE Status	Total 696
DEEs Not Started	471
DEEs Being Progressed	151
DEEs Complete	42
Sub Total	664
DEEs Not Required (Red Zone Land)	32

23. 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.
24. 436 social housing units remain closed as a result of a DEE assessment, major damage or due to major health and safety concerns. These can be seen in **Attachment 3**.
25. Priority is for urgent repairs to large complexes such as Airedale Courts to increase capacity. Council staff are currently working with Engineers to develop strengthening options with a view to engaging contractors to begin repairs at this site.
26. 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.

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27. 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). Early indications are 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'.
28. In conjunction with the existing DEE assessments, a process has been developed with the Earthquake Commission (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

29. The housing portfolio comprises residential dwellings and is therefore covered by EQC. Housing units with major damage over the \$100,000 cap will qualify for a legitimate insurance claim.
30. 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.
31. 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, Council will recoup some of these costs from insurance.
32. Therefore insurers will only pay for costs associated with the strengthening to the legal requirement of 33% 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?

33. No. The work was not contemplated within the 2009-19 LTCCP.

LEGAL CONSIDERATIONS

34. Not applicable.

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

35. As above.

ALIGNMENT WITH LTCCP AND ACTIVITY MANAGEMENT PLANS

36. Not applicable.

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

37. Not applicable.

ALIGNMENT WITH STRATEGIES

38. Not applicable.

4 Cont'd

Do the recommendations align with the Council's strategies?

39. As above.

CONSULTATION FULFILMENT

40. Not applicable.

STAFF RECOMMENDATION

That the Council receive the information contained within this report.

COMMITTEE CONSIDERATION

The Committee thanked staff for the information contained within the update report, and discussed the report requested by the Council for December 2012. The Committee noted that this would contain more detailed information on each of the projects listed.

COMMITTEE RECOMMENDATION

- (a) That the staff recommendation be adopted.
- (b) That the Council develop a Council social housing repair and rebuild plan as a priority.

Councillor Corbett requested that his vote against recommendation (b) be recorded.

5. BROADCASTING COUNCIL MEETINGS

General Manager responsible:	General Manager Public Affairs, Lydia Aydon, DDI 941-8982
Officer responsible:	Amanda Healy, Acting Communications Manager
Author:	Lydia Aydon and Colin Klenner

PURPOSE OF REPORT

1. To look at options for broadcasting Council meetings and approve the staff recommendation to initiate an Request for Proposal (RFP) for a provider of the preferred option of live streaming and video on demand and bring back a report to the Community, Recreation and Culture Committee.

EXECUTIVE SUMMARY

2. The recent Communications Audit recommended broadcasting Council meetings live online to better connect residents with information about council decision making. On 27 September 2012 the Council resolved that staff should bring back a recommendation for web-streaming Council meetings to the Communications, Recreation and Culture Committee.
3. Enabling ratepayers to be able to watch Council meetings live and to view previous (on demand) Council meetings online would increase the level of public communication and deliver a greater level of transparency of council meetings to the public.
4. This report outlines several options for providing broadcast coverage of Council meetings either live or on demand.
5. It is recommended that council engage with an external vendor who will have the staff and technical expertise to provide this service and that we offer both live streaming and video on demand. However it should be noted that this would be an additional cost to the Council and is not currently budgeted for.

BACKGROUND

6. Online media is typically delivered either live (viewers can watch the event as it happens) or on demand (viewers can watch later, at a time to suit them). The three most common methods for providing content are:
 - Streaming – instant playback which only downloads the content that is played. This requires a continuous connection to the server. But content cannot be copied or stored by the user.
 - Progressive download – the ability to start playback of content shortly after download starts (e.g. YouTube). The whole content may be downloaded even if not watched.
 - Download – users must download the file to a computer before playback (e.g. video podcasts). A copy can be stored and played back at a later time when the user is not connected to the internet. The quality of video can be higher and it's easier to watch the event multiple times, but there will be a longer delay to download the entire content.
7. The existing Council Chamber technology including the four video cameras and Polycom video conferencing equipment, is sufficient to meet the key features and capacity requirements of all options.
8. The end user's experience and quality of service is dependent on factors outside the Council's control, including the user's network connection and specific hardware and software that they use.
9. The Council staff do not at present have the skills and training to handle the complexity of this operation from end to end. An external vendor would provide staff and technical expertise to

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manage the capture and display of audio and video recordings of Council meetings. And would also be able to host an external website capable of live streaming.

10. There are at least five different Christchurch based companies who could offer this service and staff recommend that if that option is chosen that Council puts the contract for service out to tender.

OPTIONS

Option 1 - Live streaming option

11. The Council's website is not currently capable of hosting live streaming and the multiple connections could impact on current council services. The option below includes tender procurement process, additional hardware and software, installation, configuration, testing and training and staff time.

Option 1a – Live streaming with outsourced provider

12. The combined video and audio data would be streamed to a New Zealand media provider who encodes the stream to provide for multiple formats and quality to support different devices and network connections.
13. The media provider hosts the stream for users to connect to from a dedicated media distribution server. The link to the stream is provided from the Council website. The live stream can be viewed in an embedded video player on the page or launched in the user's preferred player (e.g. QuickTime or Windows media player). The user can select the preferred quality based on their internet connection.
14. An example of this would be Taupo District Council <http://taupo.yourcouncil.co.nz> (refer to the live stream section at top of page).
15. Costs would be approximately \$16,000 - \$25,000 for set up and \$23,000 - \$27,500 annual operating costs for two council meetings a month.

Option 2 - Video on demand options

16. It is expected that on demand content would be available within two business days after the finish of the meeting while the content is produced, edited and published. For a Council meeting held on a Thursday the on-demand content may not be available until Tuesday morning.
17. The editing would remove natural breaks, like the lunch break, and break the content into shorter sections by agenda item.
18. The three options available are listed below. Costs and timelines are for two Council meetings a month, of approximately six hours each, and include tender procurement process, additional hardware and software, installation, configuration, testing and training. They are based on a maximum of 500 users at a time. These costs reflect a very rough order of magnitude and more detailed costs for the solution may differ.
19. If the Council wanted to provide both a live and on-demand service, some of the activities and set-up costs would be shared across both solutions. However there may not be any savings for the annual operating cost.

Option 2a – In-house production with embedded video on free hosting site

20. Video content would be accessed via the Council website and the media delivered from a free hosting site (e.g. uStream, YouTube, Vimeo, and Daily Motion). The Council staff would be

5 Cont'd

responsible for post production editing of the video content into smaller segments that relate to one or more agenda items. And then each video clip is uploaded to the external free hosting site.

21. A webpage would need to be created for each meeting, including details of the agenda items and the corresponding link to the audio files that are to be downloaded.
22. The user follows a link from the Council website and would see a page for the meeting showing each of the segment clips as embedded videos, and corresponding text describing the agenda items.
23. Depending on the free hosting site selected, the media clips may be presented as larger streamed video, where users can navigate to a specific time in meeting, or as a series of 15-minute clips.
24. The risks to this option are that many organisations block access to various free media hosting providers (e.g. uStream, YouTube, Vimeo, and Daily Motion). Some content delivery providers also restrict the individual file size or duration to small clips – eg 15 minutes, and the user may find the fragmented viewing experience unacceptable.
25. Sites hosted overseas may have service maintenance downtime during business hours for New Zealand, which may affect uploading of content or users viewing content. There may be advertising displayed on these sites or within the media clip itself, that the Council could not control.
26. The Council currently does not have the production editing capability in-house and additional staff would be required to perform this function. The Council also does not have the technology or workflow in place for production editing and would need to design, acquire and implement new process and tools.
27. This option would also require further development to the existing website to manage the pages that present meeting information and video segments.
28. An example of this would be New Plymouth District Council which demonstrates external hosting from U-stream but is not embedded in the page.
<http://www.newplymouthnz.com/TheCouncilAndItsPeople/Meetings/MeetingsOnVideo.htm>
29. Costs would be approximately \$74,000-\$95,000 set up and \$73,000-\$117,000 annual operating costs (including additional staff).

Option 2b – outsource production and embed video from NZ hosting provider or free hosting site

30. Video content would be accessed via an externally provided website.
31. The Council staff would record Council meetings (combined audio and video) using video conference equipment and upload the raw media to an external media company along with agenda and timings from meeting. The Media company would perform post production editing to break content into smaller segments and tag them with agenda items, time and speaker.
32. The content could be served and hosted from the media company's site but the page would have Council branding and users would access it from a link on the Council site. The site would contain description of meetings and agenda items and video clips are embedded. The site would also show a list of previous meetings with embedded windows for media.
33. The risk with this is that embedded video play may not be compatible with mobile devices (e.g. iPhone, iPad) and costs could rise should demand for the service be greater than expected, or for peak events.

5 Cont'd

34. Or the content could be available on a Council branded website containing description of meetings and agenda items linked to from the Council website. Video clips would be embedded from an external free site like YouTube, Vimeo, or uStream.
35. The risks to this option are that many organisations block access to various free media hosting providers (e.g. uStream, YouTube, Vimeo, and Daily Motion). Some content delivery providers also restrict the individual file size or duration to small clips – e.g. 15 minutes, and the user may find the fragmented viewing experience unacceptable.
36. Sites hosted overseas may have service maintenance downtime during business hours for New Zealand, which may affect uploading of content or users viewing content. There may be advertising displayed on these sites or within the media clip itself, that the Council could not control.
37. An example of this would be Taupo District Council <http://taupo.yourcouncil.co.nz/>
38. Costs for both the media company's site or the free hosting site would be very similar at approximately \$28,000-\$39,000 for set up and \$38,000-\$48,000 annual operating costs. There will also be the Council staff time needed.
39. The option of using the media company's site would be the Council staff's preferred option as it would be more cost effective to use an external provider and there would be fewer risks using the provider's website rather than a free website. Staff also recommend including a live streaming option for users so they can watch the Council meeting in real time.

FINANCIAL IMPLICATIONS

40. There is no budget allocated for this service.

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

41. No.

LEGAL CONSIDERATIONS

42. Not applicable.

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

43. Not applicable.

ALIGNMENT WITH LTCCP AND ACTIVITY MANAGEMENT PLANS

44. 4.0.1 Percentage of residents that understand how the Council makes decisions
4.0.9 Proportion of residents that are satisfied with the opportunities to access information about the Council decisions.

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

45. Yes.

ALIGNMENT WITH STRATEGIES

46. Not applicable.

5 Cont'd

Do the recommendations align with the Council's strategies?

47. Yes.

CONSULTATION FULFILMENT

48. No consultation was required.

STAFF RECOMMENDATION

That the Council that for Options 1a and 2b (live streaming and video on demand), approve staff initiate an Request for Proposal (RFP) for a provider of these services, and report back to the Community, Recreation and Culture Committee.

COMMITTEE RECOMMENDATION

That the staff recommendation be adopted.

PART B - REPORTS FOR INFORMATION

6. 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.
- 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.

PART C – DELEGATED DECISIONS

7. MEETING VENUE

It was **resolved** on the motion of Councillor Johanson, seconded by Councillor Carter, that the Committee adjourn, and relocate the meeting to the Council Chamber.

The Committee adjourned from 9.20am to 9.28am.

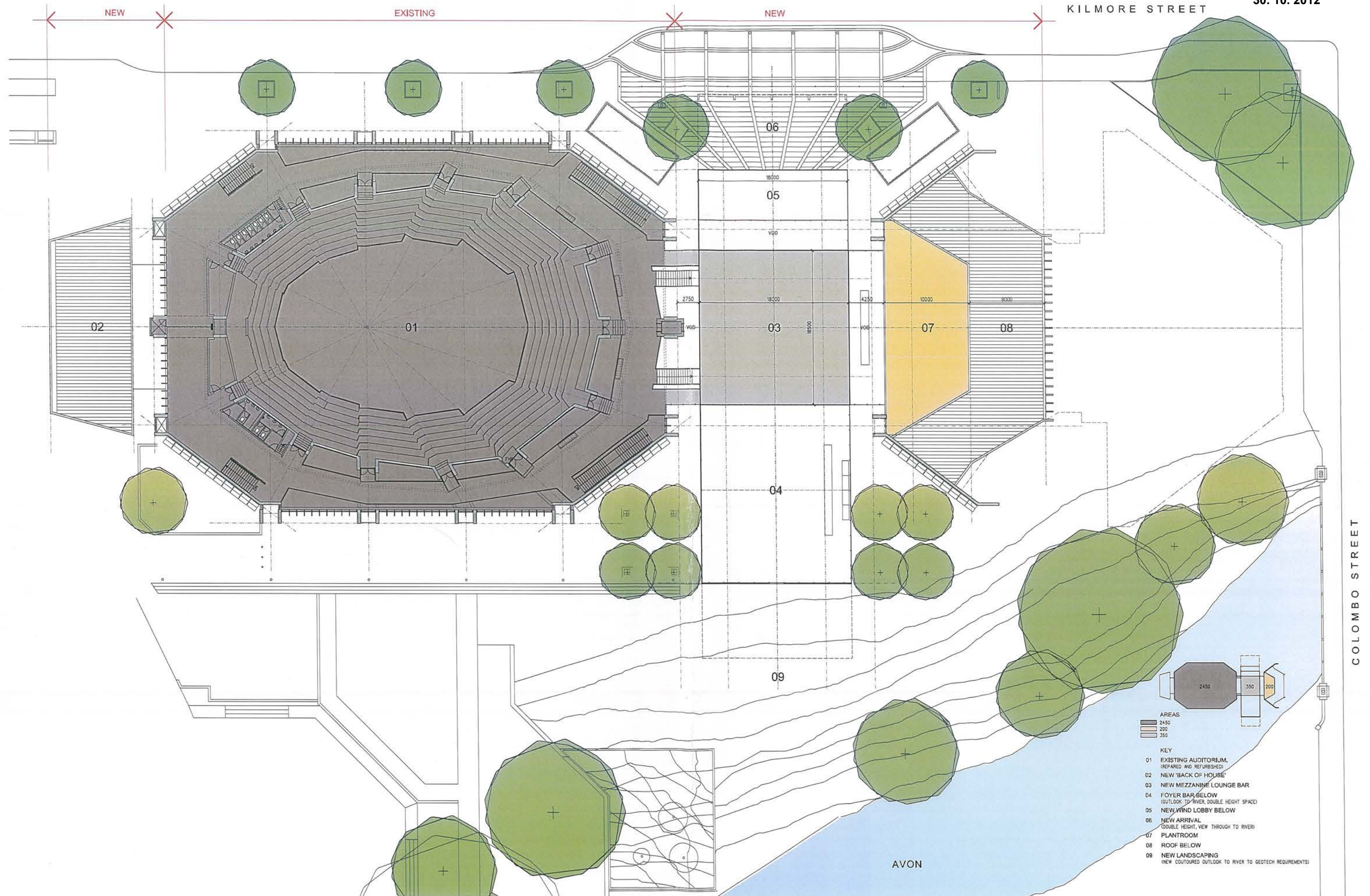
8. RESOLUTION TO EXCLUDE THE PUBLIC

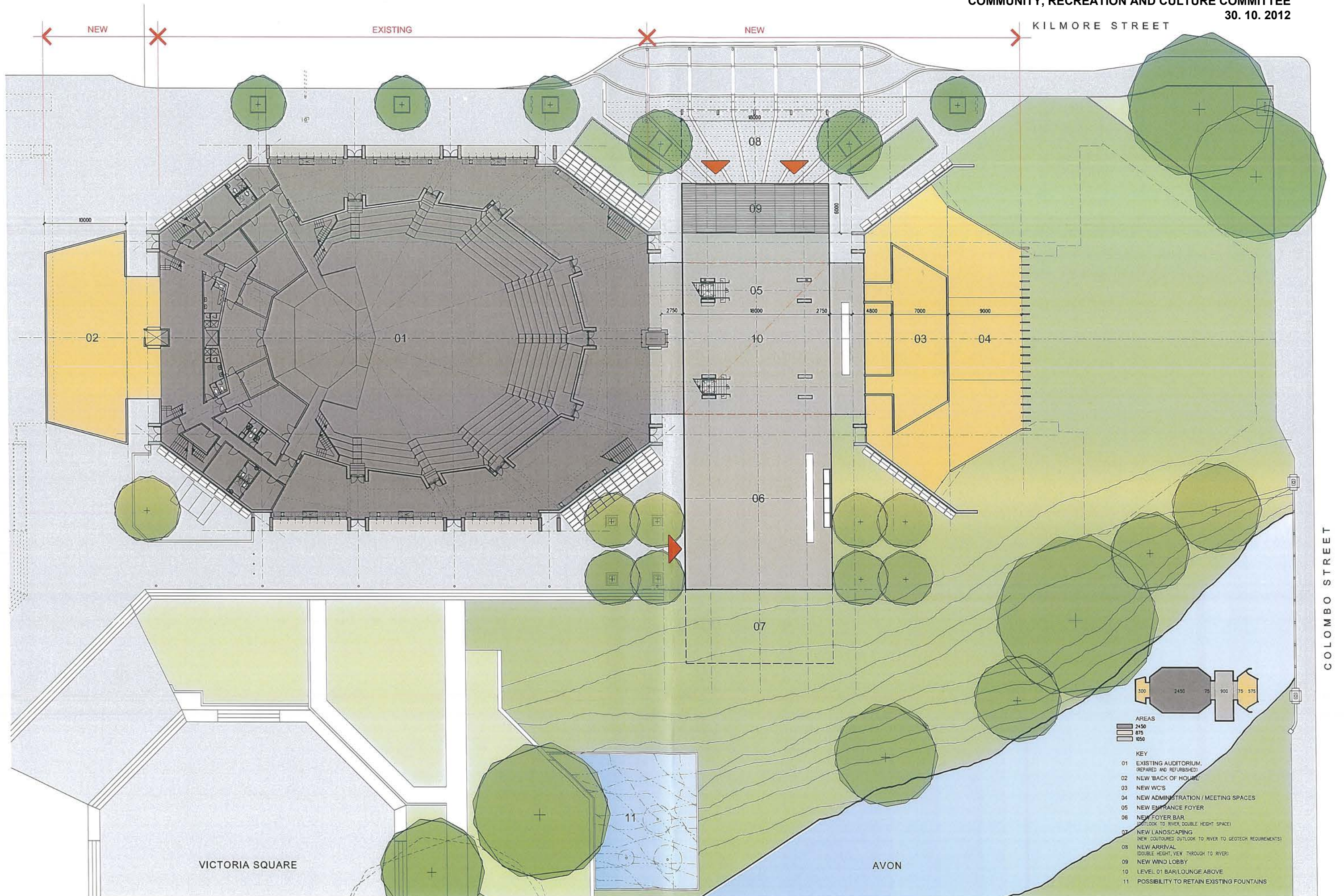
The Committee **resolved** that the resolution set out on page 81 of the agenda be adopted.

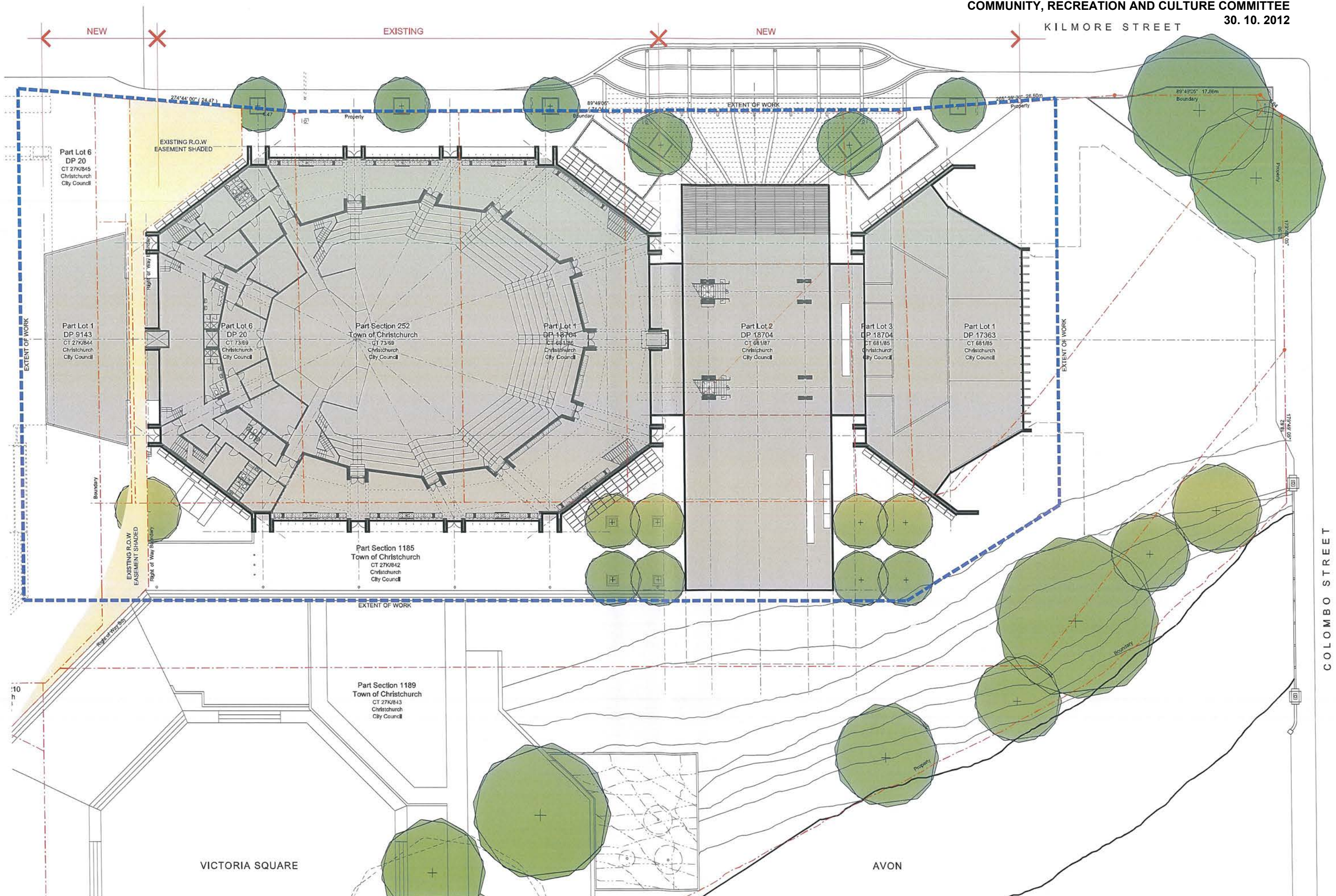
At 2.58pm the public were readmitted to the meeting, at which point the meeting concluded.

CONSIDERED THIS 22 DAY OF NOVEMBER 2012

MAYOR







Warren and Mahoney

report

RP

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Auckland	Wellington	Christchurch	Queenstown	Melbourne
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rp no. 0001
project 6361 Christchurch Town Hall EQ
date 21 September 2012
subject Architectural Statement - Auditorium
prepared on behalf of Warren and Mahoney Architects Ltd
distribution David Perry, Pro-Directions

The Town Hall is an iconic Christchurch building that has served as a gathering place for performances, cultural events and meetings since 1972. The building is an exemplar of modernist architecture, where forms follow the function, and importantly is still regarded as a world class facility for acoustics "in the round".

The siting of the Town Hall followed significant town planning evaluation that recognized Victoria Park as an important civic square, both historically and as part of the future of the city.

The building is registered under the Historic Places Act as a Category 1 historic places status, and is a Group 1 heritage building under the CCC City Plan.

The main auditorium is regarded as one of the more significant internal public spaces in New Zealand, and in conjunction with the associated James Hay Theatre and Limes Room has provided the city with a complex to be proud of.

The complex was in the midst of a refurbishment when the earthquake events occurred. The work included refining the acoustics of the James Hay to recognize the mixed usage of the space and adding additional food and beverage facilities, together with a structural and fire upgrade.

There are serious issues with the building following the earthquakes of September 2010 and February 2011. Lateral spread adjacent to the river and a significant liquefiable layer under the building have caused serious damage to the ground floor and foundations, requiring land remediation and full replacement of the ground floor including the basement. The Limes Room has lifted up towards the river and separated from the rest of the complex. There is also a 400mm difference of level across the auditorium concourse, north to south.

The recently released Blueprint plan indicated a preference for a Performing Arts Precinct and the Town Hall has the potential for still being part of that precinct. Whilst the complex as a whole can be retained it does involve a significant amount of land remediation and new structural intervention, to the extent that expenditure has been estimated to be well over \$100M. We have been asked to consider retention of a lesser portion of the existing complex in order to ascertain its merits.

Initial thinking had indicated that the removal of the Limes Room and Restaurant removed the most damaged and significant element with respect to costs of remediation, whilst allowing retention of the Auditorium and James Hay Theatre. This had the advantage of retaining the major performing arts spaces both from an architectural and a functional perspective.

The current proposal moves one further step whereby consideration is now given to retaining the Auditorium only. It is clear that from a functional perspective that additional space for the complex to function as a performing arts space and civic building is required. The proposal is to thus create a new foyer, ticketing area, public toilets, back of house areas and small function and bar spaces. These are shown on the accompanying plans.

Warren and Mahoney

report

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Architecturally we believe it important to maintain the existing entrance and foyer locations as per the current complex. A sense of arrival in conjunction with the memory of existing is afforded by the placement of the foyer at the east end of the auditorium. This is reinforced by new back of house areas being contained between two angled flanking walls that would mimic the original James Hay walls both in height and plan location.

A visual connection with Victoria Square and the Avon River is important and thus maintained.

A small back of house addition, which would include storage and additional changing areas, is afforded by the small extension to the west. There is a recognition that this extension would require realignment of the current Town Hall's property boundary.

The extension to the east would still allow a further venue to be built at some point in the future if felt desirable, but we recognise that the outcome of the Performing Arts precinct may negate this need.

With respect to the site wide aspects we would anticipate a very simple landscaping proposal of lawn and trees to the south and east of the complex, gently sloping towards the river taking into account the land remediation that is necessary. An important element of the proposal would be to retain the existing fountains as these provide an important heritage link with the current complex and an iconic focus for this part of the river.

Nolan, Liam

From: Peter Marshall [peter.marshall@wam.co.nz]
Sent: Friday, 5 October 2012 4:53 PM
To: Nolan, Liam
Subject: ChCh Town Hall

Liam,

We have considered the proposal to keep only the Auditorium and the James Hay parts of the complex, and would agree with Jenny May that this would give a far greater sense of place and space compared to retaining the Auditorium only.

However we are also of the opinion that the Auditorium could function alone, with modifications that we have suggested previously, and still have a strong architectural and urban presence. This opinion is shared by Sir Miles Warren.

You have asked us to comment on how the James Hay might be best utilised as a space. We have considered this briefly and believe the issue can best be considered as a series of options:

- 1) Mothball the James Hay until a firm decision is made on other venues being proposed as part of the Convention Centre and Performing Arts precinct.
- 2) Keep the James Hay as a space for which it was designed for; ie speech and drama. This has the advantage of requiring no upgrade to the acoustic elements of the venue and thus takes away some of the perceived disadvantages that vbase were experiencing.
- 3) Keep all the major external walls that form the essential form and space of the James Hay and consider a re-adaptive usage approach. We believe that the splayed exposed aggregate walls that bound the seating area (north and south) could be removed and glazed to provide some natural light. Equally some consideration could be made to open out onto Colombo Street with glazing. The space could be used as a function room for example, with the addition of a lower ceiling and removal of the upper tiered seating. A restaurant could be considered, particularly with an aspect towards the river, although we need to recognise the difficulties the previous restaurant offerings had..

We would be happy to sketch up some planning options on Mon day if that would help further considerations on Option 3.

Regards,

Peter

Peter Marshall
BArch, FNZIA Reg Arch
Managing Director

 **Warren and Mahoney®**

New Zealand's first carbonZero^{cert}™ certified architects

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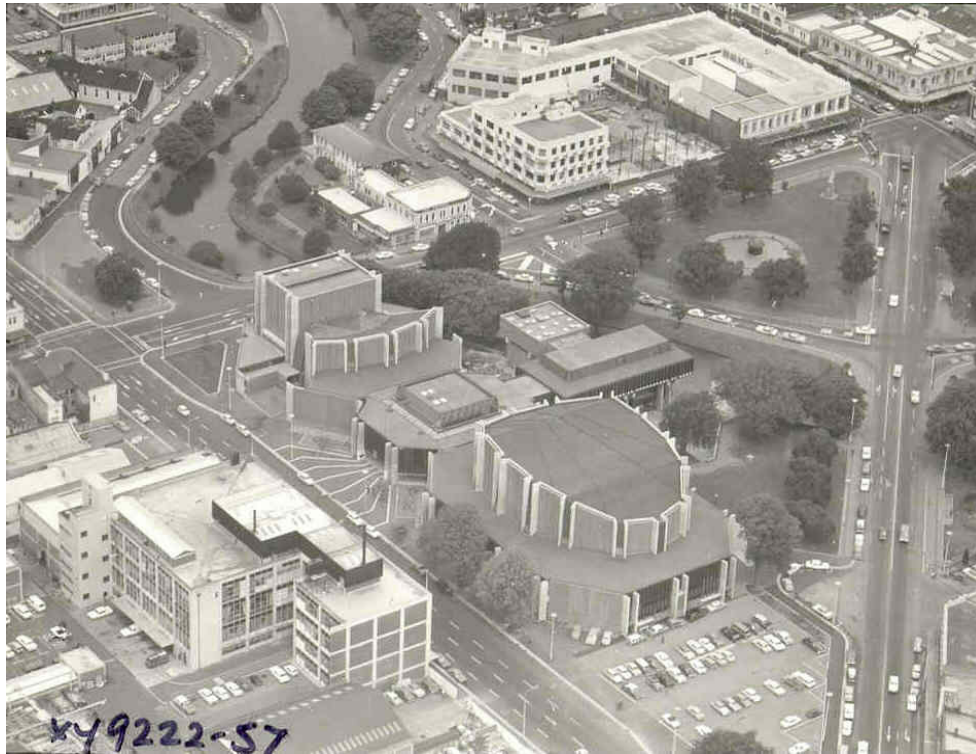
Electronic data files are provided by Warren and Mahoney subject to [conditions](#).

08/10/2012

PO Box 54
Christchurch
Mble: 0275937310
e-mail: jenny@hms.net.nz

Heritage
Management
Services

CHRISTCHURCH TOWN HALL: REPORT FOR COUNCIL



Aerial View c1973 Collection VBase

1. Executive Summary

The purpose of this report is to provide a response to a request by the Council with regard to the future of the Christchurch Town Hall : "...to evaluate the merits of retaining the main auditorium, and developing a new entrance and gathering space, provided the overall acoustic quality, and sense of place associated with the Town Hall can be retained."

1.1. Evaluating sense of place cannot be confined to one element alone – it is a complex issue. A sense of place is developed through both the tangible and intangible; is bound by the feelings, associations, perceptions, identity and character that a place holds for citizens and visitors alike – it is not simply something that is held by the place itself. A sense of place forms around the characteristics that make a place special or unique, as well as those feelings or perceptions that foster a sense of human attachment and belonging.

The Town Hall is a carefully conceived and integrated complex that has had a multiplicity of civic and community and regional uses and the sense of architectural, historical, social and

cultural space that have led overtime to the development of a very special and specific sense of place that encompasses the whole of the place and its immediate surroundings. That sense of place would be confused should only the auditorium remain.

1.2. What distinguishes the Town Hall as an entire complex and within the history of Brutalist architecture is the fact that the Brutalist principles of truth to function, structure and materials did not mean architecture became mundane; instead, the full aesthetic potential of this approach was exploited in a way that combines both architectural drama and subtlety. The main components of the complex are legible from the exterior – with the functions of theatre, auditorium and social wings comprehensible due to their distinct shapes, the literal way in which their forms strictly follow the functional requirements they house and the clarity of the biaxial plan allow the separate components of the complex to be read as fully realised and interrelated single design. While there was no formal landscape plan of the immediate area the relationship to the river was emphasised by the stepping down of surfaces on the south west to incorporate the Ferrier Fountain and riverside as part of the initial development. The later upgrade of Victoria Square to tie it contextually into the Town Hall complex had been recommended in the early stages of the consultation to build a Town Hall on that site.

1.3. The Town Hall could function as a complex and retain a major part of its unified design if only the east and west axis was retained; that is the main auditorium, the entry foyer, mezzanine level and the James Hay Theatre. Such an option would indeed almost fully retain the sense of place as an integrated and related architectural complex within a wider urban environment.

1.4. While it might be feasible to conceive that once inside the principal auditorium that sense of place is present both in a tangible and intangible sense. Any decision to retain the auditorium alone would need to be part of a carefully considered design to draw that sense of place from an internal one to one that related to a new but historically related sense of space and place once you stepped from the familiarities that are evoked by the auditorium only.

2. Overview of the Town Hall

2.1. As noted in the executive summary the purpose of this report is to provide a response to a request by the Council with regard to the future of the Christchurch Town Hall :“...to evaluate the merits of retaining the main auditorium, and developing a new entrance and gathering space, provided the overall acoustic quality, and sense of place associated with

the Town Hall can be retained." This report will consider the effects of any physical change to the Town Hall principally on the heritage values only.

2.2. The Christchurch Town Hall is a Group 1 listed heritage item in the Christchurch City Plan, a listing that recognizes its national and international significance. The listing at this level stemmed from consideration not only of its heritage integrity and intactness, but also the social, cultural and historical associations with the establishment of the complex and its functionality as a comprehensive civic building and town hall. The City Plan notes that Group 1 heritage items: *"...include buildings, places and objects of international or national significance, the protection of which is considered essential."*¹ Any alteration or change to this building complex is subject to the rules and heritage provisions of the Christchurch City Plan.

2.3. The Town Hall was designed in 1965 by Sir Miles Warren and Maurice Mahoney of the architectural firm Warren and Mahoney. The Christchurch Town Hall was one of the largest civic projects to be undertaken by the Christchurch City Council. It was officially opened on 30 September 1972 by His Excellency Governor General, Sir Denis Blundell.

2.4. The Christchurch Town Hall reflects the technology and architectural aesthetics of the time in its extensive use of concrete and in the manner in which the forms of the internal spaces are reflected in exterior forms. It is still recognised internationally today as a model example of concert-hall design. In addition to its architectural merit, the Town Hall is of considerable social, historical, cultural, architectural and technological value.

2.5. The Town Hall has played a pivotal role in the civic and artistic cultural life of the city and over the past 40 plus years has become an iconic feature of Christchurch's urban landscape, until the recent seismic activity closed it. It is recognised as the premier and primary venue in Christchurch for a wide variety of arts and cultural events, local, national and international, as well as being the site for important educational, political and civic events, including university graduations and citizenship ceremonies. A civic and cultural gathering point for the city, it is seen as a secular and artistic echo to the spiritual centre of the Anglican Cathedral two and half blocks to the south. Having served the city as the principal centre of regional, national and international civic and cultural events for nearly 40 years it is without doubt a significant part of the cultural/spiritual life that defines a strong sense of place and community identity within the Christchurch community.

¹ *Christchurch City Plan Volume 3 : Part 10 Heritage and Amenities : 1.1 Statement*

2.6. As a result of the seismic activity of 2010-2011, the Town Hall has suffered damage in particular to the southern side comprising the Cambridge and Limes Rooms and the Boaters Restaurant area. This two storey section has been affected by liquefaction and lateral spread causing movement toward the river. The auditorium areas and entrance have also been affected to varying degrees by the seismic activity.

2.7. A conservation plan was prepared for the Christchurch Town Hall in June 2010 to assist with the major refurbishment and change proposed for the Town Hall. Resource and building consents had been issued following extensive planning for this work which had begun prior to the events of 2010-2011. The work proposed was to address a much needed upgrade of back of house facilities, upgrade of the James Hay, office space, restaurant/café space and services such as new ablution areas which had just been completed. Given that some two years of planning had taken place to address matters at the Town Hall, this report has taken the various assessments of heritage values within that conservation plan into account for the purposes of evaluating the sense of place in this report.

2.8. While the New Zealand Historic Places Trust does not currently register the Town Hall, it must be noted that the potential for archaeological remains may still exist in particular within the river bank area. Thus with respect to any future development of the Town Hall area if ground works are involved particular regard should be afforded to the relevant sections of the Historic Places Act with regard to archaeological matters.

3. Discussion on the development of the Town Hall and a sense of place

3.1. The brief for this report requires an evaluation of the effects on heritage values of retaining a single element, the principal auditorium, of the original Town Hall complex and then building new elements to create an entrance and gathering space. As noted above the report is :*"...to evaluate the merits of retaining the main auditorium, and developing a new entrance and gathering space, provided the overall acoustic quality, and sense of place associated with the Town Hall can be retained."* This is a complex question with no straightforward or simple conclusion. In order to put some context around this statement it is essential to understand what is meant in heritage terms by a sense of place and relate that to the development of the Town Hall including the rationale behind the selection of the site.

3.2. To understand the specific 'sense of place' the Town Hall and its immediate surrounds provides to the values that the community places on this area would require a detailed and focused study. There is not a body of literature or study at a local or regional level that

focuses on this aspect of heritage values, however overseas studies have been undertaken around the issue of a sense of place. English Heritage have undertaken a number of studies around this issue which culminated in a report in 2009 focussing solely on the issues around a sense of place and what that means.² The report notes that *"Aspects of the historic environment can contribute towards people's sense of place, with place identity and attachment key to the process....The local environment is of course more than buildings because it is the setting for people's daily lives. These less conscious ways in which people experience places can still find a role for more historic and attractive places by, for example, offering locations where people meet."* At the beginning of my report I note that a sense of place is bound by the feelings, associations, perceptions, identity and character that a place holds for citizens and visitors alike – it is not simply something that is held by the place itself. A sense of place is developed overtime and also develops through associations with particular events, occasions, and the feelings of both the tangible and intangible that evokes. A sense of place is essentially about a communities relationship with its environment: natural or constructed and this may be a private or public place.

While the Town Hall is a very public space it will, by the very nature of its use and site, also invoke a private sense of space. That this would occur overtime was very much part of the background study undertaken when considering the Town hall site and the brief for its design.

3.3. In order to select the site the Council, in 1962, consulted Professor Gordon Stephenson, FRIBA, MTPI, a highly-regarded British architect and town planner who had planned the cities of Perth and Freemantle and was in the early 1960s working in Western Australia planning buildings for the state university.³ Stephenson accepted the Council's invitation and he was given complete freedom to examine and propose a site. He considered 13 possible sites according to 10 criteria: distance from Cathedral Square; visibility from Cathedral Square; access by public transport; access by cyclists and pedestrians; access by private car; proximity to parking areas; a site area of 3-5 acres; the possibility of related public building development; future growth and extensions; and civic design. Stephenson followed the rationale of pioneering Scottish town planner Sir Patrick Geddes that "...one cannot plan for the future growth of a city region without understanding the past as well as the present."⁴ Stephenson also acknowledged that, "...in many historic towns there are two main squares; one containing the cathedral, the other a market place with contiguous civic and commercial buildings."⁵ From this theoretical platform, and with a clear consideration of the

² http://hc.english-heritage.org.uk/content/pub/sense_of_place_web.pdf

³ Gordon Stephenson. <http://www.west.com.au/stephenson/> Accessed 20 September 2009.

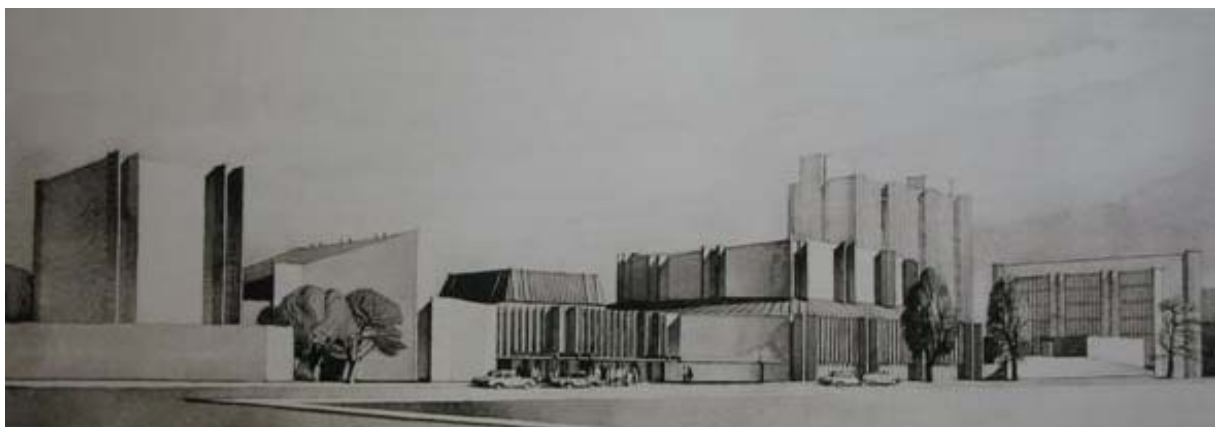
⁴ Gordon Stephenson, 'Town Hall Site, City of Christchurch' a report prepared for the City Council, September 1962, p. 1, copy held in the City Council Town Hall Heritage File.

⁵ Stephenson, September 1962, p. 5.

understandings of the theory behind a sense of the historic environment and the sense of place that evoked, Stephenson selected the site overlooking Victoria Square because of the possibilities of the park setting and in virtue of its history. Thus it was on this recommendation by Stephenson that the town hall was to be sited between the Avon River and Kilmore Street.

3.3. The Town Hall design was the result of the largest and most significant design competition seen in New Zealand until the competition to design a national museum (Te Papa) in Wellington in the 1990s. The competition was won in 1966 by Sir Miles Warren and Maurice Mahoney and is one of the key buildings in the architectural oeuvre of the firm of Warren and Mahoney and was the first purpose-built Town Hall constructed in New Zealand for 50 years. The assessors of the competition commented that "...the quality of the design throughout, with its simplicity of form and repetition of well-proportioned elements, should evoke the highest praise from discerning critics from both the functional and aesthetic aspects."⁶ In conclusion they felt that: "This group of buildings will become the heart of Christchurch and its environs. As such it should reflect the pride and enterprise of citizens and be worthy of the quite magnificent park setting. Undoubtedly the selected scheme meets these requirements with remarkable distinction. The opportunity of creating a dignified, comprehensive civic group has been brilliantly exploited and the result will bear comparison with the best overseas civic buildings."⁷

3.4. The Town Hall was initially a joint project by the six former metropolitan territorial local authorities - the Christchurch City Council, Paparua and Heathcote County Councils, Riccarton and Lyttelton Borough Councils, and Waimairi District Council - and received wide community support being built using significant financial contributions from the public.



Competition sketch for the Christchurch Town Hall North perspective to Kilmore Street

⁶ Quoted in *Christchurch New Town Hall and Civic Centre Competition*, *New Zealand Institute of Architects Journal*, vol.33 no.10, October 1966, pp. 294.

⁷ *Report of Assessors on Architectural Competition for New Town Hall and Civic Centre*, 16 June 1966, p. 13. Held CCC.

Miles Warren: An Autobiography CUP 2008 pp.80-81

3.5. The layout of the Town Hall has been organised according to a biaxial plan. The main functions are laid out on the principal axis, with the 1000-seat James Hay theatre and 2600-seat auditorium connected by an open multilevel entrance block/gathering space. This space also provides concourses to the upper and lower entry doors to the auditorium, conference rooms which are suspended above the main ground floor foyer space in a single volume, bar areas and entry to the James Hay Theatre. This area is bisected by a secondary, perpendicular axis through the main entrance from Kilmore Street extending through to the main social wing which extends out over the Avon with the Limes Room on first floor and restaurant on the ground floor. A smaller block extending perpendicularly from the social wing to the east contained the service areas. This area, including offices and the Cambridge Room, later additions and alterations, were undergoing a major alteration at the time of the earthquakes. It must be noted that considerable consultation with the original architects, Sir Miles Warren and Maurice Mahoney, had taken place and detailed engineering and architectural planning had been developed over a two year period. The work, as noted above, had received the required consents and was to be a staged implementation plan that comprised a carefully and fully detailed and budgeted refurbishment of the complex.

The two auditoria (that is the main auditorium and the James Hay Theatre) are each expressed with their own distinct, but inextricably linked and related, geometric forms. A tall, rectangular fly-tower and fan-shaped wedge of raked seating encircled by a lowered fan shape for the interior foyer form the James Hay Theatre; an octagonal lozenge for the entrance block with a square projecting out of the roof for the paired conference rooms sits in between the two; the elliptical auditorium with its slanted roofline and encircling promenade then sits to the west. The spaces between the exterior paired piers of the promenade contain secondary exits and correspond in a non-axial way to the paired columns of the auditorium drum which provides access to the interior of the auditorium. This is then offset by the long horizontal rectangular social wing.

3.6. The materials of the interior of the Town Hall are of high-quality, including meranti timber, white-painted and fair-faced concrete (which allows you to read the relationship of the exterior materials and their form with the interior), laminated timber beams hand blown sculptural glass lighting formations and marble are all principal factors in creating a sense of place as well as acting as a unifying design factor. The twined balusters and roof trusses in meranti timbers echoed the visual theme of paired units dictated by the concrete structural members. Textiles (leather and cloth) for furniture and wall panels decorated with an abstract pattern of timber slats are a rich red.

On the first floor concourse area there is a specially designed carpet with a geometric motif based on the form of the auditorium which emphasises the sense of the place and space. Marimekko patterned curtains are used to protect the north-facing glazed wall of the entrance block and signage is cast in brass. On the interior, the soffit or whole units of horizontal concrete elements (for example the rib floor slabs) are generally painted white, while vertical structural members are in fair-faced concrete. Carrara marble is used as a revetment at the base of interior vertical structural members and marble slabs line the main ground floor spaces.

Sir Miles Warren and Maurice Mahoney also designed the long timber benches, globe lighting and the geometric, stalactite-like fibrous plaster ceiling panels in the main foyer to create which ensured that the town hall was a complete design with a fully interrelated and integrated aesthetic that provided a very specific sense of both occasion within the individual spaces and a strong sense of related place. That is the foyer and entrance clearly express their purpose as meeting and assembly spaces; the unifying concourse at the upper and lower levels between the two auditoria provide an area for social occasion before and during performances as well as break out areas from the conference rooms. These areas are tied together by the extensive use of meranti and the encircling Pat Hanly mural commissioned for this space.

3.7. However, while the forms are clear and direct, the sense of space in the Town Hall is complex and varied, with the layered walkways, mezzanine floors and circulation options creating an exciting multifaceted experience of space, sharply contrasted with the enormous and more immediately comprehensible experience of space generated in the volumes of the James Hay Theatre and the auditorium.

3.8. Each performance space is distinct in its layout and performance function but united in the extensive use of timber and brutalist principles the core idea being that architecture had to be truthful. Truthful architecture meant the reality of a building - its planning, structure, materials and manner of construction were laid bare, were made visible.

The James Hay Theatre has been designed as a small performance space for a variety of uses ranging from theatre to opera to conventions and lecture and debating spaces. It is in many ways a clever and careful conceived contrasting foil in its more slightly muted colour schemes and finish to the grandeur and sense of space of the main auditorium. The main auditorium was designed as the consummate concert hall and grand performance space which culminates at its western end with the grand Rieger organ. The vibrant red interior and use of timber, high almost star studded ceiling combine that important sense of grandeur

with the sense of occasion. Its purpose however was to be wider than a consummate performance space and it has been carefully conceived to provide an important space and sense of occasion for civic functions such as university graduations and citizenship ceremonies.

The interrelation of these spaces with the north south axis of the building complex then provided spaces such as the Limes Room and lower restaurant area to be used for a variety of civic and community functions. The whole complex has thus been the principal regional centre for several decades of regional, national and international cultural events and as a Civic building was until the seismic events of 2010-2011 a significant part of the cultural/spiritual life of the Canterbury community.

4. Conclusions⁸

4.1. In summary of the above discussion, the Christchurch Town Hall:

- is the most significant, internationally recognised civic building in New Zealand, which is emphasised by its Group 1 City Plan heritage listing which reflects the significance of the historical, cultural, architectural and contextual qualities of the Town Hall complex to Christchurch;
- is the most important secular built landmark in Christchurch (the Anglican cathedral being the most significant spiritual landmark);
- has an exceptional sense of place associated internally and externally, the significance of this relates to the whole of the complex;
- has heritage, architectural and urban design qualities that are associated with the interrelationship of every built element, in a very complex design which is completely integrated not only between every individual built elements but also with the broader urban design context;
- would, with the loss of any major design element, result in a significant diminution of the significance of the whole complex;
- represents an ensemble of interrelated civic functions mirrored by individual built components which are fully integrated into the overall design of the complex - including spatial linkages with Kilmore Street, Colombo Street, Victoria Square and the Avon River.

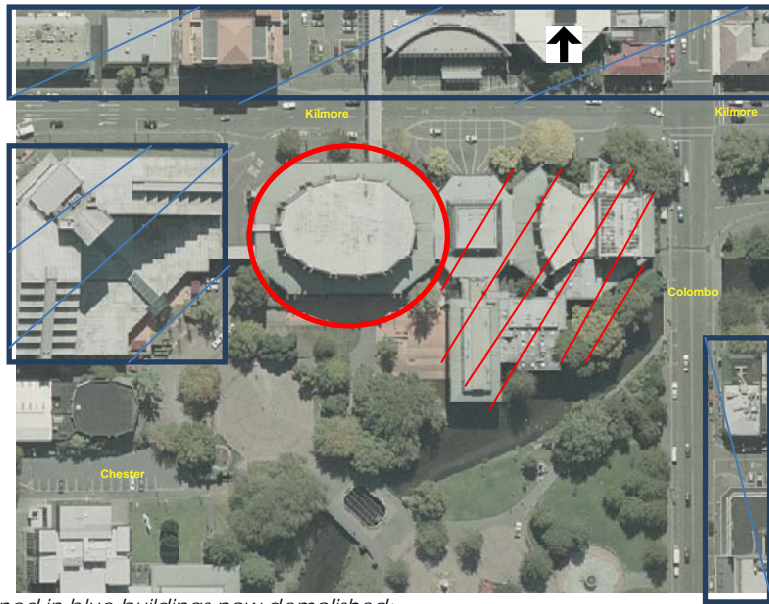
4.2. The integration of all functions and built spaces in the building complex is achieved through:-

⁸ See Appendix one for a more full summary of significance.

- the use of two dominant spatial axes linking individual building elements and functions internally and externally;
- the use of individual building elements to define both internal and external spaces: for example, the main external public entry space is defined by Kilmore Street and the facades of the Auditorium, the Entry foyer and the James Hay Theatre. The fully glazed restaurant defines the spatial connections to the Avon River and Victoria Square by the continuation of the principal north/south axis of the complex;
- the use of linking multi-level circulation routes throughout the complex;
- the consistent use of related architectural features, including materials, structures, details, finishes and colours throughout the whole complex.

4.3. The question asked of this report to evaluate the merits of retaining the main auditorium, and developing a new entrance and gathering space leads to the reality of what the Town Hall would look like if only the main auditorium was retained. It is therefore a wider question than simply the effects on the sense of place when considering the impact on heritage values. Consideration therefore must include any loss of the reason for its listing as a group one heritage item which includes evaluation of its architectural, technology and craftsmanship, social historical, cultural and contextual significance. This has been well outlined in the background information provided above and evaluated in the 2010 conservation plan. It is recommended that consideration of the conservation plan, which was adopted to guide any future work or change to the Town Hall, be given before a final decision on the future of the Town Hall is made.

4.4. The image below clearly shows what would remain should only the principal auditorium be retained. It could be argued that given the nature of the design of this complex as a series of interrelated and integrated components on a biaxial plan it could act as a stand-alone structure with a new entry/gathering space and services wing. It could also be argued that it could function as a complex and retain a major part of its unified design if only the east and west axis was retained; that is the main auditorium, the entry foyer, mezzanine level and the James Hay. Such an option would indeed almost fully retain the sense of place as an integrated and related complex.



- Areas outlined in blue buildings now demolished;
- Areas hatched in red would not be retained in the terms of this brief;
- Area circled in red, principal auditorium would be retained.

4.5. A sense of place as a social phenomenon relies totally on human engagement for its existence; it may be interpreted by our individual feelings and associations but these feelings and associations derive from the collective community memory that develops overtime through human occupation and use. It is therefore important that a wholistic approach is taken to analyse the question of a sense of place and this therefore requires consideration of the wider urban planning involved in the retention on part or whole of the Town Hall.

4.6. It could be argued that to retain the principal auditorium alone would retain the sense of place associated with the Town Hall, as once inside this space, a sense of place, both tangible and intangible, would be fully evident; **but it would only relate to this one area.** As discussed above the Town Hall is a carefully conceived and integrated complex that has had a multiplicity of civic, community and regional uses and the sense of architectural, historical, social and cultural sense of space and place would be confused once you left the principal auditorium. It would be a highly complex exercise to retain the special sense of place this complex invokes through the retention of one area only.

Jenny May ONZM BA Hons MICOMOS
12 October 2012

APPENDIX ONE:

Christchurch Town Hall: Summary of Significance

- The Town Hall complex is the most significant, internationally recognised civic building in New Zealand, which is emphasised by its Group 1 City Plan heritage listing. The heritage listing reflects the significance of the civic, historical, cultural, spiritual, architectural and contextual qualities of the Town Hall complex to Christchurch.
- The Town Hall complex is the most important secular built landmark in Christchurch.
- The Town Hall complex received a Gold Medal from the New Zealand Institute of Architects (NZIA) in 1972-3. The Gold Medal Award is the highest recognition by the NZIA for an outstanding contribution to the practice of architecture. The Town Hall complex received the New Zealand Architecture Award for Enduring Architecture in 2000.
- The Town Hall complex has been utilised as the premier and primary venue in Christchurch for a wide variety of arts and cultural events, local, national and international, as well as being the site for important educational, political and civic events and personal events such as family celebrations and weddings
- The exceptional sense of place and the significance of the Town Hall internally and externally relates to the whole of the complex and its civic functions.
- The heritage, architectural and urban design qualities are associated with the interrelationship of every built element, in a very complex design which is completely integrated not only between individual built elements but also within the broader urban design context.
- The Town Hall complex represents an ensemble of interrelated civic functions mirrored by individual built components which are fully integrated into the overall design of the complex - including spatial linkages with Kilmore Street, Colombo Street, Victoria Square and the Avon River.
- The integration of all functions and built spaces in the building complex is achieved through:-
 - the use of two dominant spatial axes linking individual building elements and functions internally and externally;
 - the use of individual building elements to define both internal and external spaces. For example, the main external public entry space is defined by Kilmore Street and the facades of the auditorium, the entry foyer and the James Hay Theatre; the fully glazed restaurant defines the spatial connections to the Avon River and Victoria Square by the continuation of the principal north/south axis of the complex;
 - the use of linking multi-level circulation routes and promenades throughout the complex;
 - the consistent use of related architectural features including materials, structures, details, finishes and colours throughout the whole complex - for example the doubled concrete external columns, external aggregate precast panels, copper fins and roofing, marble foyer floor and meranti internal timber trusses, panels and stairway details;

- the ground floor service areas and the later addition of the Cambridge Room are not major design elements. The loss of these spaces and forms will not have a significant effect on the architectural and heritage qualities of the Town Hall complex – noting that these areas are part of a pre earthquake consent to undertake alterations some of which were already well underway at the time of the February earthquake.
- The retention of the original major design elements of the Town Hall complex are essential if the strong sense of place is to be maintained. This requires the retention of the visual and physical weight of the consistent Brutalist architectural treatment of the external forms and internal spaces of the complex.
- Any proposal to retain only the main auditorium with new, limited ancillary spaces would be contrary to maintaining the sense of place, the sense of solidity, continuity of architectural style, visual weight, spatial axes and the landmark presence of the existing Town Hall complex.
- The loss of any major design element in the Town Hall complex will result in a significant diminution of the sense of place and the significance of the whole complex as it is recognised and understood by the community.

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Christchurch Town Hall: Report for Council

Peer review of report prepared by Heritage Management Services

1 Introduction

This peer review was commissioned by Liam Nolan, Project Director, Major Facilities Rebuild Unit, Capital Programme Group of the Christchurch City Council in an email of 10 September. The brief was to review the HMS report and also to indicate whether there was agreement with conclusions of the report.

2 Report

The HMS report discusses the concept of 'sense of place', the proposal to demolish all but the main auditorium, the history and heritage values of the building. It concludes that there will be a confused sense of place should only the auditorium be retained. The report proposes that, should the James Hay theatre, the entry foyer and the main auditorium all be retained instead, there would be sufficient remaining of the building to retain a sense of place.

3 Discussion

3.1 Information contained in the report

It is clear that the author has a deep understanding of the history of the Town Hall and its architectural, technological, cultural and spiritual values, all of which are fully described and analysed. The statutory recognition is explained, as is the development history of the building, its architectural design and reason for its location. While there is information in the report to form the conclusions reached, it would be possible to restructure the report so that the arguments made follow more logically. Some suggested additions to the report are made below:

3.2 Definition of a sense of place

A key object the report is to assess whether the sense of place is retained should only the main auditorium be kept and a new entry built. The definition of sense of place is therefore an important first step as the report is focussed around this concept. HMS has defined sense of place as forming "around the characteristics that make a place special or unique, as well as those perceptions that foster a sense of human attachment and belonging". This definition is described in the Executive summary but not explored further within the body of the report.

This definition is consistent with most literature on the subject with the generally accepted definition being identification with, attachment to and dependence on a

building or area. However first reviewing different ideas and definitions of sense of place would be useful to establish the acceptability of the definition used. A review of these definitions used by heritage organisations is included as an appendix to this review to assist this process.

The interior design of the building is thoroughly explored so that the quality of the architecture and its detailing is unquestioned. The exterior and setting are, perhaps, less explored with the selection of the location and its park setting discussed in section 3.2 of the report. As described, the setting was a significant determinant of the original design, and it is likely that many people identify with the building through its highly visible location on the corner of Kilmore and Colombo Streets as well as its picturesque setting on the banks of the Avon and across from Victoria Square. Looking from the Square through the trees to the Ferrier fountain has always been a popular view with the well-known sketch by Sir Miles Warren, which is included in the conservation plan prepared before the earthquakes. It would be possible to enhance the existing description of sense of place of the building by including the experience of the exterior of the building, including approaching and walking around the building from different points, its landmark contribution to the central city urban form, views from and to, and vistas of it.

A further area for consideration would be how the sense of place may have changed following the earthquakes. Has the sense of place been diminished with the demolition of most buildings around it, or is it now even more of an icon as one of the few familiar landmarks that has survived and by which people can still navigate the central city.

With a fuller description of the significance of the exterior of the building accompanying the interior architectural description, a definitive description of the sense of place of the building can then be presented and an assessment made of how the proposed partial demolition would affect the defined sense of place.

3.3 Suggested headings for the report

To more clearly illustrate the logic of the arguments presented by HMS, a list of headings is suggested below:

- 1 An introduction describing the commission including the statutory recognition of the building
- 2 A literature review on 'sense of place', which will then lead to a definition of sense of place of the building used in this report
- 3 description of the building and an outline history
- 4 description of the sense of place of the buildings prior to the earthquakes and currently (if different)
- 5 an analysis of how the proposal to retain only the main auditorium would affect the sense of place.
- 6 conclusions or summary
- 7 Recommendations

References

3.4 Comment

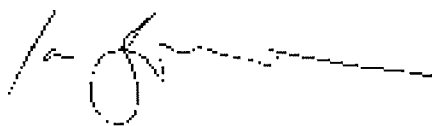
The HMS report states that the Town Hall was the first purpose-built town hall in New Zealand for 50 years. This statement could be clarified. The Lower Hutt Town Hall was constructed in 1953 and was one of a complex of buildings with Town Hall, Little Theatre and Agricultural Hall all built in the 1950s.

4 Opinion on conclusions of the report

It is highly likely that the sense of place of the Christchurch Town Hall relates to its iconic landmark status within the CBD as a highly visible, substantial, extensively articulated, and an exemplar of New Zealand's modern architecture. The attachment and identification of the building with Christchurch is also likely to arise from its corner location, juxtaposition with a picturesque and archetypal Christchurch setting and its cultural functions. Following the earthquake and the demolition of many of the other cultural icons in Christchurch, the dependence on the building to retain a sense of place is likely to be even greater.

Removal of all but the main auditorium will lose a substantial section of the building. It would no longer occupy its corner site, the view and appreciation of the building from Victoria Park would be altered considerably and the stepped terraces and fountains would be gone. Removal of all these elements would significantly diminish its landmark status, its contribution to the Kilmore and Colombo streetscapes and to the landscape qualities of the Avon and Victoria Park. The number of functions accommodated within the building would also be reduced to just the auditorium. Therefore the sense of place would be significantly diminished. As the HMS report concludes, retention of the auditorium, the foyer and James Hay theatre would balance the need for some demolition and retention of the greatest level of sense of place. A possible option that would comply with the need to demolish the wing facing the Avon but retain an understanding of the original architectural composition would be to retain the concrete frames only of the Cambridge and Lime rooms with the remainder of the building.

Only in the extreme case, as a last resort, and where there are severely limited funds, could the retention only of the auditorium be considered. If this were the case, the sense of place would be even further reduced, as would its heritage values. However, this scenario would be better than total loss of all sections of the building.



Ian Bowman
28 September 2012

APPENDIX 1

Web-based literature review of 'sense of place'

1 Mapping the sense of place (Preservation, 2001)

Sense of place is important in any discussion of land conservation and growth management because sprawl development tends to eliminate unique features of the landscape. This is clearly recognized by proponents of smart growth. As Daniels writes, "Community design is about place making. The physical layout of the community can and should connect people with each other, with the community, and with the surrounding countryside." (1)

Sense of place may appear a fuzzy or purely subjective concept, but there are clear definitions that begin to narrow its focus. The National Trust for Historic Preservation offers a straightforward approach, calling sense of place:

Those things that add up to a feeling that a community is a special place, distinct from anywhere else. (2)

Kent Ryden provides a more textured response that recognizes the necessity of inhabiting place:

A sense of place results gradually and unconsciously from inhabiting a landscape over time, becoming familiar with its physical properties, accruing history within its confines. (3)

Finally, the well-known geographer J. B. Jackson offers this elaboration:

It is place, permanent position in both the social and topographical sense, that gives us our identity. (4)

From these slightly different definitions, it can be seen that sense of place is primarily about the human landscape, our legacy of impact on the land, and, perhaps most importantly, memory. A number of other characteristics about sense of place might also be enumerated. Sense of place is:

- **Difficult to quantify and abstract** — place is frequently referred to as "fuzzy" or difficult to locate geographically. (5) In addition, one definition of place may not transfer across political or geographic borders.
- **Comprised of natural features, patterns of human settlement, and social relationships** — the connection between people is a key component of place.
- **Determined by local knowledge** — while it may be possible to broadly describe place as an outsider, intimate understandings of place are best expressed by natives.
- **Embodied in folklore, personal narrative, and amateur history** — intimate descriptions of place rarely show up in "official" documents, that is, those prepared by government or bureaucratic agencies.

**2 Research report for English Heritage publication Heritage Counts 2009,
(Bradley, Bradley, & Coombes, 2009)**

Executive summary

This research considers evidence for the view that the historic built environment contributes positively towards a sense of place, perhaps particularly in reinforcing local identity. A sense of place may be defined in part as identification with an area, among other aspects. The study involved collecting robust evidence to assess the strength of relationship between historic built environment and both sense of place and the level of social capital. A background hypothesis, not explored by the study, is that stronger sense of place and social capital can bring wider beneficial social outcomes.

The concept of sense of place has been viewed as a mix of place identity, attachment and dependence. Social capital has been divided into bonding, bonding and linking forms. The literature is nearly all on adult attitudes. Much of the literature uses qualitative evidence, whereas this research needs to compile robust quantitative evidence. The attitudes of people to the places where they live and their sense of place and social capital are shaped by a wide range of personal, social and environmental factors. The size of area that people think of as 'their place' also varies between the people and groups who live in the same part of the country.

The literature offers moderate support for the hypothesis that a historic built environment can foster sense of place, perhaps mostly through place identity and attachment. There is little literature suggesting raised social capital for people living in more historic built environments; some people may get raised social capital benefits from becoming personally engaged with their environment, and this may be an example of the links with sense of place providing an indirect link between the built environment and social capital.

A substantial literature review has been conducted: it is presented in a separate volume _ The review centres on links between the historic built environment, sense of place and

social capital; most of the relevant literature is on sense of place linking to social capital. _ The concept of sense of place can be viewed as a mix of place identity, attachment and dependence while social capital can be divided into bonding, bonding and linking forms.

_ Both a stronger sense of place and/or a higher level of social capital are generally seen as being beneficial, though academic studies note that this is not true in all cases.

_ The literature is nearly all on adult attitudes, but this research has been set the challenge of considering the views of teenagers too.

_ Much of the literature uses qualitative evidence, whereas this research needs to compile robust quantitative evidence.

_ The attitudes of people to the places where they live and their sense of place and social capital are shaped by a wide range of personal, social and environmental factors.

_ The size of area that people think of as 'their place' also varies between the people and groups who live in the same part of the country.

_ The literature offers moderate support for the hypothesis that a historic built environment can foster sense of place, perhaps mostly through place identity and attachment.

_ There is little literature suggesting raised social capital for people living in more historic built environments; some people may get raised social capital benefits from

becoming personally engaged with their environment, and this may be an example of the links with sense of place providing an indirect link between the built environment and social capital.

3 Sense of Place and social capital and the historic built environment (Graham, Mason, & Newman, 2009)

Traces links between relationship between place attachment and outcomes, such as higher levels of self-esteem or pride in a place.

Conclusions:

Historic environment and sense of place

- That the historic environment contributes towards a distinctive sense of place and a sense of continuity which can support a greater sense of people's self-esteem and place attachment. However, the values attached by people to what might be termed 'historic environment' will be multiple, changeable and will not necessarily map onto those identified by official bodies. The historic environment should also be understood as a setting for people's daily lives, giving rise to a less conscious experience of place.
- There are a range of factors – not linked to the built environment – which affect place attachment including relationships with other people, crime and social mix in an area.
- 'Sense of place' as place attachment and social networks seem linked in a virtuous cycle (though there is disagreement about which comes first and which is more important).
- Social networks may be more important than the built environment in generating place attachment and some forms of social capital. Certain types of historic environment may help to support social activities and enable personal motivations by providing safe and attractive public spaces.

Sense of place and social capital

- A key way of understanding the relationship between 'sense of place' and 'social capital' is through the relationship between 'place attachment', 'self-esteem' and shared pride.
- Heritage has been linked to offering opportunities for the development of both a stronger sense of place and social capital. The more actively people are involved in heritage or place- shaping activities the greater the social capital developed.
- Social capital could also be linked to 'place dependency', as people meet others through shared interests and activities.
- Not all social capital is necessarily 'good' – a fact that also relates to 'sense of place' and place attachment. Thinking about social capital alongside place makes visible a tension between, on the one hand, 'bonding' social capital and stability and 'bridging' and 'linking' forms of social capital and mobility.
- This tension can also be traced across the forms which social capital interactions take and their relationship to class. Bonding capital is often associated with working class communities and linked to socialising, local and community-level participation whereas 'bridging'/'linking' capital is often linked to the more mobile middle classes and more formal civil participation (Lewicka 2005). One question revolves around how heritage agencies might generate links between these two pathways.

4 Local Heritage, global context, Cultural perspectives on Sense of Place
(Schofield & Szymanski, 2010)

'Sense of place' has become a familiar phrase, used to describe emotional attachment to a particular location. As heritage management policy and practices increasingly attempt to draw on the views and expressions of interest amongst local communities, it is important to have a better grasp of what people mean by this concept, and to assess its uses and implications.

5 Community Engagement, Heritage and Rediscovering a Sense of Place in Northbridge, Perth, Australia(Morel-EdnieBrown, 2011)

In 1999, the Burra Charter highlighted a new awareness of the importance of intangible heritage and its pluralities in its definition of meanings:

Meanings denote what a *place* signifies, indicates, evokes or expresses. Meanings generally relate to intangible aspects such as symbolic qualities and memories.

The Burra model of interpretation of a place was underpinned by the tacit assumption that the interpretation was knowable—that it was able to be determined and articulated—and whilst differing interpretations were legitimate—there was an assumption that the interpretations were intrinsically embedded within the parameters of the *physical fabric*—that they were supporting of it and supported by it—that the referencing was if not circular at least ovate, encompassing some slight stretching here and there to accommodate *isms* as they arose—post industrialism, multiculturalism, indigenism, feminism, post-modernism and more recently, post-colonialism.

Since 1999, there has been considerable movement in the understanding of community based cultural heritage and intangible heritage and the value that non-place based cultural heritage can have and how this can, in turn, nourish and support our understanding and interpretation of places. In 2003, the UNESCO Convention proposed 'the recognition of less tangible aspects of cultural significance including those embodied in the use of heritage places, associations with a place and the meanings that places have for people'.

There evolved an understanding that the very fluidity of understandings that a community embodies, can enrich and strengthen traditional scholarship in heritage.

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10 August 2012

Christchurch City Council
PO Box 73011
Christchurch 8154

Attention: Liam Nolan

Dear Liam,

TOWN HALL ACOUSTIC REVIEW FEASIBILITY

Thank you for arranging this afternoons site visit. It was extremely informative.

Fundamentally, the auditorium is in an acceptable state for us to perform our tests. The lighting is just adequate, but we can make do with that and supplement with head torches. Similarly the power provided by Mainzeal looks sufficient; they may need to run some additional extension leads for us.

We do require access to the stage, which is currently taped off and covered in seats etc. This would need to be cleared of obstructions. To get the most useful set of results we will also need access to the seating behind the stage, which is also taped off. We understand that the structural engineers are concerned about access to these two areas. Should you wish us to proceed I suggest that a way forward would be to meet with the relevant parties to detail the work we intend to do and the duration of that access. We would require on the order of 4 hours spread over two days.

The good news is that, on the basis of todays brief visit at least, there is no visible major damage to the auditoriums acoustic fabric. There is no doubt that remedial work will be required, but the extent of this will not be known until our testing is completed.

Having been through the access process and moved about the site we are happy with the proposal submitted. It is likely that our cost estimate will be more likely to end up at the mid to upper end of the range given, rather than the lower end of the range. However we will do our utmost to contain costs.

If we can help clarify any matters further please let us know.

Yours faithfully

MARSHALL DAY ACOUSTICS LTD

A handwritten signature in black ink, appearing to read 'Rob Hay', with a horizontal line underneath.

Rob Hay
Senior Consultant

	Building Name	Work Stream	Status	DEE Status	% of New NBS	Current Status
Commercial Programme						
1	Sydenham Pre School aka Sydenham Community Creche .	Community Facilities	CLOSED	L5 Received	8%	Further EQ damage assesment/surveys required to determine economics of repair option vs demolition. Option available to re-site relocatable units from disused Tuam St or QEII Early learning Centre. Currently no date is available for targeting re-establishment of service.
2	Fendalton Community Centre	Community Facilities	CLOSED	Requested	24% Indicative only	Further EQ damage assesment/survey required to determine scope of works following receipt of DEE.
3	Riccarton Community Centre (ref #10 below - Riccarton Volunteer Library)	Community Facilities	CLOSED	Quantitative DEE	2% Orig Bld 5% (1960) 100% for service centre (1968)	Further EQ damage assessment/surveys required to determine economics of repair option.
4	South Brighton Community Centre	Community Facilities	CLOSED	L3 Complete	N/A	Building is deemed to be uneconomic to repair. A total loss scenario "write -off" has been agreed with the Loss Adjuster. Council approval for demolition will be sought. Strategic decision required as to future demand.
5	Risingholm Community Centre Craft Rooms (non heritage)	Community Facilities (in Heritage Programme)	CLOSED	L4 Received	17.50%	Further EQ damage assessment/surveys required to determine economics of repair option. Significant geotechnical issues on this site may determine economics of repair option.
6	Sumner Library, Museum and Community Hub	Hub	CLOSED	L5 Received, under review	11%	Review of all available information underway. Meetings held with Places and Spaces Manager and further meetings being arranged. Key information being gathered to enable strategy formulation to progress. Insured sum only for Library. Draft Sumner Village Master Plan will be integral to decision making.
7	Bishopdale Library and Community Centre	Hub	CLOSED	Final L5 Received	4%	Review of all available information underway. Meetings held with Places and Spaces Manager and further meetings being arranged. Key information being gathered to enable strategy formulation to progress. Quantitative Assessment Aug 2012 = 4%NBS
8	Linwood Library, Service Centre, and Community Hub	Hub	CLOSED	Quantitative L5 Received	18%	Review of all available information underway. Meetings held with Places and Spaces Manager and further meetings being arranged. Key information requirements being issued to enable strategy formulation to progress.
9	South Library/Service Centre/Learning Centre (incl Distribution Centre)	Library	CLOSED	L5 Received	10-20% NBS	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.
10	Riccarton Volunteer Library	Library	CLOSED	Quantitative DEE	5%	Included within the community facility. Reviewing economics of the repair option.
11	Mairehau Volunteer Library	Library	OPEN	Qualitative DEE	85%	Minor EQ Damage. Currently reviewing Citycare EQ outlined scope to allow work to begin on site.
12	Upper Riccarton War Memorial Volunteer Library (ref # 3 above Riccarton Community Centre)	Library	OPEN	No DEE	73%	Minor EQ Damage. Building Owned by URWM Trust (ie: not Council owned building) and land by CCC.
13	St Martins Volunteer Library	Library	CLOSED	N/A	TBC	Partially Demolished by CERA . Reviewing strengthening options/feasibility along with strategic options assesment required.
14	Opawa Volunteer Library	Library	CLOSED	Qualitative DEE	Main Bld 30% Gables 0%	Quantitative DEE required along with further EQ damage assesment to determine full scope.
15	Opawa Childrens Library	Library	OPEN	No DEE	TBC	Further EQ damage assesment/survey required to determine scope of works following receipt of DEE.
16	Hoon Hay Volunteer Library	Library	OPEN	Quantitative DEE	42%	Minor EQ Damage. Currently reviewing Citycare EQ outlined scope.
17	Heathcote Volunteer Library	Library	CLOSED	Quantitative DEE	N/A	Further EQ damage assessment/surveys required to determine economic viability of a repair option.
18	Redcliffs Volunteer Library	Library	CLOSED	N/A	N/A	Demolished. Rebuild/strategic options assesment required. Temporary option being actively progressed.
19	Woolston Volunteer Library	Library	CLOSED	N/A	N/A	Demolished. Insured sum includes public toilets. Rebuild costs/strategic options assesment required.
20	Waltham Pool	Sport and Recreation	CLOSED	Main Building Complex L4 Received Staff Room L4 Received, Under Review Lido Pool Plant Room- L4 received Pool Tank - L4 Received, Under review Lido Pool BBQ Shelter - L4 Received Lido Pool Water Slide - - L4 Received	all EQ Prone <34%	Buildings are all eq prone, no assessment of pool water services has been completed, fee proposals for pipework survey, geotechnical investigation, and repair scope and costing has been requested. This facility WILL NOT OPEN for the 12/13 summer season.
21	Lyttelton Pool (Norman Kirk Memorial Pool)	Sport and Recreation	CLOSED	Main Plant Room L4 Underway Ladies Change Room - L4 Underway Mens Change Room - L4 Underway Swimming Pool Tank - - L4 Underway Nursery & Bldg - L4 Underway	TBC	L5 DEE assessment due to be submitted late October. Assessment will then be followed by engagement wiwth the community, repair strategy development and costing. This facility WILL NOT OPEN for the 12/13 summer season.
22	Whale Paddling Pool New Brighton	Sport and Recreation	CLOSED	SKM Damage assessment received on Pool tank and associated buildings and structures.	NA	Repair work underway. Proposed opening date - cup weekend. Awaiting response on updated insurance information. This facility WILL OPEN for the 12/13 summer season.
23	Botanic Gardens Paddling Pool	Sport and Recreation	Partially CLOSED	Not required for paddling pool tanks. Plant Shed Toilets and Change -	Changing/ Toilets - 34%	Repair work commencing mid-October. This facility WILL OPEN for 12/13 summer. Proposed re-opening date for the small pool - cup weekend. Large pool was open last year. There will be future work required to releve the main pool. Insurance claim therefore not final.

	Building Name	Work Stream	Status	DEE Status	% of New NBS	Current Status
24	Scarborough Paddling Pool	Sport and Recreation	CLOSED	Not required for paddling pool tanks. Damage Assessment & Repair Options Requested	N/A	Paddling Pool and associated buildings badly damaged and unusable. Awaiting response on updated insurance information. Clarity on functional locations and insurance positions on each component. Initial damage assessment and repair estimate requested. This facility WILL NOT OPEN for the 12/13 summer season.
25	Lyttelton Recreation Centre and Trinity Hall (interconnected facilities)	Sport and Recreation	CLOSED	L4 Received, L5 Requested	15% & 11% respectively	Geotech and structural needs clarification, unknown as to whether foundations will support the building up to and over 67% NBS. Design and costing for repair required, RFP out with consultant.
26	Lyttelton Service Centre	Corporate Accommodation	CLOSED	L5 received	<10%	Building closed, no 33% repair case was costed by engineer/QS, insurer unclear as to position on payout. 67% and 100% NBS repairs have been costed which both exceed the insured amount. Works to clarify 33% cost to be commissioned prior to a decision on the building can be made.
27	Sumner Jet Boat Building	Greenspace	CLOSED	Qualitative DEE	24% (indicative)	Further EQ damage assessment/surveys required to determine full scope of work and economics of any repair option.
28	Sumner Life Boat Building	Greenspace	OPEN			Requires review/agreement with Loss Adjuster. Reviewing further options/cost to bring upto 67% NBS parallel with above works.
29	Sumner Surf Club Toilets	Greenspace	CLOSED	No DEE required. Dangerous Building - Demolished		CCC demo approval requested. Liasing with SSLSC regarding rebuild options either separate or with SSLSC.
30	Lyttelton Visitors Centre and Toilet	Greenspace	CLOSED	L5 Received - under review L5 Requested	63%	Shed (heritage) transferring load from a retaining wall to the building, removal of the shed will allow reopening of the building. This has been agreed and work can now commence on repairs to visitor centre. Programme for opening date to be advised.

	Building Name	Work Stream	Status	DEE Status	% of New NBS	Current Status
Heritage Programme						
29	Akaroa Galety Hall	Community Facilities/Heritage	CLOSED	No land damage noted. L4 = 24%NBS. Fire report requires some upgrades. Electrical report identifies EQ damage.	24%NBS	The hall requires significant repair works - this facility WILL NOT OPEN for 2012-2013 summer. Project team focussing on opening for 2013-2014 summer.
30a	Akaroa Museum (modern building)	Heritage/Greenspace	CLOSED	No land damage noted. L4 Received, L5 Underway.	7%-44%NBS (various structures)	Made up of a number of individual structures of different ages and constructions which are of different strengths. Temporary propping may be possible but permanant repair / strengthening may be complicated. Opening date unknown, although unlikely this will open for 12/13 summer season.
30b	Akaroa LE Cottage	Heritage/Greenspace	CLOSED	No land damage noted. L5 Underway.	tbc	Building is viewed from exterior. Repairs complicated by sensitive construction materials.
30c	Akaroa Customs House	Heritage/Greenspace	CLOSED	No land damage noted. L5 Underway.	tbc	Building is being viewed from exterior. Repairs complicated by sensitive construction materials.
30d	Akaroa Court House	Heritage/Greenspace	CLOSED	No land damage noted. L5 Underway.	tbc	Project team working on short and long term solutions for opening.
30e	Akaroa Coronation Library	Heritage/Greenspace	CLOSED	No land damage noted. L5 Complete. Conceptual Strengthening Design Complete.	44%NBS	Although not in the Top 30 this property may be quick to open and it may be possible to use this building as an alternative museum venue. Community & user group consultation required.
31	Akaroa Service Centre	Heritage/Greenspace	CLOSED	No land damage noted. L4 Complete. Conceptual Strengthening Design Complete.	26%NBS	The service centre requires structural repair works.. This facility WILL NOT OPEN for 2012-2013 summer. Project team focussing on opening for 2013-2014 summer.
32	Sign of the Kiwi	Heritage/Greenspace	CLOSED	No land damage noted. L4 Received. Conceptual Strengthening Design Complete.	9.5%NBS	Intrusive investigations underway to confirm suitability of repair solution. Programme information available once review completed.
33	Canterbury Provincial Chambers	Heritage/Greenspace	CLOSED			Stabilisation works expected to be complete in first quarter 2013. Future repair strategy requires detailed consideration and consultation with CCC, DOC and NZHPT.
34	Sign of the Takahe	Heritage/Greenspace	CLOSED	L4 Received	15%NBS	Intrusive investigations underway to confirm suitability of repair solution. Programme information available once review completed.
35	Our City O-Tautahi	Heritage/Greenspace	CLOSED		too damaged for inspection	Building is stabilised but severely damaged. Rebuild of significant portions of the building necessary. Likely cost to be well in excess of insured amount.
36	Botanic Gardens Glasshouses - Foweraker	Heritage/Greenspace	CLOSED		<33%NBS	Significant structural repair and strenghtening options being investigated.
37	Botanic Gardens Glasshouses - Townend,	Heritage/Greenspace	CLOSED		<33%NBS	Significant structural repair and strenghtening options being investigated.
38	Botanic Gardens Glasshouses - Garrick/Gilpin	Heritage/Greenspace	CLOSED		<33%NBS	Significant structural repair and strenghtening options being investigated.
39	Botanic Gardens Glasshouses - Cuningham	Heritage/Greenspace	CLOSED		17%NBS	Significant structural repair and strenghtening options being investigated.
Social Housing Programme						
41	Andrews Crescent	Social Housing	New Build	Quantative DEE Assessment in Progress (planned completion 6 Dec 2012)		Preliminary Concept Design & Drawings for Intensification New Build Feasibility Study submitted by Davis Langdon in August 2012.
42	Berwick Courts	Social Housing	New Build	Quantative DEE Assessment in Progress (planned completion 18 Dec 2012)		Preliminary Concept Design & Drawings for Intensification New Build Feasibility Study submitted by CPG Delivery in August 2012.
43	Knightsbridge Lane	Social Housing	New Build	Quantative DEE Assessment in Progress (planned completion 18 Dec 2012)		Preliminary Concept Design & Drawings for Intensification New Build Feasibility Study submitted by CPG Delivery in August 2012.
44	Dundee Place, Spreydon (Maurice Carter Courts)	Social Housing	New Build	Quantative DEE Assessment in Progress (planned completion 6 Dec 2012)		Preliminary Concept Design & Drawings for Intensification New Build Feasibility Study submitted by Davis Langdon in August 2012.
45	Harman Courts	Social Housing	New Build	Quantative DEE Assessment in Progress (planned completion 7 Dec 2012)		Preliminary Concept Design & Drawings for Intensification New Build Feasibility Study submitted by Davis Langdon in August 2012.
46	Elm Grove Social Housing	Social Housing	New Build	Quantative DEE Assessment in Progress (planned completion 18 Dec 2012)		Preliminary Concept Design & Drawings for Intensification New Build Feasibility Study submitted by CPG Delivery in August 2012.
47	Repairs Programme	Social Housing	Repair	42 DEEs complete, 151 being progressed, 471 not yet started (as of 11 Oct 2012). Planned completion of all Social Housing DEEs remains 31 March 2014.	N/A	Trial EQC Joint Damage Assessment Process being managed by Opus International Consultants on Louisson Courts, Brougham Village, Concord Place & Avonheath Courts. First damage assessment (Louisson Courts) expected to be completed by mid Nov 2012.

Attachment 2

Facilities Rebuild Project – Monthly Update, current as of 16 October 2012 (CRAC Committee – 30 October 2012)

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	Police Kisok - Cathedral Sq	Police Kiosk - Cathedral Sq	Closed
100	Horseshoe Lake Reserve	Toilet - Horseshoe Lake Reserve	Closed
100	Coronation Hill Reserve	Pantry Storage Shed - Sign of The Kiwi	Closed
100	Spencer Park Camping Ground	Spencer Park - Storage Shed/Workshop	Open
100	Spencer Park Camping Ground	Spencer Park - Homestead	Open
100	Avice Hill Arts & Crafts Centre Hall	Avice Hill Arts & Crafts Centre Hall	Open
100	Linwood Resource Centre	Linwood Toy Library - 322 Linwood Ave	Open
100	Cuthberts Green Softball Complex	Cuthberts Green - Light Pylons	Open
100	Woolston Community Centre	Community Centre - Woolston	Open
100	Sydenham Community Centre	Community Centre - Sydenham	Open
100	Hoon Hay Community Creche	Hoon Hay Community Creche	Open
100	Sir John McKenzie Memorial Library (Toy)	Sir John McKenzie Memorial Library (Toy)	Open
100	New Bus Exchange Facility Site	Retail Building (Katmandu/Rexel)	Open
100	Kaituna Hall	Kaituna Hall	Open
100	Bottle Lake Forest	Bottle Lake - Vehicle Shed	Open
100	Bottle Lake Forest	Bottle Lake - Meeting Room	Open
100	Ruru Lawn Cemetery	Ruru Lawn Cemetery - Toilets (Brick)	Open
100	Ruru Lawn Cemetery	Ruru Lawn Cemetery - Portacom Office	Open
100	Linwood Nursery	Linwood Nursery - Shade House (large)	Open
100	Linwood Nursery	Linwood Nursery - Cold Frames (X 3)	Open
100	Harewood Park	Harewood Nursery - Pumphouse (X2)	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	Spencer Park	Spencer Park - Garages	Open
100	Upper Riccarton Domain	Toilets - Riccarton Domain	Open
100	Kidsfirst Aranui Creche (Ex Rainbow)	Kidsfirst Aranui Creche (Ex Rainbow)	Open
100	Botanic Gardens	Petrol store	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	Duvauchelle Reserve and Campground	Office	Open
100	Duvauchelle Reserve and Campground	Shed	Open
100	Spencer Park	Spencer Park - Dwelling 105 Heyders Road	Open
100	Spencer Park	Spencer Park - Toilets	Open
100	Paddling Pool Grounds - Sockburn Rec	Sockburn Recreation Ctr - Bbq Shelter	Open
100	Templeton Pool	Templeton Pool - Toddlers Pool Plant Rm	Open
100	Fendalton Library	Fendalton Library - Cycle Shed	Open
100	Bottle Lake Forest	Bottle Lake - Toilets	Open
100	Cass Bay Playground	Cass Bay Toilets	Open
100	Seafield Park	Stores Shed: Animal Park SW end (photo a	Open
100	Brooklands Domain	Toilets - Brooklands Domain	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	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	Englefield Reserve	Toilet - Englefield Reserve	Open
100	Sheldon Park	Toilets - Sheldon Park	Open
100	Belfast Cemetery	Belfast Cemetery - Toilets	Open
100	Ouruhia Reserve	Toilets - Ouruhia Domain	Open
100	Tulett Park	Toilet - Tulett Park	Open
100	Murchison Park	Toilet	Open
100	Mona Vale	Fendalton Rd Gatehouse garage	Open
100	Papanui Domain	Toilets - Papanui Domain	Open
100	St James Park	Toilets - St James Park	Open
100	Elmwood Park	Toilets - Elmwood Park	Open
100	Walter Park	Pavilion/Toilet - Walter Park	Open
100	Macfarlane Park	Toilet - Macfarlane Park (Jebson St)	Open
100	Woodham Park	Toilets - Woodham Park	Open
100	Bromley Cemetery	Bromley Cemetery - Toilets	Open
100	Beverley Park	Toilets - Beverley Park	Open
100	Linwood Park	Pavilion / Toilets - Linwood Park	Open
100	Cypress Garden Reserve	Toilet	Open
100	Waltham Park	Toilets - Waltham Park	Open
100	Addington Park	Pavilion / Toilets - Addington Park	Open
100	Selwyn Reserve	Toilets - Selwyn St	Open
100	Bradford Park	Toilets - Bradford Park	Open
100	Hagley Park North	North Hagley - Toilets (Near Tennis Ctr)	Open
100	Thomson Park	Toilets - Thompson Park (Bowhill Rd)	Open
100	Edmonds Factory Garden	Marquee - Edmonds Gardens	Open
100	Scott Park Ferryroad	Storage Shed north corner of bowls lawn	Open
100	Old School Reserve	Toilets - Old School Reserve	Open
100	St Leonards Park	Toilets - St Leonards Sq	Open
100	Nicholson Park	Toilets - Nicholson Park	Open
100	Victoria Park	Victoria Park - Rangers Office	Open
100	Victoria Park	Victoria Park - Rangers House	Open

100	Washington Way Reserve	Toilet	Open
100	Travis Wetland	Information Kiosk - 280 Beach Rd	Open
100	Travis Wetland	Bird Hide - 280 Beach Rd	Open
100	New Brighton Creche	Play Staff Room - New Brighton Creche	Open
100	New Brighton Creche	Storage Shed - New Brighton Creche	Open
100	Woolston Creche (Glenroy St)	Woolston Creche	Open
98	Linwood Nursery	Linwood Nursery - Portacom Office	Open
98	Taylor's Mistake Beach	Changing Shed / Toilets - Taylor's Mistake	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
89	Victoria Park	Victoria Park - Shearing Shed	Open
87	Beachcomber/Poseidon	Beachcomber/Poseidon - Sumner	Closed
86	Botanic Gardens	Botanic Gardens - Pumphouse Nursery Area	Open
86	Styx Mill Conservation Reserve	Rangers House - Styx Mill Basin Reserve	Open
86	Coronation Hill Reserve	Dwelling (Lockwood) - Sign Of The Kiwi	Open
86	Cracroft Reserve	Toilets - Cracroft Hill Reserve	Open
85	Mairehau Public Library	Library - Mairehau	Open
85	Bottle Lake Forest	Bottle Lake - Office & Mess Room	Open
85	Templeton Pool	Templeton Pool - Covered BBQ Area	Open
85	Styx Mill Conservation Reserve	Equipment Shed - Styx Mill Basin Reserve	Open
85	Groynes	Groynes - Main Shop and Mobile Shop	Open
85	Scott Park Ferryroad	Shed	Open
84	Pioneer Early Learning Centre	Pioneer Early Learning Centre	Open

84	Hagley Park North	North Hagley - Pump House	Open
83	Thorrington Reserve	Pump Shed	Closed
83	Mona Vale	Mona Vale - Implement Shed / Staff Rooms	Closed
83	Botanic Gardens	Botanic Gardens - Cycle Shelter	Open
83	Botanic Gardens	Peacock Fountain pumphouse	Open
82	Bridge Reserve	Shed	Closed
82	Spit Reserve	Toilet - Spit Reserve	Open
82	Travis Wetland	Cottage located at 280 Beach Road	Open
81	Duvauchelle Reserve and Campground	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 Laboratory	Aviary - 51 Lower Styx Road	Open
77	Little River Service Centre / Store	Service Centre / Store Little River	Open
77	Gravel Pit - surplus land	Soil Store - 711 Johns Rd	Open
76	Spreydon Domain	Pavilion/Toilet - Spreydon Domain	Closed
76	Hansen Park	Toilets	Open
76	Wainoni Community Facilities	Wainoni Park Youth Activity Centre	Open
75	Coronation Hill Reserve	Garage - Sign of The Kiwi	Open
73	Halswell Aquatic Centre	Halswell Pool - Swimming Club	Closed
73	Allandale Domain	Toilet	Closed
73	Pioneer Leisure Centre	Pioneer Stadium - Sports Hall Squash	Open
73	Spencer Park Camping Ground	Spencer Park - Office Block	Open
73	Denton Oval	Lighting Towers (4 No) - Denton Park	Open
73	Sumner/Redcliffs Creche - Barnett Park	Sumner/Redcliffs Creche - Barnett Park	Open
73	Dog Pound	Portacom - 10 Metro Place	Open
73	English Park	English Park Stadium	Open
73	Upper Riccarton Library	Upper Riccarton Library	Part Open
72	Bottle Lake Forest	Bottle Lake - Information Centre	Open
71	Waltham Pool	Waltham Pool Tank	Closed
71	Paddling Pool - Edgar MacIntosh Park	Plant Shed - Edgar McIntosh Park	Open
71	Roading House - 347 Ferry Road	Roading House - 347 Ferry Road	Open

71	Avonhead Cemetery	Toilets (mens) - Avonhead Cemetery	Open
71	Avonhead Cemetery	Toilets (womens) - Avonhead Cemetery	Open
70	Spencer Park Camping Ground	Spencer Park - Lodge	Open
70	Belfast Pool	Belfast Pool - Main Building Complex	Open
70	Redwood Library	Library/Creche - Redwood (Main North Rd)	Open
70	Duvauchelle Reserve and Campground	Toilet Block No 2	Open
70	Duvauchelle Reserve and Campground	Toilet Block No 1	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	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
68	New Brighton Beach Developed	Changing Shed / Toilets - Brighton Centr	Open
67	Te Whare O Nga Whitu - Multicultural Hal	Hornby Multicultural Centre - Hall	Open
67	New Brighton Creche	New Brighton Creche	Open
67	Richmond Community Centre	Richmond Neighbourhood Cottage	Open
67	Little River Community Facilities	Little River Works Yard Workshop	Open
67	Hagley Park South	South Hagley - Toilets (Near Netball Cou	Open
67	Packe Reserve	Shed	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 Centre	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	Abberley Park	Toilets - Abberley Park	Open
64	Jellie Park	Pavilion / Toilets - Jellie Park	Open
64	Rawhiti Domain	Toilets - Rawhiti Domain (East)	Open
63	Seafarers Union	Housing Canterbury Street	Closed

63	Sumner Road Gardens	Lyttelton Visitor Information Centre	Closed
63	Holliss Reserve	Toilet - Hollis Reserve actually located	Open
63	CWTP	Operations Buildings Treatment Works	Open
62	Te Whare O Nga Whitu - Multicultural Hal	Hornby Multicultural Centre - Admin	Open
62	Community Board Room - Burwood/Pegasus	Community Board Room - Burwood/Pegasus	Open
62	Burwood Playcentre	Burwood Playcentre	Open
61	Groynes	Groynes - Girl Guide Building	Open
61	Edgar MacIntosh Park	Toilets - Edgar McIntosh Park	Open
61	Bromley Park	Pavilion / Toilets - Bromley Park	Open
61	Hillsborough Park	Pavilion - Hillsborough Domain	Open
61	Hillsborough Park	Toilets - Hillsborough Domain	Open
61	Centennial Park	Pavilion / Toilets - Centennial Park	Open
61	Sydenham Park	Toilets - Sydenham Park	Open
61	North Beach	Toilets attached to Surf Club	Open
61	Edmonds Factory Garden	Toilets - Edmonds Gardens	Open
61	Scott Park Ferryroad	Double Garage	Open
61	Styx River Reserve No. 2	Shed	Open
60	St Albans Creche	St Albans Creche	Closed
60	Shirley Library	Shirley Library	Open
60	Akaroa Sports Complex	Akaroa Sports Complex	Open
59	Rawhiti Domain	Toilets - Rawhiti Golf Course (No 6 Fair	Closed
59	Halswell Aquatic Centre	Halswell Pool - Waterslide	Open
59	Scarborough Beach	Lifeboat Shed - Scarborough	Open
59	Upper Riccarton Domain	Toilets - Riccarton Domain	Open
59	Westlake Reserve	Toilet - Westlake Park	Open
59	Denton Park	Toilets - Denton Park	Open
58	Parklands Community Centre	Parklands Community Centre	Open
58	Linwood Nursery	Linwood Nursery - Shrubbery Frame	Open
58	Old School Reserve	Shed	Open
58	Yaldhurst Domain	Pavilion (Tennis) - Yaldhurst Domain	Open
57	Templeton Community Centre	Community Centre - Templeton	Open

57	North New Brighton Community Centre	Community Centre - North New Brighton	Part Open
56	Hagley Park North	Rugby Memorial	Closed
56	Pages Road Sewage Treatment	Pages Road Depot - Office & Cafeteria	Open
56	Linwood Park	Pavilion - Linwood Park	Open
55	Dog Pound	Dog Shelter	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	Redwood Park	Toilets - Redwood Park (Main Nth Rd)	Open
53	Botanic Gardens	Botanic Gardens - Potting Facility & Gla	Open
53	Botanic Gardens	Botanic Gardens - Information Kiosk	Open
53	Hagley Park South	South Hagley - Pavilion/Toilets (Blenhei	Open
53	Scarborough Fare Tearooms	Scarborough Tearooms - Sumner	Open
52	Duvauchelle Reserve and Campground	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 Laboratory	Barn - Iron Clad - 51 Lower Styx Road	Closed
50	Botanic Gardens	Botanic Gardens - Fernery	Closed
50	Bromley Community Centre	Community Centre - Bromley	Open
50	Pages Road Sewage Treatment	Operations Buildings Treatment Works	Open
50	Groynes	Groynes - Dwelling No 2	Open
50	Paddling Pool - Spencer Park	Paddling Pool Tank - Spencer Park	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	Le Bons Bay Community Hall	Le Bons Bay Community Hall	Open
46	Linwood Nursery	Linwood Nursery - Glasshouses (X 5)	Open
45	Avebury House	Avebury House	Closed

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
44	Tram Barn - Tramway Lane	Tram Barn	Closed
44	Parklands Library - Queenspark	Parklands Library	Open
44	Spencer Park Camping Ground	Spencer Park - Tourist Flats	Open
43	Styx River Reserve Living Laboratory	Single Garage - 51 Lower Styx Road	Closed
43	Wigram Gym	Wigram Gynasium - Wigram Aerodrome	Open
43	Burwood Park	Pavilion / Toilets - Burwood Park North	Open
43	Beckenham Park	Toilets - Beckenham Park	Open
43	Styx River Esplanade Reserve	Garage - 75 Lower Styx Rd	Open
42	Milton Street Depot	Milton St Depot-Vehicle Garage	Open
42	Sockburn Service Centre/Depot	Sockburn Depot - Amenities	Open
42	Rawhiti Domain	Community Building - Ex Bowls Club	Open
42	Harvard Lounge - Wigram Aerodrome	Harvard Lounge - Wigram Aerodrome	Open
42	Hoon Hay Childrens Library	Library - Hoon Hay	Open
42	Travis Wetland	Barn & Dairy Unit - 280 Beach Rd	Open
42	Fendalton Library	Fendalton Library - Caged Fuel Tank	Open
42	Malvern Park	Toilets and Rugby Pavilion	Open
42	Paddling Pool - Woodham Park	Plant Shed - Woodham Park	Open
42	Queenspark Reserve	Pavilion/Toilet	Open
42	Nunweek Park	Toilets - Nunweek Park	Open
42	Somerfield Park	Pavilion / Toilets - Somerfield Park	Open
41	Waltham Pool	Waltham Lido Pool - BBQ Shelter	Closed
41	Landsdowne Community Centre	Community Centre / Toilets - Landsdowne	Open
41	Owen Mitchell Park	Toilets - Owen Mitchell Reserve	Open
41	Memorial Park Cemetery	Shed Memorial Park Cemetery - 31 Ruru Rd	Open
40	Curators House Botanic Gardens	Botanic Curators House - 7 Rolleston Ave	Closed
40	Styx River Reserve No. 2	Shed	Closed
40	Papanui Library	Papanui Library	Open
40	CBS Arena	CBS Arena	Open

40	Milton Street Depot	Milton St Depot - Truck Shelter	Open
40	Milton Street Depot	Milton St Depot - Store No 3.	Open
40	Ruru Lawn Cemetery	Ruru Lawn Cemetery - Toilets	Open
40	Linwood Community Creche	Linwood Community Creche	Open
39	Norman Kirk Memorial Pool Lyttelton	Main Plant Room - Norman Kirk Memorial	Closed
39	Waltham Pool	Waltham Lido Pool - Water slide	Closed
39	Waimairi Community Centre	Waimairi Community Centre	Open
39	Linwood Service Centre / Lib	Library Support Services - Smith Street	Open
39	Cuthberts Green Softball Complex	Cuthberts Green - Softball Complex	Open
39	Duvauchelle Works Yard	Duvauchelle Works Yard Shelter	Open
39	Rawhiti Domain	Toilets - by tennis courts	Open
38	Waterworks MPS - Workshop	Waterworks MPS - Workshop	Closed
38	Barbadoes Cemetery	Dwelling - 357 Cambridge Tce (Cemetery)	Open
38	Lyttelton Library	Lyttelton Library	Open
37	Birdsey Reserve	Lock up shed - concrete block - iron roof	Closed
37	Dwelling 42 Exeter Street	Dwelling 42 Exeter Street	Closed
37	Botanic Gardens	Botanic Gardens - Rangers Office	Open
37	Groynes	Groynes - Dwelling No 1	Open
37	Styx River Reserve No. 2	Barn	Open
37	Styx River Reserve No. 2	Barn	Open
37	Marshland Domain	Toilets - Marshland Reserve	Open
37	Pages Road Sewage Treatment	Pages Road Depot - Vehicle Garage office Supershed	Open
36	New Brighton Library/Pier Terminus	New Brighton Library/Pier Terminus	Open
36	Spencer Park Camping Ground	Spencer Park - Amenity Block/Laundry	Open
36	Spencer Park Camping Ground	Spencer Park - Amenity Building	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	Ascot Community Centre	Ascot Community Centre	Open
36	Takamatua School	Takamatua School	Open

36	Pages Road Sewage Treatment	Pages Road Depot -Main Store City Care	Open
36	Rawhiti Golf Course	Pumphouse - Rawhiti Golf Course (West)	Open
36	Woolston Park	Toilets - Woolston Park	Open
36	Cressy Terrace Tennis Courts	Community Building	Open
35	Jellie Park Recreation and Sports Centre	Jellie Park - Water Slide	Closed
35	Norman Kirk Memorial Pool Lyttelton	Nursery & Bldg - Norman Kirk Mem Pool	Closed
35	Milton Street Depot	Milton St Depot-Works Op Admin Building	Open
35	Rawhiti Domain	Community Building - Ex Bowls Club	Open
35	Abberley Park Hall	Abberley Park Hall (55 Abberley Cres)	Open
35	Wharenuī Pool	Wharenuī Pool Building (ex Pool)	Open
34	Rolleston Ave Youth Hostel	Rolleston Ave Youth Hostel-5Worcester St	Closed
34	Governors Bay Pool	Governors Bay - Pool Plant Room/women's changing	Closed
34	Governors Bay Pool	Governors Bay - Men's changing shed	Closed
34	Jellie Park Recreation and Sports Centre	Jellie Park - Main Plant Room	Open
34	Jellie Park Recreation and Sports Centre	Jellie Park - Administration Pool Gym	Open
34	Botanic Gardens	Botanic Gardens - Playground Amenities	Open
34	Waltham Community Cottage	Waltham Community Cottage	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
30	Okains Bay Hall	Okains Bay Hall	Closed
29	Lyttelton Recreation Centre	Lyttelton Recreation Centre	Closed
29	Pigeon Bay Hall	Pigeon Bay Hall	Closed
28	Mona Vale	Mona Vale - Fernery	Closed
27	Christchurch Hospital Car Park	Christchurch Hospital Car Park	Closed

27	Sumnervale Reserve	House	Closed
27	Coronation Library Akaroa	Library - Coronation Akaroa	Closed
26	Akaroa Service Centre	Akaroa Service Centre / Info Centre	Closed
25	Duvauchelle Community Hall	Duvauchelle Community Hall	Closed
25	Sockburn Service Centre/Depot	Sockburn Depot - Store Ntheast End	Closed
25	Victoria Park	Victoria Park - Information Kiosk	Closed
25	Oxford Street Reserve	Clocktower	Closed
25	Victoria Triangles	Clock Tower - Victoria St	Closed
24	Linwood Library	Linwood Library (Cranley St)	Closed
24	Gaiety Hall	Gaiety Hall	Closed
24	Styx River Reserve Living Laboratory	Double Garage & Carport - 51 Lower Styx	Closed
24	Scarborough Beach	Jet Boat Shed - Scarborough	Closed
22	Ruru Lawn Cemetery	Ruru Lawn Cemetery - Pumphouse	Closed
22	Botanic Gardens	Botanic Gardens - Foweraker House	Closed
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	Tuam Ltd Service Delivery Bldgs	Covered Council Car Pool Parking-Tuam St	Closed
20	Sockburn Service Centre/Depot	Service Centre - Sockburn	Closed
20	Centennial Hall	Community Centre - Spreydon	Closed
20	Rugby League Park	Grandstand No 1 Rugby League Grounds	Demolished
18	Linwood Service Centre / Lib	Service Centre-Linwood & Library Support	Closed
18	Norman Kirk Memorial Pool Lyttelton	Ladies Change Rm - Norman Kirk Mem Pool	Closed
18	Norman Kirk Memorial Pool Lyttelton	Mens Change Rm - Norman Kirk Mem Pool	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	Barnett Park Sports Grounds	Pavilion/Toilet - Barnett Park	Closed
16	Denton Oval	Grandstand & Amenities - Denton Oval	Closed
15	Halswell Quarry Park	Singlemens Quarters - Halswell Quarry Park	Closed

15	Sign of the Takahe	Sign Of The Takahe - 200 Hackthorne Rd	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	Bishopdale Creche	Bishopdale Creche	Closed
12	Akaroa Museum Facilities	Akaroa Museum	Closed
12	New Bus Exchange Facility Site	Retail Building (Cloudbase)	Closed
12	Manchester St Parking Building	Parking Building - Manchester St	Closed
11	Wharenui Recreation Centre	Wharenui Recreation Centre	Closed
11	Sumner Library	Sumner Library	Closed
11	Hagley Park North	North Hagley - RSA Bowling Club	Closed
10	Old Stone House (Cracroft)	Community Centre - Cracroft	Closed
10	Cathedral Square Toilets	Cathedral Square Toilets	Closed
10	Old Port Levy School	Old Port Levy School	Closed
10	Westminster Park	Community Building	Closed
10	Riccarton Bush	Riccarton House	Closed
10	Ruru Lawn Cemetery	Ruru Lawn Cemetery - Toolshed / Leanto (Brick)	Closed
10	Norman Kirk Memorial Pool Lyttelton	Lean-To Shelter - Norman Kirk Mem Pool	Closed
10	Penny Cycles - 113-125 Manchester Street	Penny Cycles - 113-125 Manchester Street	Closed
10	New Bus Exchange Facility Site	Commercial Building (Restaurants / Bar)	Closed
10	Bus Exchange	The Bus Exchange / Carpark (Xchange)	Closed
10	Lyttelton Service Centre	Lyttelton Service Centre	Closed
10	Cowles Stadium	Cuthberts Green - Cowles Stadium	Closed
9.5	Sign Of The Kiwi	Tearooms - Sign Of The Kiwi	Closed
9	Porritt Park	Porritt Park - Complex/Caretakers	Closed
9	Wainoni Community Facilities	Community Centre -Wainoni (Hampshire St)	Closed
8	St Martins / Opawa Toy Library	St Martins / Opawa Toy Library	Closed
8	Sydenham Creche	Sydenham Creche	Closed
7	South Library	South Library	Closed
7	Styx River Esplanade Reserve	Dairy Unit - 75 Lower Styx Rd	Closed
6	Waltham Pool	Waltham Pool - Main Building Complex	Closed

6	Yaldhurst Hall	Yaldhurst Hall	Closed
5	Mona Vale	Mona Vale - Homestead	Closed
5	Cashmere Valley Reserve	Toilets - Cashmere Rd / Valley Rd Reserv	Closed
5	Waltham Pool	Waltham Lido Pool - Plant Room	Closed
4	Westminster Park	Community Building	Closed
4	Botanic Gardens	Botanic Gardens - Tea Kiosk	Closed
4	Bishopdale Community Centre	Bishopdale Community Centre / Library	Closed
3	Heathcote Domain	Former Tennis Club Shed	Closed
3	Waltham Pool	Waltham Pool - Staff Room	Closed

Attachment 3

**Housing Units closed due to earthquake related damage
(current as at 15 October 2012)**

Complex Name	Total Units	Closed H & S Risk	Closed Red Zoned Land	Closed Major Repair or DEE Result
Airedale Courts	116	0	0	71
Aorangi Courts	27	0	0	2
Avonheath Courts	17	0	0	10
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 St	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 Pl.	40	1	0	0
Osborne St	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	75	107	254
TOTAL UNITS CLOSED		436		