

COMMUNITY COMMITTEE AGENDA

11 FEBRUARY 2014

AT 1PM

IN COMMITTEE ROOM 1, CIVIC OFFICES, 53 HEREFORD STREET

Committee: Councillor Yani Johanson (Chairperson),
Councillors Ali Jones (Deputy Chairperson)
Vicki Buck, Jimmy Chen, Phil Clearwater, Paul Lonsdale, Tim Scandrett, Andrew Turner

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PART A - MATTERS REQUIRING A COUNCIL DECISION

PART B - REPORTS FOR INFORMATION

PART C - DELEGATED DECISIONS

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COMMUNITY COMMITTEE 11. 2. 2014**1. APOLOGIES**

Nil.

2. DECLARATION OF INTEREST

Members are reminded of the need to be vigilant to stand aside from decision making when a conflict arises between their role as a member and any private or other external interest they might have.

3. DEPUTATIONS BY APPOINTMENT

Nil.

COMMUNITY COMMITTEE – 11. 2. 2014

4. FACILITIES REBUILD PROGRAMME – MONTHLY STATUS UPDATE

		Contact	Contact Details
General Manager responsible:	General Manager Community Services,		
Officer responsible:	Facilities Rebuild Portfolio Manager	YES	Darren Moses, 941 8948
Author:	Darren Moses		

1. PURPOSE OF REPORT

- 1.1 To provide a monthly update to the Council on activities and progress with the Facilities Rebuild Programme (FRP)

2. EXECUTIVE SUMMARY

- 2.1 Following the 2010-2011 Canterbury earthquakes, the Council embarked on a major programme to look at the future of the 1600 residential and non-residential buildings it owns. Of these, approximately 600 buildings are Social Housing, leaving approximately 1000 buildings for this Committee to consider. The Facilities Rebuild Plan provides a framework for decision making about the work that will be carried out on all the buildings in the programme.
- 2.2 In September 2012, the Council identified the TOP 30 priority facilities for funding, further investigations and, where possible, repairs. Repairs have already been completed on some of these buildings but also on facilities that are not in the Top 30. A status update on those projects prioritised into the Top 30 can be found in **Attachment 1**.
- 2.3 This information report provides a monthly programme update on some key FRP activities for the end of the 2013 year.
- 2.4 The current building occupancy status of the portfolio is shown below in diagram 1.

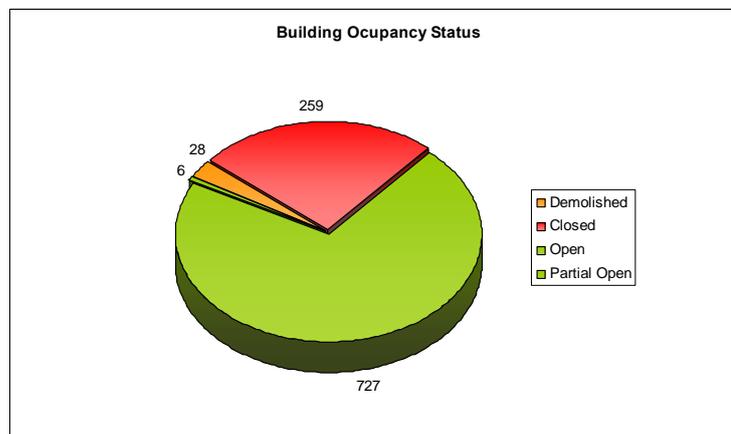


diagram 1: FRP portfolio occupancy status

3. BACKGROUND

- 3.1 The team are currently working on three work packages from the prioritised work programme. This comprises 107 buildings. A programme dashboard, including TOP 30 Work Package 1, Work Package 2 (WP2) and Work Package 3 (WP3) can be found in **Attachment 3**.
- 3.2 The programme is focused on ensuring that the team are targeting resources on getting closed buildings open and demolished facilities rebuilt as a first priority. This will align with the expectations of our community. Over time, all the open buildings in the programme will require an insurance claim and minor repairs completed and these will be progressed as a second priority.

COMMUNITY COMMITTEE – 11. 2. 2014

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- 3.3. A full summary of those buildings in the Heritage category of the programme can be found in **Attachment 2** and a programme dashboard, including TOP 30 Work Package 1, Work Package 2 (WP2) and Work Package 3 (WP3) can be found in **Attachment 3**.

4. COMMENT

- 4.1 The LAT has classified damage to Council buildings as CAT 1, CAT 2, or CAT 3 depending on the level of damage. CAT 1 and 2 are those assets with minor damage or non-structural / cosmetic types of repairs that need standard building industry repairs. A process to conclude a bulk cash settlement on a number of the FRP assets has progressed has been agreed with the Insurers' Loss Adjusting Team (LAT). Approval is now pending with the Insurer. This has been confirmed as being 125 assets to a bulk settlement amount of \$1.42M.
- 4.3 Any decision on accepting this insurance settlement will be bought back to Council for approval.
- 4.4 Damage assessments for all Council facilities are on track to be completed by the end of the financial year.
- 4.5 Recent successes in the FRP programme include the demolition of the Governors Bay Community Hall and completion of earthquake repairs to the Scarborough Lifeboat Building. In addition, a developed design and cost estimate has been completed for a new community centre in Aranui. The concept, along with other reports for projects in Riccarton, Heathcote and Lyttelton will be presented to the Community Committee and subsequently the Council in February 2014.
- 4.6 In December, the Governors Bay Pool re-opened after strengthening and repairs were completed in time for Christmas. Strengthening work has also been completed on the plant room and Jellie Park. Candidates have been shortlisted for the rebuild of Norman Kirk Pool and Scarborough Paddling Pool. A design and build contract is expected to be put out for tender end of January / early February.
- 4.7 On 23 December 2013, the Council approved a staff report requesting that twenty one buildings be exempted from Council's current policy on the closure of earthquake-prone buildings. The basis for this decision was that the buildings were not considered dangerous to occupy (ie, no critical structural weaknesses / no brittle collapse risk / minimal earthquake damage). The impact of this decision was that many well-used buildings were able to be utilised by the general public over the busy Christmas period. A subsequent report on Council's closure policy is being drafted.

5. FINANCIAL IMPLICATIONS

- 5.1 The building assessment work required to inform the Facilities Rebuild Plan is initially Opex funded by the Council, however, where a building's structure is damaged and a legitimate successful insurance claim is processed, the Council will recoup these costs from insurance as a legitimate policy entitlement.
- 5.2. Where buildings have no damage, the full cost to bring a building up to code will be a cost to the Council. This is the case with most of the buildings on Banks Peninsula. The Council's Earthquake Prone Building Policy requires buildings to be strengthened to a target of 67 per cent New Building Standard.
- 5.3 Funding for the repair and rebuild of buildings, which is a cost to Council, is provided by way of the Infrastructure and Facilities Betterment allowance. The current balance of this fund is \$52 million. Applications to use this fund are made on a case by case basis with the approval of the Council.

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6. STAFF RECOMMENDATION

It is recommended that the Committee receive the information in this report.

Community Committee 11 February
Attachment ONE– Top 30 Project Update

Glossary of terms:

- Assessment of position (AOP): Councils response to the Loss Adjuster
- Damage assessment (DA): Work to identify all of a building’s damage and its associated cost
- Level Survey: A check to see if the building has settled off level as a result of a quake.
- Loss Adjusting Team (LAT): Work on behalf of the Insurers to adjust our claims.
- Offer of service (OOS): When Council requests a cost to undertake a piece of work.
- Statement of Position (SOP): The Loss Adjusters response to Council

COMMUNITY FACILITIES

<p>Fendalton Community Centre</p>	
<p>Building Status: RE OPENED DEE Result: 50% L5 23 May 2013</p>	
<p>Total Sum Insured \$2,332,045 Indemnity \$708,527</p>	
<p>Progress to date and current status:</p> <ul style="list-style-type: none"> • The community centre was re-opened on Monday 15th July 2013. • Level surveys done in March confirmed areas outside of DBH guidelines which require re-levelling. The engineers have provided possible re-levelling methodologies which should not impact the critical services works being completed ahead of the insurance position. • Re-levelling, if required, and other non-critical earthquake damage repair works would be scheduled later in the year once agreed with the insurers and asset owner. • Damage Assessment works completed by consultants are estimated at \$207,477 and have been submitted to the insurer for approval. 	
<p>Next Steps:</p> <ul style="list-style-type: none"> • Resolve insurance position – still outstanding due to delays with re-levelling scope / contractor engagement. As of 15/01/14 insurance issue still outstanding. • On agreement with the insurer, programme all required repairs with the asset owner 	

Community Committee 11 February
Attachment ONE– Top 30 Project Update

<p>Sydenham Pre School (Crèche)</p>	
<p>Building Status: CLOSED DEE Result: 8% NBS – Level 5 September 2012</p>	
<p>Total Sum Insured: \$324,205 Indemnity: \$138,945</p>	
<p>Progress to date and current status:</p> <ul style="list-style-type: none"> • The insurers completed a Damage Assessment in March and issued their report on the 27th May 2013 with an updated SOP. The insurers are now undertaking a high level cost estimate of the repairs and a report was due back late June but has yet to be received. • Council engineers are generally in agreement with the findings in the report. • The Damage Assessment to date reflects \$65,000 of EQ damage which the insurers have agreed in principal but subject to their own assessment findings. • A strengthening report, including site levels, has been received. Site level results were confirmed within Department of Building and Housing (DBH) guidelines so no re-levelling is required. • Costs to strengthen to 34% and 67% of the New Building Standard (NBS) have been completed and are estimated to be the same at \$83,500. • The creche has moved to a new location at Waltham School and the lease has been terminated. 	
<p>Next Steps:</p> <ul style="list-style-type: none"> • Awaiting response from Insurer's QS confirming damage value. This is now many months overdue. • Continue to investigate possible sale of building. 	

Community Committee 11 February
Attachment ONE- Top 30 Project Update

<p>Riccarton Community Centre (Also See – Riccarton Voluntary Library)</p>	
<p>Building Status: PART OPEN DEE Result: 2% (Original Building) 5% (1960 Building) 100% (1968 Building)</p>	
<p>Total Sum Insured \$1,828,421 Indemnity \$706,398 Insurance Reference: IR1203</p>	
<p>Progress to date and current status:</p> <ul style="list-style-type: none"> • The foyer, toilets and boardroom including rear kitchen area opened in June. • Council are still awaiting an updated SOP - this has been requested several times. • Strengthening options to 34% & 67% have been completed. Costs range from 34%NBS (\$474,000-\$547,000) and 67%NBS (\$543,000-\$614,000). 	
<p>Next Steps:</p> <ul style="list-style-type: none"> • Continue to track the issue of the insurer's SOP following their Damage Assessment. Target insurance resolution has been pushed out by the Insurer. These reports are expected February 2014 • Awaiting strategic direction regarding future of site, subject to discussion at 11 February Community Committee. 	

Community Committee 11 February
Attachment ONE- Top 30 Project Update

<p>South Brighton Community Centre</p>	
<p>Building Status: TRANSITIONAL FACILITY - OPEN Transitional facility opened on the 8th November 2013 DEE Result: N/A</p>	
<p>Total Sum Insured: \$1,111,042 Indemnity \$410,505 Insurance Reference: IR0354</p>	
<p>Progress to date and current status:</p> <ul style="list-style-type: none"> • The facility is now operational and handed back to the asset owner and Council Facilities Team • Defects continue to be monitored with only minor works outstanding to tidy up the landscaping and install some storage cupboards • Once the above remedial work is done the local Community will get involved and intend to undertake some aspect of the landscaping post opening • Total loss agreed with Council's insurers and indemnity \$183,982 and demolition of \$27,813 claimed but still no receipts to date 	
<p>Next Steps:</p> <ul style="list-style-type: none"> • Monitor defects and complete Close Out report in February • Monitor insurers for indemnity payment as above and work with them and asset owner on closing out insurance claim for the "permanent facility" 	

Community Committee 11 February
Attachment ONE- Top 30 Project Update

<p>Risingholme Community Centre Craft Rooms (non heritage)</p>	
<p>Building Status: RE OPENED</p>	
<p>DEE: L4 Received – 17.5% NBS Total Sum Insured: \$319,167 Indemnity: \$81,405</p>	
<p>Progress to date and current status:</p> <p>The building has suffered minor EQ damage to perimeter footings, ceiling lining, window joinery and floor lining. It has been deemed EQ prone due to low NBS - 17.5%. Agreement with the insurer over the EQ damage and repair methodologies has still to be reached.</p>	
<p>Next Steps:</p> <p>On 4 June 2013 Community, Recreation and Culture Committee requested staff identify a list of closed Council buildings that could be presented to Council for a decision to exempt them from the current policy and potentially re-open them if they have been assessed as having a seismic capacity of less than 34 per cent of the New Building Standard (NBS) but are not dangerous to occupy</p> <p>Risingholme Craft workshops was one of the buildings on the list approved by Council on the 25th July. The building has now re-opened following electrical and maintenance checks. Appropriate signage has been displayed on the building to inform users that the building is below 34 per cent of New Building Standards but is considered fit to occupy.</p> <p>Minor earthquake repairs have still to be completed. Scope needs to be fully agreed with the loss adjuster and repairs will be scheduled in conjunction with the users of the building.</p>	

Community Committee 11 February
Attachment ONE- Top 30 Project Update

<p>Hei Hei Community Centre</p>	 <p>Photograph 1: South (front) and East (side) Elevations</p>
<p>Building Status: CLOSED DEE Result: NBS 1% Level 5 17/12/12)</p>	
<p>Total Sum Insured \$1,305,879 Indemnity \$316,318</p>	
<p>Progress to date and current status:</p> <ul style="list-style-type: none"> • An updated SOP was issued by insurers on the 9th July supporting a revised cost of EQ damage to a value of \$7,170. • Concept strengthening to 34% and 67% NBS was completed on 15th April 2013. The repair methodology would, by design, return the building to 100% NBS. • On 26th September 2013 Council approved \$575,880 from the Building & Infrastructure Improvement Allowance for repairs and strengthening works to 100% NBS. • RFP documentation has been prepared and will be submitted via Tenderlink on Wednesday 27th November. • 3 Tenders were received pre Christmas 2013 from GHD, BECA and OPUS. Tender evaluation panel is meeting on the 16th January 2014 to evaluate the tenders. • Estimated completion end of 2014. 	
<p>Next Steps:</p> <ul style="list-style-type: none"> • Evaluate Detailed Design Tender responses. • Engage Consultant. • Aim to have detailed design documentation completed by end of February 2014. 	

Community Committee 11 February
Attachment ONE- Top 30 Project Update

HUBS

<p>Sumner Library & Community Centre & Museum</p>	
<p>Building Status: Sumner Library: DEMOLISHED Sumner Community Centre: DEMOLISHED</p> <p>DEE Result: N/A</p>	
<p>Sumner Library Total Sum Insured \$518,021 Indemnity \$183,982 (\$183,982 and demolition of \$27,813 claimed but no payment to date)</p> <p>Sumner Community Centre Total Sum Insured \$887,022 Indemnity \$236,771 (\$236,771 and demolition of \$68,470 claimed and agreed but only \$201,817 including \$9,367 Heritage fees paid to date)</p> <p>TOTAL SUM: \$1,405,043</p>	
<p>Progress to date and current status:</p> <ul style="list-style-type: none"> • A Master schedule has been developed and has received input from the project Sponsor. This is a live document • A draft PMP has been completed and will be reviewed and finalised during February • A new cost estimate was completed by Beca as part of their Scheme Design in November with a range of Total Costs from \$10M to \$11M covering all three options • Following the 'Scheme Design' by Beca on the 19th November an internal review was completed and one workshop held. Revised briefs are due to the PM by the 22 January. The Council architect team will review these briefs and amend the existing 3 Scheme Designs in line with the revised briefs. This is due to be completed at the end of February • Geotechnical investigation was completed in November and the final geotechnical report was issued at the end of November 2013. • The first two PCG meetings have been held with the third due 27th January 2014. 	
<p>Next Steps:</p> <ul style="list-style-type: none"> • Complete the revised brief package and issue to the Council Architect Team for review. • See approval of the current Master Programme and draft PMP (live document) for Sponsor approval during February. • Once the revised Scheme Designs are complete and approved by the Sponsor go out for further consultation with user groups, Community Boards and the wider community. 	

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<p>Bishopdale Library and Community Centre</p>	
<p>Building Status: CLOSED DEE Result: 4% NBS - Level 5 October 2012</p>	<p>Progress to date and current status:</p> <ul style="list-style-type: none"> • Council approved in June 2013 to spend \$1,248,612 (less advised insurance proceeds of \$65,000) totalling \$1,183,612 to strengthen the building to 100% NBS. • A Developed Design was completed by consultants in November 13 and project costs were re-estimated. • A total of \$500,000 is available from the Capital Endowment fund for “improvements” to this building incorporating the Library. • The insurers issued the raw information in relation to their inspections of the building in May 2013. They have completed multiple re-inspections but are yet to issue an updated SOP. The estimate of this repair is around \$65,000 but this has yet to be confirmed in an SOP • Due to the higher estimate for strengthening combined with the estimate for maintenance / betterment, a future options report has been prepared by Council officers. • The options will be presented to the Fendalton / Waimairi Community Board on the 17th February then the Community Committee and Council in March.
<p>Total Sum Insured \$3,079,101 Indemnity \$1,267,623 Insurance Reference: IR0361</p>	
<p>Next Steps:</p> <ol style="list-style-type: none"> 1. Development options for the future of the Community Centre and Library will be discussed with the Community Board, Community Committee and Council. 2. Continue to track the insurer for their updated cost estimate and DA for this building. 	

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Attachment ONE- Top 30 Project Update

<p>Linwood Library</p>	
<p>Building Status: CLOSED DEE Result: 25% NBS – April 2012</p>	
<p>Total Sum Insured \$1,870,768 Indemnity \$1,212,795</p>	
<p>Progress to date and current status:</p> <ul style="list-style-type: none"> • A temporary Library and Service Centre was opened in April as a new tenancy in the Eastgate Mall • Council's AOP has been submitted to the insurer with some queries answered in April 2013. The insurer has issued a confirmed SOP agreeing to a repair cost of \$146,111 (EQ damage only) • The LAT have offered the Council a cash settlement for \$146,111. Council are completing the associated paperwork to accept this offer • Facilities Rebuild have confirmed a master plan for this Linwood area is not currently being progressed 	
<p>Next Steps:</p> <ul style="list-style-type: none"> • Compete negotiations with the insurer and obtain payment for the cash settlement offered 	

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<p>Linwood Service Centre and Library Support</p>	
<p>Building Status: REPAIRED AND OPEN DEE Result: 34% NBS</p>	
<p>Total Sum Insured \$2,777,358 Indemnity \$1,460,478</p>	
<p>Progress to date and current status:</p> <ul style="list-style-type: none"> • Buildings A, B and C in this Service Centre complex have been strengthened including Earthquake repairs to 34% NBS within the budget approved of \$164,200. This is a temporary measure to assist resolving accommodation issues for Council staff and because the long term plans for this site and these building is still under review • Some minor insurance works are still being completed with all variations now agreed. It is not having a major affect on staff working in the buildings • Only minor betterment with some maintenance work was carried out and is complete 	
<p>Next Steps:</p> <ul style="list-style-type: none"> • Monitor final insurance works for completion and inspect • Complete closeout report and monitor any defects • Hand back building officially to the asset owner and facilities team 	

Community Committee 11 February
Attachment ONE– Top 30 Project Update

LIBRARIES

<p>South Library/Service Centre/Learning Centre (incl Distribution Centre)</p>	
<p>Building Status: RE OPENED</p>	
<p>DEE: Temporary repairs complete, brought building to 34% NBS.</p>	
<p>Progress to date and current status: South Library re-opened late December 2012 after repairs increased it to at least 34% of the New Building Standard. Temporary Building Consent allows occupancy of building until 17 December 2015.</p> <ul style="list-style-type: none"> • Geotechnical final report received 26th February 2013. Basic foundation options for permanent solutions included in report. Settlement has affected foundation. • Level Survey completed by CCC survey crew 12th April 2013 • Foundation Damage Assessment complete 5 July 2013 <p>Investigations into the long term solution for this building are ongoing and will be for some time.</p> <ul style="list-style-type: none"> • Stage 1 of DA complete • Stage 2 - Task A: foundation repair methodology complete. States cost to repair damage to floor and foundations estimated at \$6.6 million • Stage 2 - Task C: Structural repair methodology underway – initial estimates are that it may cost between \$8 and \$9 million to fully repair the building to as new condition, however it should be noted that this is a rough estimate that will change as the repair methodology is refined. <p>This project will be completed by the Major Facilities Unit. The Major Facilities Unit are the best team within council to scope and complete the repairs due to their expertise in re-levelling buildings and significant foundation repairs.</p>	
<p>Next Steps:</p> <ul style="list-style-type: none"> • Transfer the works internally to the Major Facilities unit. • Complete structural DAs to resolve the insurance position • Prepare report to Council to seek approval of long term solution • Include in report request for shortfall from insurance funding to complete all repair work. Based on initial estimates this is expected to be in the \$1 to \$2 million range. 	

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<p>Riccarton Voluntary Library (Within Riccarton Community Centre)</p>	
<p>Building Status: RE OPENED</p>	
<p>DEE: L5 – 100% (within the 1968 building)</p>	
<p>Overview of Asset: The Riccarton Voluntary Library is a community service which is run by volunteers. This service is provided outside the Council's Libraries and Information network.</p> <p>Business Hours (17 hours/week): Monday-Friday 12 noon-3pm; Saturday 10am-12 noon</p> <p>Progress to date: See Riccarton Community Centre overview for more information</p>	
<p>Next Steps: See Riccarton Community Centre overview for more information.</p>	
<p>Mairehau Voluntary Library</p>	
<p>Building Status: OPEN</p>	
<p>DEE: L5 - 85%</p>	
<p>Overview of Asset: The Mairehau Voluntary Library is a community service run by volunteers that is provided outside the CCC Libraries and Information network. The building is 220m². Council owns and maintains the building and land that houses the voluntary library and provides the building for a nominal rent to the library. The voluntary library is the sole user.</p> <p>Business Hours (11.5 hours/week): Monday, Tuesday, Wednesday, Thursday & Friday, 2-4pm; Saturday, 10am-11.30am</p> <p>Progress to date and current status: DA received. Minor additional work required to complete repairs. Repairs will be completed under maintenance programme.</p>	
<p>Next Steps:</p> <ul style="list-style-type: none"> • Transfer project back to asset owner and add minor repair items to maintenance schedule 	

Community Committee 11 February
Attachment ONE– Top 30 Project Update

St Martins Voluntary Library	
Building Status: CLOSED, TO BE DEMOLISHED	
DEE: Part demolished, Extensive EQ Damage, L4 Qualitative 0-30% NBS	
<p>Overview Asset: The St. Martins Voluntary Library is a community service provided outside of the CCC Libraries and Information network which is run by volunteers. The building was 265 m². Council owned and maintained this community facility that housed the voluntary library and provided the building for a nominal rent to the library. The voluntary library was the sole user. The voluntary library service is currently located on the St Martin’s New World site.</p> <p>Business Hours (19.5 hours/week): Wednesday, Friday & Saturday, 10am-12 noon; Monday-Friday, 2-4.30pm; Friday, 7-8pm</p> <p>Progress to date and current status:</p> <ul style="list-style-type: none"> • Demolition of this building was approved by Council on 29th August 2013. <p>Total Sum Insured = \$ 554,760 Replacement Cost Estimate = \$967,000</p>	
<p>Next Steps:</p> <ul style="list-style-type: none"> • Demolish building • Options for reinstating a joint use facility are being reviewed and a report will be presented to council within the first quarter of 2014. 	

Opawa Voluntary Library	
Building Status: CLOSED	
DEE: L4 Qualitative 0-30% NBS	
<p>Overview of Asset: The Opawa Voluntary Library is a volunteer service provided outside the Council’s Libraries and Information Network. Council owns and maintains the building and land that houses the voluntary library and provided the building for a nominal rent to the library. The voluntary library is the sole user of the 240 m² building.</p> <p>Business Hours (21.5 hours/week): Monday-Friday, 2-4pm; Monday, Wednesday & Friday 6.30-8pm; Saturday 10am-12noon, 2-4pm</p> <p>Progress to date and current status:</p> <ul style="list-style-type: none"> • Structural assessment complete • CERA have requested additional information following a review of the Engineering Evaluation • The service is being temporarily provided at the Opawa Children’s Library. • Councils insurers are preparing a DA report, and will issue Council a SOP with the insurers view on the costs to repair the building and whether it is economical to repair – this report is now overdue. 	

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- The building is not NZHPT registered or noted as a heritage building in the City Plan.

Next Steps:

- Review insurers DA report and peer review if required.
- Revise Engineering Evaluation to provide CERA requested information

Opawa Children’s Voluntary Library

Building Status: OPEN

DEE: L5 34% NBS



Overview of Asset:

Works complete - The Opawa Children’s Voluntary Library is a community service run by volunteers. Council owns and maintains the 50 m² building and land that houses the voluntary library and provides the building for a nominal rent to the library. The voluntary library was the sole user prior to earthquakes. Opawa Adults and Children’s Libraries are currently co-located.

Business Hours (21.5 hours/week): Monday-Friday, 2-4pm; Monday, Wednesday and Friday, 6.30-8pm; Saturday 10-12noon, 2-4pm

Prior to earthquakes three voluntary libraries operated within 2 km of each other (Opawa and St. Martin).

Current status:

- Agreed insurance position with LAT with SOP
- Received two General Managers approval of repairs at cost of **\$4,621**
- LAT agreed to variations onsite as matching paint exactly was not possible
- Repairs are complete

Next Steps:

- Receive invoice for repair work
- Supply invoices and other documentation to LAT to receive payment of claim.

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Attachment ONE- Top 30 Project Update

<p>Hoon Hay Voluntary Library</p>	
<p>Building Status: OPEN</p>	
<p>DEE: L5 Quantitative 42% NBS</p>	
<p>Overview of Asset: The Hoon Hay Voluntary Library is a community service run by volunteers. The building is 53 m². Council owns and maintains the building and land that houses the voluntary library and provides the building for a nominal rent to the library. The voluntary library as the sole user of the building.</p> <p>Business Hours (4.5 hours/week): Wednesday and Friday, 3-4.30pm; Saturday, 10-11.30am</p> <p>Progress to date and current status: Minor earthquake damage and building is on TC3 land. DEE complete. Current library service to remain onsite.</p> <ul style="list-style-type: none"> • Repairs have been scoped and an updated cost has been completed. The repair costs are within staff delegation. • Awaiting LAT approval of costs 	
<p>Next Steps:</p> <ul style="list-style-type: none"> • Receive approval from LAT; • Schedule repair work; • Repair works targeted for completion in early 2014. 	

<p>Heathcote Voluntary Library</p>	
<p>Building Status: CLOSED</p>	
<p>DEE: N/A - Extensive EQ damage.</p>	
<p>Overview of Asset: The Heathcote Voluntary Library is a community service provided outside of the CCC Libraries and Information network which is run by volunteers. The building is 88 m². Council owns and maintains the building and land that houses the voluntary library and provides the building nominal rent to the library. It is a single use facility with the Voluntary library as the sole user.</p> <p>Historic Hours (11.5 hours/week): Monday, 10.30-12 noon & 6.45-8pm; Tuesday, 2-4pm; Wednesday, 6.45-8pm; Thursday, 2-4pm; Friday, 6.45-8pm; Saturday, 9.45-12 noon</p>	

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<p>Progress to date and current status:</p> <ul style="list-style-type: none"> • CERA issued a demolition notice section 38 for this facility. Total loss agreed with LAT. • Council requested staff request CERA to halt demolition on Heathcote Voluntary Library, and respond with “make safe” plan on 5th March 2013. • Estimated cost to repair \$283,213 • Insured value \$148,910 • Council agreed in principle to the joint facility of the Heathcote Voluntary Library and Heathcote Community Centre on 24th April 2013 • Retrieval of Voluntary Library items complete.
<p>Next Steps:</p> <ul style="list-style-type: none"> • Demolition report for Community Council expected 11 Feb.

<p>Redcliffs Voluntary Library</p>	
<p>Building Status: DEMOLISHED</p>	
<p>DEE: N/A - Demolished</p>	
<p>Overview of asset:</p> <p>The Redcliffs Voluntary Library is a community service which is run by volunteers. The demolished building was 186 m². It is temporarily located at the local tennis club. Council owns the land that the voluntary library building was located on and had provided the building for a nominal rent to the library.</p> <p>Business Hours (22 hours/week): Monday-Friday 10am-4pm; Saturday, 10.30am-12.30pm</p> <p>Progress to date and current status:</p> <ul style="list-style-type: none"> • Facility demolished due to CERA section 38. Total loss agreed with LAT • Rebuild/strategic options assessment required. • N.B Voluntary library has taken 5 year lease on the existing site. • Council agreed in principle to ring fence insurance funds for Redcliff’s Public Library on 24th April 2013. • Total sum insured: \$440,432 • Replacement cost: \$1,200,000 • SOP received from LAT on 12 June 2013 (dated 11 June 2013) stating temporary building does not compromise insurance position • Council responded to the Redcliffs Public Library Incorporated with letter dated 11 June 2013 agreeing in principal with the Redcliffs Public Library Incorporated plan for a temporary building onsite. • Council received the Redcliffs Public Library Incorporated Resource Consent application on 6 November 2013 for the temporary building requesting relocation of a building to onsite. 	
<p>Next Steps:</p> <p>Redcliffs Voluntary Library Inc to move forward with temporary building onsite at their cost. A report to Council on the long term future of this asset will be presented following the completion of the Main Rd Master Plan.</p>	

Community Committee 11 February
Attachment ONE- Top 30 Project Update

<p>Woolston Voluntary Library</p>	
<p>Building Status: DEMOLISHED</p>	
<p>DEE: N/A - Demolished</p>	
<p>Progress to date and current status:</p> <p>The Woolston Voluntary Library is a community service run by volunteers. The demolished building was approximately 220 m². Council owns the land that the voluntary library building was located on and had provided the building for a nominal rent to the library. The service is provided outside the Council’s Libraries and Information Network.</p> <p>Business Hours (12 hours/week): Mon, Wed & Fri 1-3pm; Tues, Thurs & Sat, 10.30am-12.30pm. NB Temporary location at Scout Den</p> <ul style="list-style-type: none"> • Demolished due to CERA Section 38 notice. • Total loss agreed with LAT <p>Rebuild costs/strategic options under review. These need to align with the Ferry Road Master Plan.</p>	
<p>Next Steps:</p> <p>A Council report recommending an option for the future of this site will be prepared after the updated Voluntary Library Strategy is adopted and the Ferry Road Master Plan has been finalised.</p>	

Community Committee 11 February
Attachment ONE– Top 30 Project Update

CORPORATE ACCOMMODATION

<p>Lyttelton Service Centre</p>	
<p>Building Status: CLOSED – service reinstated in temporary facility (located at 15 London Street).</p>	
<p>DEE: 10% NBS (56% NBS pre-Earthquake)</p>	
<p>Overview of Asset:</p> <p>Building has suffered major damage in the earthquakes with a CERA Section 38 notice issued for a partial demolition to remove a wall leaning on a neighbouring building. A retaining wall has failed and as such the footpath has partially fallen away requiring a section of the footpath to be closed.</p> <p>Progress to date and current status:</p> <ul style="list-style-type: none"> • LAT agreed \$106,261 to complete the partial demolition • Partial demolition completed to comply with CERA Section 38 notice • Strengthening/Repair Report was completed • The report supports that the repairs to the building, including works completed to date, with exceed the sum insured • Progress has stalled due to the insurance process. LAT is performing an independent repair estimate, which is yet to be received. • Total Sum Insured = \$694,875 • Replacement Cost Estimate = \$1,839,600 (on site, not combined with Library) • Repair Cost = at least \$615,120 (34%) (does not include completed propping/demo works or retaining wall repairs). • Staff are investigating the possibility of combining some or all of the services offered in this building with the neighbouring Library. • Design for the replacement of the failed retaining wall is underway 	
<p>Next Steps:</p> <ul style="list-style-type: none"> • Prepare owner initiated demolition report for February 2014. • Complete design to replace failed retaining wall. • Receive LAT agreement. • Prepare a council report recommending an option for the long term reinstatement of the services that were provided in the building and the future use of the site using the Lyttelton Master plan to guide the process. 	

Community Committee 11 February
Attachment ONE- Top 30 Project Update

RECREATION & SPORT

Waltham Pool		
Building Status: CLOSED		
DEE: L4		
Asset	NBS	
Waltham Pool Main Complex	6%	
Waltham Pool Staff Room	3%	
Waltham Pool Plant Room	3%	
Waltham Pool	50%	
Waltham Pavillion	15%	
Waltham Toilets		
Waltham BBQ Shelter	41%	
Waltham Pool Water Slide	39%	
Progress to date and current status:		
<p>Staff recommendation to repair the current buildings before insurance agreement is reached to allow the pool to re open for summer 2014 was approved by council on the 3rd October 2013.</p> <p>Resolutions were;</p> <p><i>“Repair the Waltham Pool to 67 per cent NBS, complete betterment work specified in this report* and replace the water treatment plant.”</i></p> <p><i>“Allocate \$2,089,393 from the Building and Infrastructure Allowance and \$400,000 from the Capital Governance Pool for the repair of Waltham Pool understanding that an insurance claim has not been settled.”</i></p> <p><i>“Resolve that all proceeds of insurance relating to the Waltham Pool, Lyttelton Recreation Centre and Lyttelton Pool are applied to the Building and Infrastructure Allowance”</i></p> <p>Design team has been engaged and are due to produce concept report for repair and revitalisation scheme by mid-February 2014. Project team will go to the first community board meeting of the year to present the repair scheme and provide information on timeframes for completion.</p> <p>Total Sum Insured = \$1,363,856 Council insurance claim position = \$1,234,334</p> <p>*report is available on the council’s website.</p>		
Next Steps:		
<p>Completion of concept report, confirmation of budget, presentation/information session with community board.</p>		

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<p>Norman Kirk Memorial Pool – Lyttelton</p>																						
<p>Building status: CLOSED</p>																						
<p>DEE: L4 Received</p> <table border="1"> <thead> <tr> <th>Asset</th> <th>NBS</th> <th></th> </tr> </thead> <tbody> <tr> <td>Lyttelton swimming pool</td> <td></td> <td>-</td> </tr> <tr> <td>Lyttelton swimming pool Plant Room</td> <td></td> <td>39%</td> </tr> <tr> <td>Lyttelton Ladies Change Room</td> <td></td> <td>18%</td> </tr> <tr> <td>Lyttelton Mens change room</td> <td></td> <td>18%</td> </tr> <tr> <td>Lyttelton Nursery</td> <td></td> <td>35%</td> </tr> <tr> <td>Lyttelton Lean To Shelter</td> <td></td> <td>10%</td> </tr> </tbody> </table>	Asset	NBS		Lyttelton swimming pool		-	Lyttelton swimming pool Plant Room		39%	Lyttelton Ladies Change Room		18%	Lyttelton Mens change room		18%	Lyttelton Nursery		35%	Lyttelton Lean To Shelter		10%	
Asset	NBS																					
Lyttelton swimming pool		-																				
Lyttelton swimming pool Plant Room		39%																				
Lyttelton Ladies Change Room		18%																				
Lyttelton Mens change room		18%																				
Lyttelton Nursery		35%																				
Lyttelton Lean To Shelter		10%																				
<p>Progress to date:</p> <p>Staff recommendation to replace the complex before insurance agreement is reached to allow the pool to re open for summer 2014 was approved by council on the 3rd October 2013.</p> <p>Resolutions were;</p> <p><i>“Replace the Lyttelton Pool to 100 per cent NBS and complete the betterment work specified in this report**”</i></p> <p><i>“Allocate \$2,659,000 from the Building and Infrastructure Allowance to replace Lyttelton Pool understanding that an insurance claim has not been settled.”</i></p> <p><i>“Resolve that all proceeds of insurance relating to the Waltham Pool, Lyttelton Recreation Centre and Lyttelton Pool are applied to the Building and Infrastructure Allowance”</i></p> <p>*report is available on the council’s website.</p> <p>Insurance claim is 80% through negotiation, confirmation of the agreed amount is expected by March 2014.</p> <p>A shortlist of pre-qualified contractors has now been selected via an open tender process. The short listed contractors will competitively tender for the work under a design and build contract. Contract documentation is now underway, with an expected release of tender documents for pricing by end Feb 2014</p> <p>Total Sum Insured = \$954,424 (split between six separately insured assets)</p>																						
<p>Next Steps:</p> <p>Release tender documentation to short listed contractors for pricing.</p> <p>Re open the Norman Kirk Memorial Pool Complex by summer 2014/15.</p>																						

Community Committee 11 February
Attachment ONE– Top 30 Project Update

**Lyttelton Recreation Centre and
Trinity Hall (interconnected
facilities)**



Building status: CLOSED

DEE: L4 Received -
Trinity Hall 11% NBS
Lyttelton Recreation Centre 15% NBS

Progress to date:

Staff recommendation to repair the facility before insurance agreement is reached to allow the building to re open in 2014 was approved by council on the 3rd October 2013.

Resolutions were;

“Repair the Lyttelton Recreation Centre buildings to 67 per cent NBS and complete betterment work specified in this report”*

“Allocate \$3,141,500 from the Building and Infrastructure Allowance for the repair of Lyttelton Recreation Centre understanding that an insurance claim has not been settled.”

“Resolve that all proceeds of insurance relating to the Waltham Pool, Lyttelton Recreation Centre and Lyttelton Pool are applied to the Building and Infrastructure Allowance”

*report is available on the council’s website.

Current status:

- Design team working on detailed strengthening design
- Further intrusive investigations have been completed, inclusive of underground services investigations, this information will further advise the repair/strengthening design.
- Design portion due for completion end-Feb 2014.

Total Sum Insured = \$3,734,294

Repair Cost = \$2.315m

Additional cost to strengthen targeting 67% NBS = \$226,500

Estimated total cost to repair and strengthen to a target of 67% NBS - \$2,541,500

Next Steps:

Awaiting LAT response – CCC have provided evidence of the EQ damage the buildings have suffered – LAT are currently “unable give a definitive timescale” on their response, they have engaged their own engineer to assess the damage and cost to repair.

Repair and strengthen the facility by end of 2014.

Work towards strengthening and re-opening the Trinity Hall in September 2014 – ahead of the rest of the building.

Community Committee 11 February
Attachment ONE- Top 30 Project Update

<p>Whale Paddling Pool New Brighton</p>	
<p>Building status: RE-OPENED</p>	
<p>DEE: N/A for Paddling Pools.</p>	
<p>Current status:</p> <p>Works complete - Repair work was completed on Whale Pool at the end of October 2012. A community event was held with great success on 17th November 2012 which marked the formal reopening of the pool. This facility has been enjoyed by many throughout the 12/13 summer season.</p>	
<p>Next Steps:</p> <p>Currently in negotiation with insurer to claim back cost of repairing EQ damage.</p>	

<p>Botanic Gardens Paddling Pool</p>	
<p>Building status: RE-OPENED</p>	
<p>DEE: N/A for Paddling Pools. Changing/Toilets - 34% Total Sum Insured: \$89,155 Indemnity: \$17,098</p>	
<p>Current status:</p> <p>Works complete - Repair work to the pool surround was completed at the end of October 2012. Both large and small pools opened for the 2011/2012, and 2012/2013 summer seasons. Alteration of solar weir to allow the pool to operate as designed was complete before summer 13/14 opening.</p>	
<p>Next steps:</p> <ul style="list-style-type: none"> • Submit all invoices/costs to insurers and finalise claim. 	

Community Committee 11 February
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<p>Scarborough Paddling Pool</p>	
<p>Building status: DEMOLISHED</p>	
<p>DEE: N/A for Paddling Pools.</p> <p>Total Sum Insured: \$60,342 Pool Pumphouse: \$6,874 Changing Room: \$12,643 Shelter: \$12,643 Pool Tank: None</p>	
<p>Progress to date:</p> <p>On the 7th November 2013 The Council approved up to \$780,000 to replace the paddling pool in time for summer 2014.</p> <p>Resolutions were;</p> <p><i>‘Agree to replace the Scarborough Paddling Pool and allocate up to \$780,000 from the Building and Infrastructure Improvement Allowance towards this purpose.’</i></p> <p><i>“Delegate the final decision of the Paddling Pool design to the Hagley/Ferrymead Community Board.”</i></p> <p>The Hagley-Ferrymead community board will approve the design before the works are tendered. The board chair will be part of the “Project Control Group” to ensure the design is heading in the right direction and that the project meets the needs of the community.</p> <p>A shortlist of pre-qualified contractors has now been selected via an open tender process. The short listed contractors will competitively tender for the work under a design and build contract. Contract documentation is now underway, with an expected release of tender documents for pricing by end Feb 2014</p>	
<p>Next Steps:</p> <p>Release tender documentation to short listed contractors for pricing.</p> <p>Design and build the replacement paddling pool and splash pad in time to open for summer 2014.</p>	

Community Committee 11 February
Attachment ONE- Top 30 Project Update

GREENSPACE

Scarborough Jet Boat Building

Total Sum Insured: \$106,206



Building Status: **CLOSED**

DEE: L5 Quantitative 10% NBS (final)

Progress to date:

Currently only \$11,736 worth of insurance funding has been approved by the insurers. Staff continue to negotiate this.

Council's engineers have produced a building strengthening report to 34, 67 and 100% NBS. The estimated cost to strengthening to 34% NBS is \$88,000, 67% NBS is \$185,000 and to 100% NBS is \$448,000

Estimates have been received for rebuilding the existing building "like for like" as well as an estimate to rebuild a single storey garage to house the jet boat.

Greenspace staff are currently in discussion with the club occupying the building regarding the feasibility of the rebuild or repair of the building, whether or not they can contribute funding towards the project, and whether or not they require the building to be fully reinstated.

Current status:

The Greenspace unit has gained official approval for the jet boat and its towing vehicle to be temporarily housed in the Sumner Police Station Garage. It will be stationed there until the Jet Boat Building can be repaired. This adds seven minutes to the response time.

Next Steps:

The Greenspace unit are working with the Sumner Lifeboat Institution and discussing all available options. This may include repair, sale or funding partnerships. A proposal will come before the Community Committee and Council once developed.

Community Committee 11 February
Attachment ONE- Top 30 Project Update

<p>Scarborough Life Boat Building</p> <p>Total Sum Insured: \$682,865</p>	
<p>Building Status: OPEN</p>	
<p>DEE: L4 Qualitative 50% NBS (Final)</p>	
<p>Progress to date:</p> <p>The NBS value is over 34% NBS, therefore no strengthening will be performed on the building at this stage.</p> <p>Current status:</p> <ul style="list-style-type: none"> • A level survey has been requested and the drains and sewer pipes checked for breaks. • A Damage Assessment was received 10th April 2013 documenting earthquake related structural and cosmetic damage and a method and cost for repair. This report was sent to the LAT for approval 11th April 2013. • The LAT approved the items listed in the DA and work begun on the 1st of October. • During repairs, corrosion of concrete pile reinforcing was discovered and the engineers are currently reviewing this. More information will be available regarding this issue following the engineers review. Work to the foundations has no effect on the operation of the building. 	
<p>Next Steps:</p> <p>Repairs to the internal and external facades are complete and the building is fully operational. The repairs to the concrete piles have not yet commenced as we are waiting for engineers to inspected corrosion found on the reinforcing. The inspection is expected to take place in the next two weeks and following the results, the repairs can be completed as planned.</p> <p>The inspection and repair of the foundation is not expected to have any effect of the operation of the building.</p>	

Community Committee 11 February
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<p>Sumner Surf Club Toilets</p>	
<p>Building Status: DEMOLISHED</p>	
<p>DEE: N/A</p>	
<p>Progress to date:</p> <p>The building is insured for a total sum of \$574,763</p> <p>Insurers approved demolition of the building and also confirmed full, (total sum) insurance available for the replacement of the building. The final replacement cost will be negotiated once the new building's costings are received.</p> <p>The club are leading the rebuild of the surf club and toilets. Council's Greenspace unit will present plans to the Hagley Ferrymead Community Board when available.</p> <p>Current status:</p> <ul style="list-style-type: none"> • Demolition of the building and site has been completed. • Resource consent has been approved • Council resolved to engage in a lease with the Crown • The Crown lease has been approved in principal for both Council and the surf club, formal documentation regarding this still needs to be received and signed off. • Council staff and the surf club are in negotiation regarding landscaping 	
<p>Next Steps:</p> <ul style="list-style-type: none"> • Await formal lease documentation • Continue to liaise with The Sumner Surf Club, Sumner Master plan project team and Community Board. • Complete detailed design and costings • Finalise replacement cost with insurers • Submit design and project economics to Council for review • Lodge building consent 	

Community Committee 11 February
Attachment ONE- Top 30 Project Update

<p>Lyttelton Visitors Centre and Toilet</p>	
<p>Building Status: RE-OPENED</p>	
<p>DEE: L5 DEE Finalised – 78% NBS</p>	
<p>Current status:</p> <ul style="list-style-type: none"> • Building is now open and operating. • CERA issues with retaining wall around the back of the building are unresolved and access behind the building is restricted. 	
<p>Next Steps:</p> <ul style="list-style-type: none"> • Retaining wall assessment to be undertaken along with remedial works. 	

Community Committee 11 February
Attachment ONE– Top 30 Project Update

<p>Botanic Gardens Glasshouses</p>	
<p>Building Status: CLOSED</p>	
<p>DEE: Cunningham - L5 Nov 12 NBS 23% - Closed Foweraker - L5 Sept 12 NBS >34% - Repaired and OPEN Fernery – L5 Sept 12 NBS 67% - OPEN Garrick and Gilpin - L5 Sept 12 NBS <33% - Closed Townend - L5 Sept 12 NBS <33% - Closed</p>	<p>Progress to date and current status:</p> <ul style="list-style-type: none"> • Cunningham House – Recent engineering advice from independent consultants advised that after further intrusive investigations they believe the building is not EQ prone. This is still being reviewed by the original engineer who completed the DEE. Recent inspection of the site by Council engineers confirm it is not EQ prone but the actual NBS% is still to be determined. This is expected to be completed in February and assuming a positive outcome the building opening is targeted for early March. • Foweraker – Some minor intrusive works have recently been completed and have enabled consultants to re-calculate the DEE from 22% to >33%. This letter has now been issued and the formal reopening process completed by Council engineers. The glasshouse is now open. • Fernery – Re-opened April 2013. Strengthening to 67% NBS has been completed with only the engineer’s updated report to follow. • Garrick and Gilpin – Insurance repairs and strengthening to get the building to 55%NBS are due for completion by the end of January. As the building is accessed via Townend opening this glasshouse will be dependant on further works to Townend. • Townend - There is no EQ damage to this facility. A strengthening design to 67% has been costed at \$67,000 and recent intrusive investigation has confirmed strengthening will be required to enable this building to open.
<p>Next Steps:</p> <ul style="list-style-type: none"> • Close out the Cunningham House updated DEE by February • Confirm the revised NBS% for this building following further advice from the engineer due in February • Complete EQ and strengthening works for Garrick and Gilpin by the end of January 2013 • Obtain updated engineers report for Fernery confirming 67% NBS has been achieved. 	

Community Committee 11 February
Attachment ONE- Top 30 Project Update

HERITAGE (REFER ATTACHMENT 2)

11 February 2014

Attachment 2- Heritage Programme Status update

Heritage Programme Status Update

Current as at 22 January 2014

11 February 2014

Attachment 2– Heritage Programme Status update

Glossary of terms:

Assessment of position (AOP): Councils response to the Loss Adjuster

Damage assessment (DA): Work to identify all of a building's damage and its associated cost

Level survey: A check to see if the building has settled off level as a result of a quake.

Loss Adjusting Team (LAT): Work on behalf of the Insurers to adjust our claims.

Offer of service (OOS): When Council requests a cost to undertake a piece of work.

Statement of Position (SOP): The Loss Adjusters response to Council

HERITAGE

<h3>Addington Water Station</h3>	
<p>Building Status: Closed DEE Result: 68%NBS</p>	
<p>Total Sum Insured: \$0.00 Indemnity: \$0.00 Insurance Reference: IR5005</p> <p>Value claimed from Insurer: \$ Zero</p> <p>Insurer supported costs \$ Under Review</p> <p>Council report approved value \$ Under Review</p> <p>Council approved betterment & maintenance cost \$ Under Review</p>	
<p>Progress to date and current status:</p> <ul style="list-style-type: none"> • Stabilised • Communication from Insurer is that asset does not fall under the ordinary meaning of memorial (or the like) and therefore is deemed not be covered under the heading of Statues, Memorials, Fountains and the like'. 	
<p>Next Steps:</p> <ul style="list-style-type: none"> • Cost reopening scope and confirm intention to proceed to construction 	

11 February 2014

Attachment 2- Heritage Programme Status update

<p>Akaroa Court House</p>	
<p>Building Status: Open DEE Result: 70%</p>	
<p>Total Sum Insured: \$296,532 Indemnity: \$53,262 Insurance Reference: IR0045</p> <p>Value claimed from Insurer: \$ Under Review</p> <p>Insurer supported costs \$ Under Review</p> <p>Council report approved value \$ Under Review</p> <p>Council approved betterment & maintenance cost \$ Under Review</p>	
<p>Progress to date and current status:</p> <ul style="list-style-type: none"> • Building has been Reopened 	
<p>Next Steps:</p> <ul style="list-style-type: none"> • Confirm scope of non-strengthening work desired by asset owner • Pursue SOP with Insurers for works completed to date • Outstanding EQ repairs 	

11 February 2014

Attachment 2- Heritage Programme Status update

<p>Akaroa Museum</p>	
<p>Building Status: CLOSED (partially open – Concourse) DEE: 28% NBS (Concourse now >67%)</p>	
<p>Total Sum Insured: \$605,694 Indemnity: \$474,517 Insurance Reference: IR0048</p> <p>Value claimed from Insurer: \$ Zero</p> <p>Insurer supported costs \$ Under Review</p> <p>Council report approved value \$ Under Review</p> <p>Council approved betterment & maintenance cost \$ Under Review</p>	
<p>Progress to date:</p> <p>The main building has six separate structures of different ages and construction strengths. Temporary propping possible but permanent repair / strengthening may be complicated.</p> <p>The Project team are focused on 2014/15 summer opening.</p> <p>Current status:</p> <ul style="list-style-type: none"> • A temporary (partial) opening of the foyer area, by deconstructing the wall between gallery 1 and the foyer has now been completed. The public now has access to view limited artefacts while a permanent repair strategy is developed. • DEE complete. Assembling pricing documentation 	
<p>Next Steps:</p> <ul style="list-style-type: none"> • Review DEE and Concept Design options and select desired course of action. • Repair Concepts to be developed with the Working Groups 	

11 February 2014

Attachment 2- Heritage Programme Status update

<p>Akaroa Service Centre</p>	
<p>Building Status: CLOSED DEE: 26%NBS Total Sum Insured: \$754.657 Indemnity: \$183.195 Insurance Reference: IR0051</p> <p>Value claimed from Insurer: \$ Under Review</p> <p>Insurer supported costs \$ Under Review</p> <p>Council report approved value \$ Under Review</p> <p>Council approved betterment & maintenance cost \$ Under Review</p>	
<p>Progress to date:</p> <p>Project team focussing on opening for 2013-2014 summer. Current status:</p> <ul style="list-style-type: none"> • Engineer and Architect appointed for damage assessment, DEE review and Structural design 	
<p>Next Steps:</p> <ul style="list-style-type: none"> • Proceed with Design • Develop repair methodologies 	

11 February 2014

Attachment 2– Heritage Programme Status update

<p>Akaroa Weighbridge</p>	
<p>Building Status: Open DEE Result: 68% NBS</p>	
<p>Total Sum Insured: \$0.00 Indemnity: \$0.00 Insurance Reference: IR5015</p> <p>Value claimed from Insurer: \$ Under Review</p> <p>Insurer supported costs \$ Under Review</p> <p>Council report approved value \$ Under Review</p> <p>Council approved betterment & maintenance cost \$ Under Review</p>	
<p>Progress to date and current status:</p> <ul style="list-style-type: none"> • Open – On Hold Council Direction 	
<p>Next Steps:</p> <ul style="list-style-type: none"> • Not a priority as the building is Open. 	

11 February 2014

Attachment 2- Heritage Programme Status update

<p>Allendale Lockup</p>	
<p>Building Status: OPEN DEE: DEE not required due to minor repairs. Engineers statement expected</p>	
<p>Total Sum Insured: Indemnity: Insurance Reference: Value claimed from Insurer: \$3,526.00 Insurer supported costs \$ Council report approved value \$ Council approved betterment & maintenance cost \$</p>	
<p>Current status:</p> <ul style="list-style-type: none"> • EQ Repairs Complete 	
<p>Next Steps:</p> <ul style="list-style-type: none"> • Engineer to confirm amended job status 	

11 February 2014

Attachment 2- Heritage Programme Status update

<p>Avebury Park</p>	
<p>Building Status: Open DEE Result: 100% NBS on completion</p>	
<p>Total Sum Insured: \$1,030,397 Indemnity: \$142,177 Insurance Reference: IR0101 Value claimed from Insurer: \$530,787.00 as at 20/03/2013</p> <p>Insurer supported costs \$942,879.51 (job cost tracking under budget)</p> <p>Council report approved value \$887,426.00</p> <p>Council approved betterment & maintenance cost \$42,781.45 (job cost tracking to budget)</p>	
<p>Progress to date and current status:</p> <ul style="list-style-type: none"> • Building open • Handover Documents - Done 	
<p>Next Steps:</p> <ul style="list-style-type: none"> • Finalise insurance entitlements 	

11 February 2014

Attachment 2- Heritage Programme Status update

<p>Avebury Coach House</p>	
<p>Building Status: CLOSED DEE Result: No DEE Presented</p>	
<p>Total Sum Insured: \$13,415 Indemnity: Insurance Reference: IR1589 Value claimed from Insurer: NIL Current estimate: \$60,000</p> <p>Insurer supported costs</p> <p>Council report approved value</p> <p>Council approved betterment & maintenance cost</p>	
<p>Progress to date and current status:</p> <ul style="list-style-type: none"> • Building Closed • Coach house report from Engineer on foundations received and drawing modified • Drawings distributed for review at HRWG meeting • A Coach House costing exercise is complete based on information from Engineer. 	
<p>Next Steps:</p> <ul style="list-style-type: none"> • Finalise Insurance Settlement • Awaiting Council approval 	

11 February 2014

Attachment 2- Heritage Programme Status update

<p>Café Trubys</p>	
<p>Building Status: OPEN DEE Result: 50% NBS</p>	
<p>Total Sum Insured: \$84,200 Indemnity: \$14,455 Insurance Reference: IR0505</p> <p>Value claimed from Insurer: \$ Under Review</p> <p>Insurer supported costs \$ Under Review</p> <p>Council report approved value \$ Under Review</p> <p>Council approved betterment & maintenance cost \$ Under Review</p>	
<p>Progress to date and current status:</p> <ul style="list-style-type: none"> • Operational 	
<p>Next Steps:</p> <ul style="list-style-type: none"> • Settle claim with Insurers for works completed to date 	

11 February 2014

Attachment 2– Heritage Programme Status update

<p>Canterbury Provincial Chambers</p>	
<p>Building Status: CLOSED DEE: Stabilisation underway before DEE assessment can be commenced.</p>	
<p>Total Sum Insured: \$32,884,529 Indemnity: \$6,221,541 Insurance Reference: IR0245</p> <p>Value claimed from Insurer: \$\$3,558,560 as at 20/03/13</p> <p>Insurer supported costs \$4,437,315.44 (Stabilisation costs)</p> <p>Council report approved value \$</p> <p>Council approved betterment & maintenance cost \$Nil to date</p>	
<p>Brief History: To provide an update and information on progress to stabilise, secure, conserve and restore the Canterbury Provincial Council Buildings.</p> <ol style="list-style-type: none"> 1. The Canterbury Provincial Council Buildings (CPCB) are listed in the Christchurch City Plan as a Group 1 heritage item. The City Plan states that “Group 1 listed heritage items include buildings, places and objects of international or national significance, the protection of which is considered essential.” The national and international level of significance of the complex is also recognised by the New Zealand Historic Places Trust Pouhere Taonga which registers the complex as a Category I Historic Place because of ‘...its special or outstanding historical heritage significance or value’. 2. The Canterbury Provincial Council Buildings are the only remaining purpose-built provincial government buildings in New Zealand and are of international heritage significance. The site is listed on the World Monuments Fund (WMF) current watch site and a grant of \$60,000.00 (USD) has been offered by the WMF to assist with the conservation of the furniture from the stone chamber and to be used for an interpretation and signage programme around the perimeter of the building to inform the public of its history and post-quake work. The acceptance of this grant is subject to conditions which are being negotiated. 3. The CPCB were designed in three stages between 1858 to 1865 by Benjamin Mountfort, Canterbury’s leading Gothic Revival architect. Their development reflected the rapidly improving fortunes of the fledgling Canterbury Association, culminating in the building of the richly decorated stone chamber. 4. The buildings are also protected under the Canterbury Provincial Vesting Act 1928, to be maintained as a memorial of the foundation of the Province of Canterbury. This was the first time that the New Zealand government had passed legislation to protect a historic building. 	

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5. Following the cessation of provincial government in New Zealand in 1876 the buildings passed to central government and were principally used by the departments of Lands and Survey and Justice. In 1988 the Act was amended to allow the buildings to pass to the Canterbury United Council (later Regional Council then ECAN). In 1993 the Regional Council vested the buildings in the Christchurch City Council which owns the buildings. However under the vesting act Council cannot alter the buildings without the approval of the Minister of Conservation.
6. The day to day management of the Canterbury Provincial Council Buildings has been carried out by the Canterbury Provincial Council Buildings Management Group (CPCB Management Group) which provided managerial direction on behalf of the Christchurch City Council in accordance with the Vesting Act 1928. In addition, the Canterbury Provincial Council Buildings Advisory Committee (CPCB Advisory Committee), acting in a voluntary capacity and with no decision-making capacity, have provided heritage advice to the CPCB Management Group).
7. The Canterbury Provincial Council Buildings suffered damage in the September 2010 earthquake then considerable damage to all areas as a result of the 22 February 2011 earthquake.
8. The income from the building prior to earthquakes was \$129,369.00.
9. The most devastating loss has been the collapse of the high Victorian Gothic Stone Chamber, resulting in the loss of or severe damage to the Chamber's furniture, stained glass windows, carved stone work and other decorative elements.
10. A careful programme of work began in September 2011 to undertake the deconstruction, stabilisation, make safe and retrieval of materials from the Provincial Council complex. This programme has been supervised and undertaken by a team experienced in heritage work and spread over a number of disciplines including archaeologists, historians, conservation architects, engineers, stonemasons and a construction team. The work has been undertaken through the RMA consenting process and includes careful recording by plan, photograph and written documentation of all areas of work.
11. Under the Canterbury Provincial Vesting Act 1928, the approval of the Minister of Conservation is required and has been obtained to carry out the above works. Consultation with Ngai Tahu and the New Zealand Historic Places Trust is also required as part of the resource consent process and has been undertaken. The Provincial Buildings Advisory Group have been kept up to date regarding the work and were taken on a site inspection in December 2012.

Progress to date:

- Building is severely damaged. Potential land issues. Rebuild of significant portions of the building necessary.
- A revised stabilisation plan has been developed. This plan incorporates the remaining deconstruction and stabilisation works as a result of gaining access to damaged areas not previous available.

Current status:

- Stabilisation work now complete for Belgian Beer Café and timber chamber.
- Stone Chamber and Timber Offices now complete
- Timber enclosure over the stone chamber is now complete

The additional work has extended the project end date from Dec 2013 to into the first quarter of 2014.

Next Steps:

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- Stabilisation works to Bellamys are now underway and making good progress
- Future repair strategy requires detailed consideration and consultation with CCC, DOC and NZHPT.
- Is to appoint a project group to consider the permanent works and the development of a methodology and budget around repair with an assumption that full restoration will be undertaken.
- A report to the Council once the project group has developed repair options.

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<p>Chokebore Lodge</p>	
<p>Building Status: CLOSED DEE Result: 20% where affected by The Cob (Clay walls)</p>	
<p>Total Sum Insured: \$648,207 Indemnity: \$53,978 Insurance Reference: IR0316</p> <p>Value claimed from Insurer: \$20,117.00 as at 20/03/13</p> <p>Insurer supported costs \$</p> <p>Council report approved value \$</p> <p>Council approved betterment & maintenance cost \$</p>	
<p>Progress to date and current status:</p> <ul style="list-style-type: none"> • Building stabilised • DEE and Concept Design Received 25/10/2013 	
<p>Next Steps:</p> <ul style="list-style-type: none"> • Finalise comments and repair methodologies to the Cob work on the project • Complete design and documentation • Request SOP from Insurer • Prepare Council report for asset 	

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<p>Cob Cottage</p>		
<p>Building Status: CLOSED DEE Result:</p>		
<p>Total Sum Insured: \$109,829 Indemnity: \$28,084 Insurance Reference: IR0336</p> <p>Value claimed from Insurer: \$10,592.00 as at 20/03/2013</p> <p>Insurer supported costs \$</p> <p>Council report approved value \$</p> <p>Council approved betterment & maintenance cost \$</p>		
<p>Progress to date and current status:</p> <ul style="list-style-type: none"> • Stabilised and fenced off 		
<p>Next Steps:</p> <ul style="list-style-type: none"> • Project awaiting asset owner direction • Delays currently being experienced due to the work on the Ferrymead bridge. 		

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<p>Coronation Library (Akaroa)</p>	
<p>Building Status: OPEN DEE Result: 44% NBS</p>	
<p>Total Sum Insured: \$220,896 Indemnity: \$43,569 Insurance Reference: IR0390</p> <p>Value claimed from Insurer: \$ Zero</p> <p>Insurer supported costs \$ Under Review</p> <p>Council report approved value \$ Under Review</p> <p>Council approved betterment & maintenance cost \$ Under Review</p>	
<p>Progress to date and current status:</p> <ul style="list-style-type: none"> • Reopened 	
<p>Next Steps:</p> <ul style="list-style-type: none"> • Obtain Insurers SOP on project for works completed to date and proposed works going forward. • Await CCC direction and desired strengthening option, cost as appropriate, proceed as directed • Works on hold as directed by Council • Minor earthquake works to be completed. • Not a priority as the building is Open 	

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<p>Curators House</p>	
<p>Building Status: OPEN DEE Result: 67% NBS</p>	
<p>Total Sum Insured: \$1,105,817 Indemnity: \$270,733 Insurance Reference: IR0412</p> <p>Value claimed from Insurer: \$451,470.00 as at 20/03/2013</p> <p>Insurer supported costs \$592,624.37 (job finished and under budget by \$66,398.22)</p> <p>Council report approved value \$544,491.00</p> <p>Council approved betterment & maintenance cost \$208,267.00</p>	
<p>Progress to date and current status:</p> <ul style="list-style-type: none"> • This building has been handed over to the asset owner and is now open for business 	
<p>Next Steps:</p> <ul style="list-style-type: none"> • Finalise insurance entitlements 	

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<p>Custom House</p>	
<p>Building Status: CLOSED DEE Result: 41% NBS (Able to be opened once Staff decide on use)</p>	
<p>Total Sum Insured: \$70,782 Indemnity: \$13,398 Insurance Reference: IR0413</p> <p>Value claimed from Insurer: \$ Under Review</p> <p>Insurer supported costs \$ Under Review</p> <p>Council report approved value \$ Under Review</p> <p>Council approved betterment & maintenance cost \$ Under Review</p>	
<p>Progress to date and current status:</p> <ul style="list-style-type: none"> • Make safe works included deconstruction of brick chimney to below roofline and waterproofed with plywood cap. • Design Contract being prepared. 	
<p>Next Steps:</p> <ul style="list-style-type: none"> • Award Design Contract • Remedial design. • Not a priority for physical repairs as the facility is open for viewing. 	

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<p>Edmond Band Rotunda</p>	
<p>Building Status: DEMOLISHED DEE Result:</p>	
<p>Total Sum Insured: \$686,472 Indemnity: \$463,421 Insurance Reference: IR1393</p> <p>Value claimed from Insurer: \$209,492.00</p> <p>Insurer supported costs \$755,119.00 (Preliminary budget \$1.2M)</p> <p>Council report approved value \$</p> <p>Council approved betterment & maintenance cost \$ Not yet known</p>	
<p>Progress to date and current status:</p> <ul style="list-style-type: none"> • Asset has been deconstructed and heritage items have been retrieved and stored on site including the copper dome • A Permanent fence has been installed • Preliminary design documents have been completed • Preliminary budgets for rebuild have been completed 	
<p>Next Steps:</p> <ul style="list-style-type: none"> • Preliminary work on the council report – underway • Determine structural design procurement methodology. 	

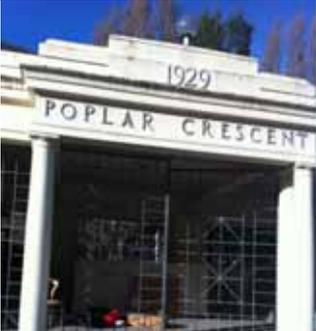
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<p>Edmonds Clock Tower</p>	
<p>Building Status: CLOSED DEE Result: 67% (On completion)</p>	
<p>Total Sum Insured: \$485,478 Indemnity: \$379,339 Insurance Reference: IR0330</p> <p>Value claimed from Insurer: \$</p> <p>Insurer supported costs \$304,142.76 (job tracking to budget)</p> <p>Council report approved value \$260,000.00</p> <p>Council approved betterment & maintenance cost \$105,000.00 (Note: Includes betterment for clockwork – est. \$10,000.00)</p>	
<p>Progress to date and current status:</p> <ul style="list-style-type: none"> • Earthquake strengthening and repairs are 80% complete – due to the maintenance issues, the project has been on hold. • Maintenance Repair Methodology and budgets have been approved and PO numbers issued. 	
<p>Next Steps:</p> <ul style="list-style-type: none"> • Maintenance of tower to commence. This involves removing the concrete roof and reinstating with new concrete. • Consent Applications in progress. • Start of the physical work expected to be April 2014, with estimated completion by end of June 2014. 	

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Edmonds Poplar Crescent Pavilion		
Building Status: CLOSED DEE Result: 100% NBS		
Total Sum Insured: \$84,606 Indemnity: \$14,160 Insurance Reference: IR1271 Value claimed from Insurer: \$ Insurer supported costs \$ Council report approved value \$ Council approved betterment & maintenance cost \$		
Progress to date and current status: <ul style="list-style-type: none"> • DEE report received – 100% NBS 		
Next Steps: <ul style="list-style-type: none"> • Receipt of comments on DEE and repair methodologies • Asset owner approval required before any design works commence • A separate project for remediation of the Avon river wall is underway in parallel • Approval to engage Consultants 		

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<p>Former Council Stables</p>	
<p>Building Status: CLOSED DEE Result: 3%</p>	
<p>Total Sum Insured: \$364,576 Indemnity: \$90,860 Insurance Reference: IR0436</p> <p>Value claimed from Insurer: \$</p> <p>Insurer supported costs \$ Funds for DEE supported \$8,000.00</p> <p>Council report approved value \$</p> <p>Council approved betterment & maintenance cost \$0.00</p>	
<p>Progress to date and current status:</p> <ul style="list-style-type: none"> • Preliminary schismatic design and budget works completed 	
<p>Next Steps:</p> <ul style="list-style-type: none"> • Review DEE and concept design 	

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<p>Godley House</p>	
<p>Building Status: DEMOLISHED DEE: 30%NBS</p>	
<p>Total Sum Insured: \$1,911,417 Indemnity: \$476,375 Insurance Reference: IR0592 Value claimed from Insurer: \$ 526,661 Insurer supported costs \$ Council report approved value \$ Council approved betterment & maintenance cost \$</p>	<p>Current status:</p> <ul style="list-style-type: none"> • Report on foundations received from Undercover Archaeology and distributed to asset owner for comment.
<p>Next Steps:</p> <ul style="list-style-type: none"> • Instruction from Asset Owner is to remove post 1900 foundations, leaving the pre 1900 ones and open the grounds. 	

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<p>Governors Bay Old School House</p>	
<p>Building Status: Available for use DEE Result: 100%</p>	
<p>Total Sum Insured: \$74,524 Indemnity: \$9,758 Insurance Reference: IR1017</p> <p>Value claimed from Insurer: \$ Under Review</p> <p>Insurer supported costs \$ Under Review</p> <p>Council report approved value \$ Under Review</p> <p>Council approved betterment & maintenance cost \$ Under Review</p>	
<p>Progress to date and current status:</p> <ul style="list-style-type: none"> • DEE report represents a result of 100% NBS • Tender documents for design being prepared 	
<p>Next Steps:</p> <ul style="list-style-type: none"> • Solicit and evaluate design proposals • Prepare scope of works and quantify repair cost. • Chimney and toilet block repairs to this facility will enable this to open. 	

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<p>Governors Bay School Headmasters House</p>	
<p>Building Status: CLOSED DEE Result: TBC</p>	
<p>Total Sum Insured: \$248,906 Indemnity: \$34,038 Insurance Reference: IR1016</p> <p>Value claimed from Insurer: \$ Under Review</p> <p>Insurer supported costs \$ Under Review</p> <p>Council report approved value \$ Under Review</p> <p>Council approved betterment & maintenance cost \$ Under Review</p>	
<p>Progress to date and current status:</p> <ul style="list-style-type: none"> • Site visit on 14/11/13 suggests that significant sums would be required for reinstatement but only minor earthquake damage was noted. Majority of this cost is attributable to deferred maintenance. 	
<p>Next Steps:</p> <ul style="list-style-type: none"> • Solicitation for Remedial Design is being prepared. 	

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<p>Grubb Cottage</p>	
<p>Building Status: OPEN DEE Result: 86% NBS</p>	
<p>Total Sum Insured: \$123,900 Indemnity: \$81,125 Insurance Reference: IR0622</p> <p>Value claimed from Insurer: \$ Under Review</p> <p>Insurer supported costs \$ Under Review</p> <p>Council report approved value \$ Under Review</p> <p>Council approved betterment & maintenance cost \$ Under Review</p>	
<p>Progress to date and current status:</p> <ul style="list-style-type: none"> • Building stabilised and open. <p>Next Steps:</p> <ul style="list-style-type: none"> • Review and submit conceptual strengthening report to Council for the damage to the chimney. These repairs will be made while the building is open. • Not a priority as the building is Open 	

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<h3>Halswell Quarry Old Stone House</h3>	
<p>Building Status: CLOSED DEE Result:</p>	
<p>Total Sum Insured: \$398,088 Indemnity: \$107,710 Insurance Reference: IR0669</p> <p>Value claimed from Insurer: \$</p> <p>Insurer supported costs \$</p> <p>Council report approved value \$</p> <p>Council approved betterment & maintenance cost \$</p>	
<p>Progress to date and current status:</p> <ul style="list-style-type: none"> • Final copy of DEE Report received.. Insight completed review and commented 	
<p>Next Steps:</p> <ul style="list-style-type: none"> • DEE Report under review • Prepare Council Report 	

<h3>Halswell Quarry Crusher Building</h3>	
<p>Building Status: CLOSED DEE Result: 35%</p>	
<p>Total Sum Insured: \$148,500 Indemnity: \$1,687 Insurance Reference: IR1012</p>	
<p>Progress to date and current status:</p> <ul style="list-style-type: none"> • Insurers have supported the costs to cut the bank back following the recommendations within the Geotech report. • DEE Report received. • PO number for \$30K – Insurer funded, has now been received • The bank stabilisation works are now complete. 	
<p>Next Steps:</p> <ul style="list-style-type: none"> • Handover documentation for the bank stabilisation in progress • On hold, awaiting conservation report 	

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<p>Halswell Quarry Singlemans Quarters</p>	
<p>Building Status: CLOSED DEE Result: 39% NBS</p>	
<p>Total Sum Insured: \$220,725 Indemnity: \$42,525 Insurance Reference: IR1015</p> <p>Value claimed from Insurer: \$</p> <p>Insurer supported costs \$</p> <p>Council report approved value \$</p> <p>Council approved betterment & maintenance cost \$</p>	
<p>Progress to date and current status:</p> <ul style="list-style-type: none"> • Stabilisation works completed • Engineering design work in final stages 	
<p>Next Steps:</p> <ul style="list-style-type: none"> • Finalise design 	

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<p>Jubilee Clock Tower</p>	
<p>Building Status: CLOSED – Scheduled hand over March 2014 DEE Result: 67% NBS (on completion)</p>	
<p>Total Sum Insured: \$1,016,117 Indemnity: \$793,965 Insurance Reference: IR0333</p> <p>Value claimed from Insurer: \$</p> <p>Insurer supported costs \$704,194.75 (Tracking to budget) + (contested cost artisan water \$36,890.00)</p> <p>Insurer approved funds of \$94,370.00 to cover revised methodology to repair steps and additional cost to engage Stone Mason.</p> <p>Council report approved value \$ 741,085</p> <p>Council approved betterment & maintenance cost \$13,000 for clock maintenance (+contested cost for artisan water \$36,890.00)</p>	
<p>Progress to date and current status:</p> <ul style="list-style-type: none"> • Clock Tower stabilised and artesian water diverted • Post tensioning rods placed through steps and foundation • Four new reinforced legs completed • Deconstruction of the four stone columns completed • Stabilised and earthquake repairs 70% complete • Reinforced concrete work complete 	
<p>Next Steps:</p> <ul style="list-style-type: none"> • Form work for arches to be completed • Reinstatement of stone works and commission Clock • Delays to the December 2013 completion date, meaning project is now expected to finalise physical works in March 2014 	

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<p>Kapuatohe Cottage</p>	
<p>Building Status: OPEN DEE Result:</p>	
<p>Total Sum Insured: \$ Not Insured Indemnity: \$ Insurance Reference: Value claimed from Insurer: \$ Zero Insurer supported costs \$ Council report approved value \$ Council approved betterment & maintenance cost \$</p>	
<p>Progress to date:</p> <ul style="list-style-type: none"> • Damage to subfloor and minor damage to walls <p>Current status:</p> <ul style="list-style-type: none"> • Tenants in occupation 	
<p>Next Steps:</p> <ul style="list-style-type: none"> • Undertake minor repair works in conjunction with adjoining Kapuatohe Dwelling 	
<p>Kapuatohe Museum</p>	
<p>Building Status: CLOSED DEE Result: 35%</p>	
<p>Total Sum Insured: \$183,705 Indemnity: \$21,423 Insurance Reference: IR0972</p>	
<p>Progress to date</p> <ul style="list-style-type: none"> • DEE Completed <p>current status:</p> <ul style="list-style-type: none"> • Repair methodology completed • A repair budget has been prepared 	
<p>Next Steps:</p> <ul style="list-style-type: none"> • Minor works to be scheduled in conjunction with the dwelling project 	

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<h3>Kapuatohe Dwelling</h3>	
<p>Building Status: OPEN DEE Result: 100% top and bottom floors. 0% Chimneys (deconstructed)</p>	
<p>Total Sum Insured: \$243,960 Indemnity: \$26,076 Insurance Reference: IR0474</p> <p>Value claimed from Insurer: \$ Zero</p> <p>Insurer supported costs \$206,334.72</p> <p>Council report approved value \$</p> <p>Council approved betterment & maintenance cost \$</p>	
<p>Progress to date and current status:</p> <ul style="list-style-type: none"> • Chimney deconstruction • DEE, Design and budgets approved • SOP received 	
<p>Next Steps:</p> <ul style="list-style-type: none"> • Submit Council report for project approval 	

<h3>Kukupu Hostel</h3>	
<p>Building Status: CLOSED DEE Result: TBC</p>	
<p>Total Sum Insured: \$174,048 Indemnity: \$102,375 Insurance Reference: IR0775</p>	
<p>Progress to date and current status:</p> <ul style="list-style-type: none"> • Building chimney deconstructed • 	
<p>Next Steps:</p> <ul style="list-style-type: none"> • DEE will be commissioned • Conservation Plan underway (6 months) to assist with the future decision making 	

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<p>LE Cottage</p>	
<p>Building Status: CLOSED (Open for external viewing) DEE Result: 51% NBS</p>	
<p>Total Sum Insured: \$65,268 Indemnity: \$11,415 Insurance Reference: IR0504</p> <p>Value claimed from Insurer: \$ Under Review</p> <p>Insurer supported costs \$ Under Review</p> <p>Council report approved value \$ Under Review</p> <p>Council approved betterment & maintenance cost \$ Under Review</p>	
<p>Progress to date and current status:</p> <ul style="list-style-type: none"> • Make Safe works included chimney deconstruction below roofline and waterproofing of same. • Geoscience report 29/07/11 stated no land damage was noted. • Design Contract being prepared 	
<p>Next Steps:</p> <ul style="list-style-type: none"> • Award Design Contract • Remedial design • Not a priority, as building available for public viewing 	

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<p>Linwood Community Arts</p>	
<p>Building Status: OPEN DEE Result: 100% NBS</p>	<p>Pre Construction</p>  <p>Complete – October 2013</p>
<p>Total Sum Insured: \$463,105 Indemnity: \$47,247 Insurance Reference: IR0807</p> <p>Value claimed from Insurer: \$</p> <p>Insurer supported costs \$509,416.00</p> <p>Council report approved value \$</p> <p>Council approved betterment & maintenance cost \$150,010.00</p>	<p>Progress to date and current status:</p> <ul style="list-style-type: none"> • Building Open
<p>Next Steps:</p> <ul style="list-style-type: none"> • Complete handover documentation • Finalise insurance entitlements 	

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<p>Little River Library</p>	
<p>Building Status: CLOSED DEE Result:</p>	
<p>Total Sum Insured: \$321,734 Indemnity: \$53,277 Insurance Reference: IR0776</p> <p>Value claimed from Insurer: \$ Under Review</p> <p>Insurer supported costs \$ Under Review</p> <p>Council report approved value \$ Under Review</p> <p>Council approved betterment & maintenance cost \$ Under Review</p>	
<p>Progress to date and current status:</p> <ul style="list-style-type: none"> • Make safe works have been undertaken. Engineered timber propping with dead man weighting was installed to the South West and North West corners of the building – Building stabilised. 	
<p>Next Steps:</p> <ul style="list-style-type: none"> • SOP documentation sought for support of works completed to date and proposed works. 	

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<p>Lyttelton (Upham) Clocktower</p>	
<p>Building Status: CLOSED (MOE owns land, project under review) DEE Result: 25% NBS</p>	
<p>Total Sum Insured: \$0.00 Indemnity: \$0.00 Insurance Reference: IR5006</p> <p>Value claimed from Insurer: \$</p> <p>Insurer supported costs \$</p> <p>Council report approved value \$</p> <p>Council approved betterment & maintenance cost \$</p>	
<p>Progress to date and current status:</p> <ul style="list-style-type: none"> • Structure fenced off • DEE, Design and Budgets complete 	
<p>Next Steps:</p> <ul style="list-style-type: none"> • Obtaining SOP from Insurer • Prepare report for Council approval 	

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Attachment 2- Heritage Programme Status update

<p>Lyttelton Museum</p>	
<p>Building Status: DEMOLISHED DEE: 30%NBS</p>	
<p>Total Sum Insured: \$1,318,355 Indemnity: \$222,246 Insurance Reference: IR0840 Value claimed from Insurer: \$ Insurer supported costs \$ Council report approved value \$ Council approved betterment & maintenance cost \$</p>	
<p>Current status:</p> <ul style="list-style-type: none"> • Demolished 	
<p>Next Steps:</p> <ul style="list-style-type: none"> • Strategy for site to be developed 	

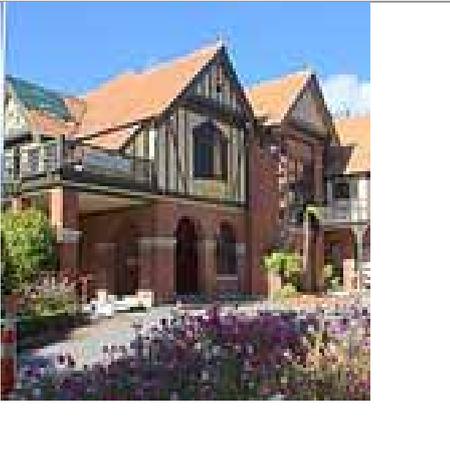
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<p>Mona Vale Bathhouse</p>	
<p>Building Status: CLOSED DEE Result: 25% NBS (damaged state)</p>	
<p>Total Sum Insured: \$131,794 Indemnity: \$15,045 Insurance Reference: IR0960</p> <p>Value claimed from Insurer: \$</p> <p>Insurer supported costs \$ SOP to be requested</p> <p>Council report approved value \$</p> <p>Council approved betterment & maintenance cost</p>	
<p>Progress to date and current status:</p> <ul style="list-style-type: none"> • DEE reports completed; Geotechnical report and onsite drilling works completed – results received. • Concept design completed awaiting approval and further consultation • Stabilisation works now completed. 	
<p>Next Steps:</p> <ul style="list-style-type: none"> • Asset owner to confirm % NBS required • Design and documentation to be completed for consent • Prepare budget based on design • Request SOP from insurer • Prepare Council report • Insight has scoped EQ damage for underfloor swimming pool works. A fee proposal has been requested from the Structural Engineer for repairs to the underfloor pool. 	

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<p>Mona Vale Gatehouse (Residential)</p>	
<p>Building Status: CLOSED DEE Result: 10%</p>	
<p>Total Sum Insured: \$404,881 Indemnity: \$123,088 Insurance Reference: IR0962</p>	
<p>Progress to date and current status:</p> <ul style="list-style-type: none"> • Council attempting to engage a meeting with EQC to review claim for costs • Stabilisation works are complete • Design concepts are currently being prepared • The DEE report has been received • The asset owner has confirmed that the required repair level is 67% NBS 	
<p>Next Steps:</p> <ul style="list-style-type: none"> • Design and documentation to be completed for consent • Prepare budget based on design • Request SOP from Insurer • Prepare Council report • Provide EQC with details on residential claim 	
<p>Mona Vale Homestead</p>	
<p>Building Status: CLOSED DEE Result: 5%</p>	
<p>Total Sum Insured: \$3,922,202 Indemnity: \$912,140 Insurance Reference: IR0964</p> <p>Value claimed from Insurer: \$</p> <p>Insurer supported costs \$2,206,111.91</p>	
<p>Progress to date and current status:</p> <ul style="list-style-type: none"> • Resource and building consent documentation have been completed • Budgets have been completed • An SOP from the Insurers has been received 	
<p>Next Steps:</p> <ul style="list-style-type: none"> • Final Council report completed • Council report tabled at the Community Committee in December 2013. Report goes to Council on 30th Jan 2014. 	

11 February 2014

Attachment 2- Heritage Programme Status update

Mona Vale Lodge (Residential)		
<p>Building Status: OPEN DEE Result: 45%</p>		
<p>Total Sum Insured: \$291,748 Indemnity: \$92,409 Insurance Reference: IR0966</p> <p>Value claimed from Insurer: \$</p> <p>Insurer supported costs \$320,922.00</p> <p>Council report approved value \$</p> <p>Council approved betterment & maintenance cost \$</p>		
<p>Progress to date and current status:</p> <ul style="list-style-type: none"> • Resource and Building consent documentation have been completed • An SOP has been received from the Insurer 		
<p>Next Steps:</p> <ul style="list-style-type: none"> • Prepare Council report 		

11 February 2014

Attachment 2- Heritage Programme Status update

<p>Old Stone House</p>	
<p>Building Status: CLOSED DEE: 10% NBS</p>	
<p>Total Sum Insured: \$1,584,732 Indemnity: \$361,143 Insurance Reference: IR0346</p> <p>Value claimed from Insurer: \$ Under Review</p> <p>Insurer supported costs \$ Under Review</p> <p>Council report approved value \$ Under Review</p> <p>Council approved betterment & maintenance cost \$ Under Review</p>	
<p>Progress to date:</p> <ul style="list-style-type: none"> • DEE Complete • Stabilised 	
<p>Next Steps:</p> <ul style="list-style-type: none"> • SOP documentation sought for support of works completed to date and proposed works. • Review DEE and selected desired course of action 	

11 February 2014

Attachment 2- Heritage Programme Status update

<p>Our City Otautahi</p>	
<p>Building Status: CLOSED DEE: too dangerous for internal inspections</p> <p>Total Sum Insured: \$5,717,100 Indemnity: \$1,015,980 Insurance Reference: IR1013</p> <p>Value claimed from Insurer: \$</p> <p>Insurer supported costs \$</p> <p>Council report approved value \$</p> <p>Council approved betterment & maintenance cost \$</p>	
<p>Brief History To provide a full update and information on progress to stabilise, secure, conserve and restore the former Municipal Chambers: Our City O-Tautahi.</p> <ol style="list-style-type: none"> 1. The former Municipal Chambers is considered to have exceptional significance and is listed in the Christchurch City Plan as a Group 1 heritage building, the protection of which is considered essential. Its heritage significance is also recognised by the New Zealand Historic Places Trust Pouhere Taonga which registers the building as a Category I Historic Place. 2. Designed by Samuel Hurst Seager in the 'Queen Anne' style, the distinctive red-brick building was completed in 1887. It is the only purpose-designed civic office building built for the Christchurch City Council and functioned as the centre of local government until 1924. 3. The former Municipal Chambers is an eclectic blending of Gothic, Elizabethan and Dutch motifs often referred to as the Queen Anne style and was the first of this style in New Zealand - a break from the dominant Gothic Revival and Classical styles of the time. The asymmetrical facades and turrets, employs cut, moulded and coloured bricks along with patterned terracotta panels to give rich ornamentation. Two terracotta figures of Industry and Concord, sculpted by noted English sculptor Sir George Frampton RA, are key features in the south-facing wall. 4. It is this rarity of the use of the Queen Anne style for Civic use that has given the building a high degree of both social and architectural significance within New Zealand. The use of locally cast decorative panels and bricks from the Dean's Home Bush brick works at Glentunnel also increases the technical/craftsmanship significance of the structure leading to an importance to ensure that a careful conservation process is undertaken to conserve these elements as well as the significant stained glass and terracotta figure elements. The building was Seager's first major commission upon returning to New Zealand from Europe and provided him with extensive public exposure as a young architect who was to go on to become one of the most nationally recognised exponents of the Arts and Crafts Movements philosophy in New Zealand. 	

11 February 2014

Attachment 2– Heritage Programme Status update

5. The income from the building prior to earthquakes was \$12,316.00.
6. The building suffered damage in the September 2010, February 2011 and June 2011 earthquakes. Significant external stabilisation has been undertaken including propping and partial deconstruction of extensively damaged areas. The building remains fenced off but has been stabilised to meet the required level of public safety by CERA to allow for access-ways to be reopened.
7. Strengthening work in 1989 involved installing steel ties and was followed in 2001 with the construction of concrete structural walls. The concrete structural wall strengthening will remain and form part of the repair strategy.
8. A geotechnical assessment noted that the building had settled slightly in the north-western corner towards the Avon River due to minor liquefaction. However the Conservation Plan prepared pre-quake notes that a degree of settlement was already in existence in the north-western corner towards the Avon River. It is noted that there has been little or no liquefaction in this area and that the layer affected by liquefaction is not thick and likely to be under-laid by gravel based on the lack of lateral movement in the vicinity of the site. The main building is considered to have a low risk of being affected by ground deformations due to its deep foundations.

Progress to date:

Building is stabilised but severely damaged. Rebuild of significant portions of the building necessary. Reinstatement cost is well in excess of insured amount.

Current status:

Three preliminary options have been put to staff for review

- 1 – A traditional engineering strengthening solution to 67% NBS (Approx. \$8,895,000)
- 2 – A base isolation solution (estimated at \$10.5M)
- 3 – A traditional engineering strengthening solution to 33% NBS (\$8,885,000)
- Damage report completed

The insured value (\$5.8M) is not expected to cover any option, therefore it is expected that Council will meet the difference in the chosen repair strategy.

Next Steps:

- Direction required from Council

11 February 2014

Attachment 2– Heritage Programme Status update

<p>Poseidon</p>	
<p>Building Status: OPEN DEE Result: 87% NBS</p>	
<p>Total Sum Insured: \$494,646 Indemnity: \$296,063 Insurance Reference: IR0133</p> <p>Value claimed from Insurer: \$</p> <p>Insurer supported costs \$314,902.44 (Job completed on budget)</p> <p>Council report approved value \$288,472.00</p> <p>Council approved betterment & maintenance cost \$2000.00</p>	
<p>Progress to date and current status:</p> <ul style="list-style-type: none"> • Building complete. • Code of Compliance Certificate was issued 2/10/12 • Opened for Business November 2012 	
<p>Next Steps:</p> <ul style="list-style-type: none"> • Finalise insurance claim 	

11 February 2014

Attachment 2– Heritage Programme Status update

<p>Riccarton Bush Deans Cottage</p>	
<p>Building Status: CLOSED DEE Result:</p>	<p>Progress to date and current status:</p> <ul style="list-style-type: none"> • RBT board have accepted the option to replace the chimney in red brick – These bricks will be salvaged from Chimney 1 in the homestead. • No EQC claim entitlement confirmed. • Structural design works for chimney reinstatement underway
<p>Total Sum Insured: \$138,030 Indemnity: \$778 Insurance Reference: IR1199</p>	<p>Next Steps:</p> <ul style="list-style-type: none"> • Complete Structural design for the chimney
<p>Riccarton Bush Rangers Cottage (Residential – Tenanted)</p>	
<p>Building Status: Occupied by tenant DEE Result: RBT not requesting a DEE report, as asset is a residential dwelling</p>	<p>Progress to date and current status:</p> <ul style="list-style-type: none"> • Design work substantially complete and waiting for approval to complete design for Jan 12 event (SW wall) • Council attempting to engage a meeting with EQC to review claim for costs • No DEE report is required for this asset
<p>Total Sum Insured: \$255,628 Indemnity: \$110,920 Insurance Reference: IR1200</p>	<p>Next Steps:</p> <ul style="list-style-type: none"> • Obtain funding to complete make safe works • Finalise design documentation • Lodge Building consent • Obtain SOP from Insurer

11 February 2014

Attachment 2– Heritage Programme Status update

<p>Riccarton House (RBT)</p>	
<p>Building Status: CLOSED DEE Result: 18% NBS</p>	
<p>Total Sum Insured: \$3,720,390 Indemnity: \$1,069,503 Insurance Reference: IR1202</p> <p>Value claimed from Insurer: \$</p> <p>Insurer supported costs \$2,127,786.44 (Tracking to budget) Insurance approved value \$1,863,870.40</p> <p>RBT betterment & maintenance cost \$308,323.92</p>	
<p>Progress to date and current status:</p> <ul style="list-style-type: none"> • Commenced on site Oct 12 • Reinstatement works 75% complete 	
<p>Next Steps:</p> <ul style="list-style-type: none"> • Completion date is April 2014 due to inclusion of Heating and Kitchen projects • Chimney 1 variation works are underway • Chimney 5 stabilisation • Complete commercial kitchen refurbishment – Completed • Complete Heating Project • Tender external painting contract 	

11 February 2014

Attachment 2- Heritage Programme Status update

<p>Risingholme Hall</p>	
<p>Building Status: CLOSED DEE Result: 13% NBS</p>	
<p>Total Sum Insured: \$538,203 Indemnity: \$130,735 Insurance Reference: IR1208</p> <p>Value claimed from Insurer: \$ Under Review Insurer supported costs \$ Under Review Council report approved value \$ Under Review Council approved betterment & maintenance cost \$ Under Review</p>	
<p>Progress to date and current status:</p> <ul style="list-style-type: none"> • Design Contract being prepared 	
<p>Next Steps:</p> <ul style="list-style-type: none"> • Award Design Contract • Undertake detailed Design 	
<p>Risingholme Community Centre and Homestead</p>	
<p>Building Status: CLOSED DEE Result: 33% NBS</p>	
<p>Total Sum Insured: \$1,089,199 Indemnity: \$168,786 Insurance Reference: IR1209</p> <p>Value claimed from Insurer: \$ Under Review Insurer supported costs \$ Under Review Council report approved value \$ Under Review Council approved betterment & maintenance cost \$ Under Review</p>	
<p>Progress to date and current status:</p> <ul style="list-style-type: none"> • Make safe works completed with removal of chimney's A & B to first floor level and waterproofing • Deconstruction of chimney A1 and A2 to ground level were later required and works undertaken • Linings were removed (as part of an intrusive investigation) from chimney B in mid-August 2012 • Decision made that Chimney B should be deconstructed to ground due to damage viewed. • Design Contract being prepared. 	
<p>Next Steps:</p> <ul style="list-style-type: none"> • Award Design Contract and Undertake detailed Design 	

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Attachment 2– Heritage Programme Status update

<p>Rose Historic Chapel</p>	
<p>Building Status: CLOSED DEE Result: 10% NBS</p>	
<p>Total Sum Insured: \$1,468,417 Indemnity: \$437,037 Insurance Reference: IR1224</p> <p>Value claimed from Insurer: \$</p> <p>Insurer supported costs \$</p> <p>Council report approved value \$</p> <p>Council approved betterment & maintenance cost \$</p>	
<p>Progress to date and current status:</p> <ul style="list-style-type: none"> • Stabilisation works complete • Design options and schemes completed • Structural and architectural final design work 90% complete • CERA have requested deconstruction of the brick fence 	
<p>Next Steps:</p> <ul style="list-style-type: none"> • Complete design documentation • Prepare budgets • Request SOP from Insurer • Quotes and approval are being sought for deconstruction of the brick fence – approval required from Council to deconstruct Fence • Costs to move altar being sought • Methodology to deconstruct fence approved. • Approval being sought from Council to install a secure fence and footpath 	

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Attachment 2- Heritage Programme Status update

<p>Shirley Community Centre</p>	
<p>Building Status: DEMOLISHED DEE Result:</p>	
<p>Total Sum Insured: \$2,477,047 Indemnity: \$443,259 Insurance Reference: IR0352</p> <p>Value claimed from Insurer: \$</p> <p>Insurer supported costs \$</p> <p>Council report approved value \$</p> <p>Council approved betterment & maintenance cost \$</p>	
<p>Progress to date and current status:</p> <ul style="list-style-type: none"> • Site works completed including cutting grass, security fences have been removed. • Council will now take over control of site 	
<p>Next Steps:</p> <ul style="list-style-type: none"> • Council have control of site • Finalise Insurance entitlements 	

<p>Sign of the Kiwi</p>	
<p>Building Status: CLOSED DEE: 9.5%NBS</p>	
<p>Total Sum Insured: \$250,437 Indemnity: \$45,135 Insurance Reference: IR1276 Value claimed from Insurer: \$ Under Review</p> <p>Insurer supported costs \$ Under Review</p> <p>Council report approved value \$ Under Review</p> <p>Council approved betterment & maintenance cost \$ Under Review</p>	
<p>Next Steps:</p> <ul style="list-style-type: none"> • Review DEE and select desired course of action. 	

11 February 2014

Attachment 2- Heritage Programme Status update

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<p>Sign of the Takahe</p>	
<p>Building Status: CLOSED DEE: 30%NBS</p>	
<p>Total Sum Insured: \$5,943,859 Indemnity: \$3,479,709 Insurance Reference: IR1284</p> <p>Value claimed from Insurer: \$</p> <p>Insurer supported costs \$1,940,266.00</p> <p>Council report approved value \$3,411,852.57</p> <p>Council approved funding of \$1,471,586 & overdue maintenance cost of \$100,000.</p>	
<p>Current status:</p> <ul style="list-style-type: none"> • Building has been stabilised • SOP has been received from Insurer • Project approved through Council - Insight will begin the next steps in the reinstatement process, beginning with Resource Consent application. • Lodged Resource Consent 25/10/13 – received. 	
<p>Next Steps:</p> <ul style="list-style-type: none"> • Receive Resource Consent and then apply for a Building Consent exemption • Start reinstatement works on site. This is extended to commence 	

11 February 2014

Attachment 2– Heritage Programme Status update

<p>Signal Mast Cave Rock</p>	
<p>Building Status: CLOSED DEE Result: N/A</p>	
<p>Total Sum Insured: \$0.00 Indemnity: \$0.00 Insurance Reference: IR5007</p> <p>Value claimed from Insurer: \$</p> <p>Insurer supported costs \$</p> <p>Council report approved value \$</p> <p>Council approved betterment & maintenance cost \$</p>	
<p>Progress to date and current status:</p> <ul style="list-style-type: none"> • All documentation complete – budget has been completed • DEE not applicable on this asset as complete building design required and agreed with Building Consent team. • Currently waiting for approval to lodge Building and Resource consents • Budgets have been finalised by Insight 	
<p>Next Steps:</p> <ul style="list-style-type: none"> • Approval being granted from Council so project can move into consent approval stage. • Waiting on LAT to support this as a Memorial, negotiations continue 	

11 February 2014

Attachment 2- Heritage Programme Status update

<p>Stoddarts Cottage</p>	
<p>Building Status: CLOSED DEE Result:</p>	
<p>Total Sum Insured: \$194,110 Indemnity: \$41,300 Insurance Reference: IR1355</p> <p>Value claimed from Insurer: \$ Under Review</p> <p>Insurer supported costs \$ Under Review</p> <p>Council report approved value \$ Under Review</p> <p>Council approved betterment & maintenance cost \$ Under Review</p>	
<p>Progress to date and current status:</p> <ul style="list-style-type: none"> • Make safe works have been undertaken – Chimney in Gallery. Dismantling of the fireplace and removal of the remainder of the chimney • Urgent waterproofing repairs carried out on the roof • Intrusive Investigation completed to ascertain condition of timber framing & presence of any diagonal bracing to restrain lateral loading. It enabled an inspection of the connection between the bottom wall plate & foundation. • Design contract being prepared 	
<p>Next Steps:</p> <ul style="list-style-type: none"> • Award Design Contract • Undertake detailed Design 	

11 February 2014

Attachment 2- Heritage Programme Status update

<p>The Gaiety</p>	
<p>Building Status: CLOSED DEE: 20%NBS</p>	
<p>Total Sum Insured: \$628,250 Indemnity: \$149,583 Insurance Reference: IR0577</p> <p>Value claimed from Insurer: \$ Under Review</p> <p>Insurer supported costs \$ Under Review</p> <p>Council report approved value \$ Under Review</p> <p>Council approved betterment & maintenance Under Review cost \$</p>	
<p>Progress to date:</p> <p>Temporary vermin and weatherproofing undertaken as directed</p> <p>Current status:</p> <ul style="list-style-type: none"> • Assembling Pricing Documentation 	
<p>Next Steps:</p> <ul style="list-style-type: none"> • Agree on Permanent design solution • Complete design documentation for consents • Prepare Council report for permanent repairs and strengthening 	

11 February 2014

Attachment 2- Heritage Programme Status update

<p>Victoria Park Information Centre</p>	
<p>Building Status: CLOSED DEE Result: 25% NBS</p>	
<p>Total Sum Insured: \$470,466 Indemnity: \$60,686 Insurance Reference: IR1507</p> <p>Value claimed from Insurer: \$ Zero</p> <p>Insurer supported costs \$185,031.04 to 49% NBS</p> <p>Council report approved value \$</p> <p>Council approved betterment & maintenance cost \$69,225.86 to achieve 67% NBS</p>	
<p>Progress to date and current status:</p> <ul style="list-style-type: none"> • Design and Budgets complete • SOP received 	
<p>Next Steps:</p> <ul style="list-style-type: none"> • Report to be tabled at Council on 30th Jan 2014 • Commence repairs 	

11 February 2014

Attachment 2- Heritage Programme Status update

<p>YHA Rolleston House</p>	
<p>Building Status: OPEN DEE Result:</p>	
<p>Total Sum Insured: \$878,430 Indemnity: \$172,858 Insurance Reference: IR1223</p>	
<p>Progress to date and current status:</p> <ul style="list-style-type: none"> • Code of compliance issued by Council 15 November 2012 • Building handed over 23rd November 2012 • Reinstatement complete 	
<p>Next Steps:</p> <ul style="list-style-type: none"> • Finalise insurance entitlements 	

ATTACHMENT 3 TO CLAUSE 4

KEY

PHASE GATE:	DEE ASSESSMENT	DA & OPTIONS*	AGREEMENT ON INSURANCE POSITION
Closed or Demolished	Not Started	Not Started	CCC position differs significantly from that of LAT
Partially Open or Open under Access Plan	In Progress	In Progress	In Negotiation/Review - no major differences of opinion identified
Open	Complete or Not Required	Complete or Not Required	Intend to move forward with LAT position (although may be awaiting final SoP and/or Council approval)

WORK PACKAGE 1		*initial option only		
ASSET	OPERATIONAL STATUS	DEE ASSESSMENT	DA & OPTIONS*	AGREEMENT ON INSURANCE POSITION
Sydenham Creche				
Fendalton Community Centre				
Riccarton Community Centre (incl South Brighton Community Centre (demolished))				
Risingholme Community Centre craft rooms				
Hei Hei Community Centre				
Sumner Community Centre (& Museum demolished)				
Sumner Library (demolished)				
Bishopdale Library and Community Centre				
Linwood Resource Centre				
Linwood Civic Office and Library Support				
Linwood Library Support Services				
Linwood Library (Cranley Street)				
South Library, Service Centre, Learning Centre				
Mairehau Library				
St Martins Volunteer Library				
Opawa Library (Cnr Richardson & Opawa Rd)				
Opawa Children's Library				
Hoon Hay Library				
Heathcote Library				
Redcliffs Volunteer Library.				
Woolston Volunteer Library.				
Lyttelton Service Centre				
Waltham Pool (Aggregated)				
Lyttelton Swimming Pool (Aggregated)				
Lyttelton Recreation Centre and Trinity Hall				
Whale paddling pool in New Brighton				
Botanic Gardens paddling pool				
Scarborough Paddling Pool (Aggregated)				
Scarborough Jetboat Shed				
Scarborough Lifeboat Facility				
Public Toilets/Changing Rooms - Sumner Surf Club				
Lyttelton Information Centre & Toilets				
Botanic Gardens Glasshouses (Aggregated)				

WORK PACKAGE 2				
ASSET	OPERATIONAL STATUS	DEE ASSESSMENT	DA & OPTIONS	AGREEMENT ON INSURANCE POSITION
St Albans Edu-Care Centre				
Duvauchelle Hall				
Little Akaloa Community Hall				
Okains Bay Community Centre				
Woolston Creche (Glenroy Street)				
Allandale Community Hall				
Community Centre - Heathcote				
Community Centre -Wainoni (Hampshire St)				
North Beach Community Creche				
Service Centre / Library - Papanui				
Lyttelton Library & Offices				
Library - Parklands				
New Brighton Library / Pier Terminus Building				

Service Centre / Library - Shirley				
Library - Spreydon				
Library - Upper Riccarton				
Plant Room Jellie Park - 1999/2000 Additions				
Pioneer Stadium (Aggregated)				
Wharenui Pool (Aggregated)				
Sockburn Recreation Centre - Main Building				
Gymnasium - Wigram Aerodrome				
Grandstand & Amenities - Denton Oval				
Governors Bay Swimming Pool				
Halswell Pool (Aggregated)				
Cuthberts Green (Aggregated)				
South Brighton Motor Camp (Aggregated)				
Hagley Park South - Implement Shed				
North Hagley - Lake Albert Shelter/ Toilets				
North Hagley - RSA Bowling Club				
Linwood Nursery (Aggregated)				
Harewood Nursery (Aggregated)				
Spencer Park - Surf Club				
Pavillion - Avonhead Park				
Pavillion - Waltham Park				
Toilets - Sign of the Kiwi				
South Hagley - Toilets (Near Hospital)				
Botanic Gardens - Band Rotunda				
Pavillion - Bradford Park				
Shelter-Pioneer Womens Reserve				
Cressy Tennis Courts & Club				
Changing Shed / Toilets - South New Brighton				
R & R Retail Building (Cloudbase)				
Rohitis/Mayur Indian Restaurant Commercial Building				
Dog Shelter				
Milton St Depot (Aggregated)				

WORK PACKAGE 3

ASSET	OPERATIONAL STATUS	DEE ASSESSMENT	DA & OPTIONS	AGREEMENT ON INSURANCE POSITION
Aranui Community Hall				
Shirley Community Centre				
St Albans Community Centre				
Harewood Community Centre				
Pigeon Bay Hall				
Governors Bay Community facility				
Old Port Levy School Community facility				
St Martins / Opawa Toy Library				
Tuam Street early learning centre				
Lansdowne Community Centre				
QE11 pre-school (relocated to South Brighton Comm. Centre)				
Pages Road - City Care yard				
Jellie Park (Aggregated)				
Hagley Park North - Shelter/Toilets opps Ay St				
Cathedral Square Toilets				
Cuthberts Green Pavillion/Toilets				
Botanic Gardens Playground Toilets				
Waimairi Cemetery Toilets				
Memorial Park Cemetery Toilets				
Lyttelton Recreation Ground Pavillion				
Malvern Park Pavillion				
Hoon Hay Park Pavillion				
McCormack's Bay Pavillion				
Scarborough Park Toilets				
Purau Rec reserve Toilets				
Cashmere Valley Reserve Toilets				
Clare Park pavillion / toilets (Burwood assoc. football)				
Tram Barn				

CATEGORY 1 & 2 ASSETS	149 Assets nominated for settlement with an unadjusted value of \$1.89m.
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KEY

Closed or Demolished	Not Started	Not Started	CCC position differs significantly from that of LAT
Partially Open or Open under Access Plan	In Progress	In Progress	In Negotiation/Review - no major differences of opinion identified
Open	Complete or Not Required	Complete or Not Required	Intend to move forward with LAT position (although may

COMMUNITY COMMITTEE - 11. 2. 2014

5. HERITAGE INCENTIVE GRANTS SIX MONTHLY REPORT FOR JULY 2013 TO DECEMBER 2013

		Contact	Contact Details
General Manager responsible:	General Manager Strategy and Planning	Y	PA Diane Campbell, 8281
Officer responsible:	Natural Environment and Heritage Unit Manager	Y	PA Amanda Poore, 8812
Author:	Brendan Smyth, Urban Design Architecture	Y	8934

1. PURPOSE OF REPORT AND EXECUTIVE SUMMARY

- 1.1 To update the committee on Heritage Incentive Grants and Conservation Covenants approved during the period 1 July 2013 to 31 December 2013. And to advise the Committee of any covenants removed under the delegated authority of the Chief Planning Officer.

2. BACKGROUND

- 2.1 Heritage Incentive Grants provide financial assistance to owners of listed heritage items for heritage conservation, maintenance and enhancement works. The Heritage Incentive Grant budget is an annual fund provided for in the Three Year Plan. Conservation Covenants for the buildings may be registered against the property title ensuring that the Council's investment is protected. Limited Conservation Covenants are required under the Heritage Conservation Policy for properties receiving grants of \$15,000 to \$149,999. A Full Conservation Covenant is required for grants of \$150,000 or more.
- 2.2 The Heritage Incentive Grants and Conservation Covenants align with the following strategies and plans:
- Recovery Strategy for Greater Christchurch
 - Christchurch Central Recovery Plan
 - Christchurch City Plan
 - Christchurch City Council Heritage Conservation Policy
 - Greater Christchurch Urban Development Strategy
 - New Zealand Urban Design Protocol
 - International Council on Monuments and Sites (ICOMOS) New Zealand Charter 1993 for the Conservation of Places of Cultural Heritage Value, which the Council has adopted.
- 2.3 The Heritage Incentive Grants Scheme contributes to the Community Outcomes 'The city's heritage and taonga are conserved for future generations' and 'The central city has a distinctive character and identity'.
- 2.4 The Heritage Protection activity includes the provision of advice, the heritage grants schemes, heritage recovery policy, and heritage education and advocacy. The Council aims to maintain and protect built, cultural and natural heritage items, areas and values which contribute to a unique city, community identity, character and sense of place and provide links to the past. The Council promotes heritage as a valuable educational and interpretation resource which also contributes to the tourism industry and provides an economic benefit to the city.

COMMUNITY COMMITTEE - 11. 2. 2014

5 Cont'd

3. COMMENT

3.1 Table 1 provides a list of grants and covenants approved between 1 July 2013 and 31 December 2013 and three proposed grants, totalling \$155,752, approved by the Community Committee in December 2013. These proposed grants are awaiting approval from full Council.

3.2 A large grant awarded to an applicant seeking to redevelop Woods Mill in Addington (14 Wise Street) has lapsed and \$884,750 has been returned to the fund. Another developer has expressed interest in the mill and is preparing a new grant application for this complex of buildings. The new proposal utilises much of the previous architectural and engineering design work in a modified scheme. Funding on a similar scale to that granted previously would be a key component in saving these important industrial heritage buildings.

3.3 Table 1: Heritage Incentive Grants approved by Committee:

	2013/14
Annual Budget for the Heritage Incentive Grant (HIG) fund	\$763,684
Funds remaining from 2012/13 financial year	\$416,197
Funds returned from 13 applicants in New Regent Street	\$26,186
Funds returned from Woods Mill (14 Wise Street)	\$884,750
Funds returned from 49 Oxford, 72 Chancellor & 290 Riverlaw	\$1,675
Balance of 13/14 funds	\$2,092,492
Approved grant to 381 Montreal Street	\$112,873
Approved grant to 26 Park Terrace, St Saviours Church	\$143,431
Approved grant to 27-29 New Regent Street	\$7,068
Approved grant to 10, 12, 13 & 24 New Regent Street	\$33,864
Approved grant to 290 Riverlaw Terrace	\$3,478
Approved grant to 28 New Regent Street	\$18,211
Approved grant to 18 Rue Balguerie, Akaroa	\$47,145
Approved grant to 49 Oxford Street, Lyttelton	\$27,240
Approved grant to 39 Holmwood Road stone bridge	\$3,324
Approved grant to 85 Papanui Road	\$435,036
Proposed grant to 98 – 100 Chester Street East	\$132,800
Proposed grant to 69-71 Colombo Street, the Malthouse	\$20,000
Proposed grant to 25 New Regent Street	\$2,952
Total Available Funds 2013/2014	\$1,105,070

3.4 Delegated Authority given to the Chief Planning Officer for the removal of conservation covenants following the demolition of the building as a result of the earthquakes has been used on two occasions in the last six months: 140 Gloucester Street, the former Lyttelton Star Times Building, and 250 Moorhouse Avenue, the former Armson Woolstore Building.

3.5 For all grants approved in the period 1 July 2013 to 31 December 2013, covenants have been required as a condition of grant approval where the value of the grant exceed \$15,000.

4. FINANCIAL IMPLICATIONS

4.1 Heritage Incentive Grants are budgeted for on an annual basis through the Council's Long Term Plan (LTP). The total budget via the Annual Plan 2013/14 is \$763,684. Council has previously confirmed carry forwards of unspent Heritage Incentive Grants monies. The carry forward for 2012/13 year of \$416,197 added to the 2013/14 funding allocation of \$763,684 resulted in the available sum of \$1,179,881. Added to this sum are the returned grants for a number of New Regent Street shops, Woods Mill (14 Wise Street) and small sums not claimed from completed grants at 72 Chancellor Street, 49 Oxford Street and 290 Riverlaw Terrace. The total of grants allocated so far this year is \$987,422 leaving a sum of \$1,105,070 remaining to be allocated in the period 1 January 2014 to 30 June 2014.

COMMUNITY COMMITTEE - 11. 2. 2014**5 Cont'd**

- 4.2 Since the earthquakes we have seen a large number of applications for commercial buildings and churches. This level of interest is expected to continue as insurance claims are being settled and building owners undertake repairs. Applications from residential building owners are now making up a significant proportion of grants and this is expected to rise as claims are settled and domestic repair works can proceed. The average individual grant increased by approximately 50 per cent between the years 2009 and 2013.

5. STAFF RECOMMENDATION

It is recommended that the Community Committee receive the Heritage Incentive Grant and Conservation Covenant summary report for the period 1 July 2013 to 31 December 2013.

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6. FACILITIES REBUILD PLAN: DEMOLITION OF LYTTTELTON SERVICE CENTRE

		Contact	Contact Details
General Manager responsible:	General Manager Community Services		
Officer responsible:	Facilities Rebuild Portfolio Manager		
Author:	Mark Penrice	Y	Mark Penrice - Ext 6400

1. PURPOSE OF REPORT

- 1.1 To seek the Community Committee's recommendation to the Council for the demolition of the Lyttelton Service Centre (33 & 35 London Street) and the investigation into replacing the services provided by the building.

2. EXECUTIVE SUMMARY

- 2.1 Location; 33 & 35 London Street, Lyttelton.



- 2.2 Lyttelton Service Centre was badly damaged and partially demolished after the February 2011 earthquake. The retaining wall beneath the front of the building has failed and collapsed closing some of the footpath. Parts of the building cannot be accessed due to significant structural earthquake damage; the building also had a "red placard". This report seeks permission to demolish the building and initiate an investigation into how the services provided from the building can be permanently returned to the community.

2.2.1 The building is currently **10 percent** National Building Standard (NBS).

2.2.2 The building has been disused since February 2011, is unsightly and part of the footpath outside the building cannot be used (see attachment 2).

- 2.3 The site is complex and the demolition/deconstruction of the building and reinstatement of the retaining wall will take a number of months to complete
- 2.4 The deconstruction of the service centre and re-instatement of a retaining wall will require the involvement of an archaeologist. The site is very likely to have been used by human's pre 1900.
- 2.5 The long term re-instatement of services will take direction from the Lyttelton Master Plan, and will investigate incorporating the services into the library next door to the service centre building.
- 2.6 In November 2013 the Facilities Rebuild Programme (FRP) received an enquiry from a Councillor about the debris, general untidiness and partially fenced off pavement outside the building. FRP responded both directly to the Councillor and to the Community Board through the Board Advisor, advising that staff were targeting February 2014 for a report to the Community Committee.

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3. BACKGROUND

- 3.1 The building is insured for a replacement value of **\$694,875**.
- 3.2 The total cost of all works and reports to date has been **\$197,000**.
- 3.3 The service centre has suffered severe earthquake damage, and was partially demolished under a Canterbury Earthquake Recovery Authority (CERA) S38 notice. The Loss Adjustment Team (LAT) supported the **\$106,261** cost of this partial demolition work.
- 3.4 LAT informed the Council on 9 October 2012 that they have completed their site investigations and have no objections to the building being demolished. LAT informed the Council that they (LAT) had commissioned a "full damage and level survey on the building" and would provide the Council with this report. LAT have not provided the Council with the full damage and level survey, or any information from their investigation into the reparability of the building. During demolition the Council will allow LAT to access the site provided they comply with the demolition contractor's health and safety requirements.
- 3.5 Staff have gathered evidence that shows the building would cost above the total sum insured to repair and have presented this to LAT. The LAT have **NOT** yet agreed with the Council that the building is a "total constructive loss" or offered evidence to the contrary. A response confirming the LAT's position was due in October 2013; at the time of writing this response has not been received.
- 3.6 A complete repair cost has not been developed because staff have presented the LAT with evidence that the building is a "total constructive loss" and the Lyttelton Master Plan (see attachment 1) gives direction that the services offered by the building should be incorporated into the Library (less than 50 percent of the available floor space in the library is currently used).
- 3.7 The Lyttelton Master Plan, action C3, calls for a "*Combined Lyttelton Library and Service Centre redevelopment*" in the event the service centre is not replaced.
- 3.8 There is a temporary service centre on London Street. This offers the counter services that the old service centre building used to provide, but does not have office space for all of the staff who were based in the old building pre quake. Staff that were based in the service centre building are now based at a number of locations.

4. COMMENT

- 4.1 Repair of the current facility will cost well in excess of the sum insured of **\$694,875**.
- 4.2 Due to the complexities of the site, it will take around six months from approval until the deconstruction/demolition of the building is complete.
- 4.3 The deconstruction will be complicated due to the proximity of other buildings (including a neighbouring heritage building), the difficulty accessing the site, the site profile, the condition of the structure, and the likelihood that the structure will contain asbestos.

5. FINANCIAL IMPLICATIONS

- 5.1 The LAT have not responded with a definite answer on whether they agree that the building is "destroyed".
- 5.2 Staff believe that the entire sum insured, will be available to the Council for demolition and re-instatement, however LAT have **not** agreed with the Council or offered evidence to the contrary.

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- 5.3 The output of the investigation into incorporating the service centre into the Lyttelton Library will be a report to the Council identifying the funding required and recommending funding sources for the permanent reinstatement of the service centre.
- 5.4 The cost of deconstruction of the service centre and repair of the retaining wall on London Street is estimated at **\$300,000**. This is expected to be funded from the Buildings and Infrastructure Improvement Allowance, to be repaid by any insurance proceeds if they are received by the Council.

6. STAFF RECOMMENDATION

It is recommended that the Community Committee:

- 6.1 Approve the Demolition of the Lyttelton Service Centre building at 33 & 35 London Street, Lyttelton.
- 6.2 Approve up to **\$300,000** from the Building and Infrastructure Improvement Allowance towards the deconstruction of the existing building, and replacement of the retaining wall that formed part of the building– to be repaid by insurance proceeds if/when they are received by Council.
- 6.3 Request that the Facilities Rebuild Programme investigate re-instating the service centre by incorporating the service centre into the Lyttelton Library, using the Lyttelton Master plan to guide the process.
- 6.4 Direct staff to consult with the Community Board prior to submitting a report to the Community Committee on the re-instatement of the service centre as part of a combined facility.
- 6.5 Note that adopting the recommendations in this report does not mean the Council is accepting an Insurance settlement for the assets.

Community Committee Report 11 February 2014 – demolition of Lyttelton Service Centre – Attachment 1; P81 of Lyttelton Master Plan.

Vision, goals and actions | Community wellbeing, culture and heritage actions

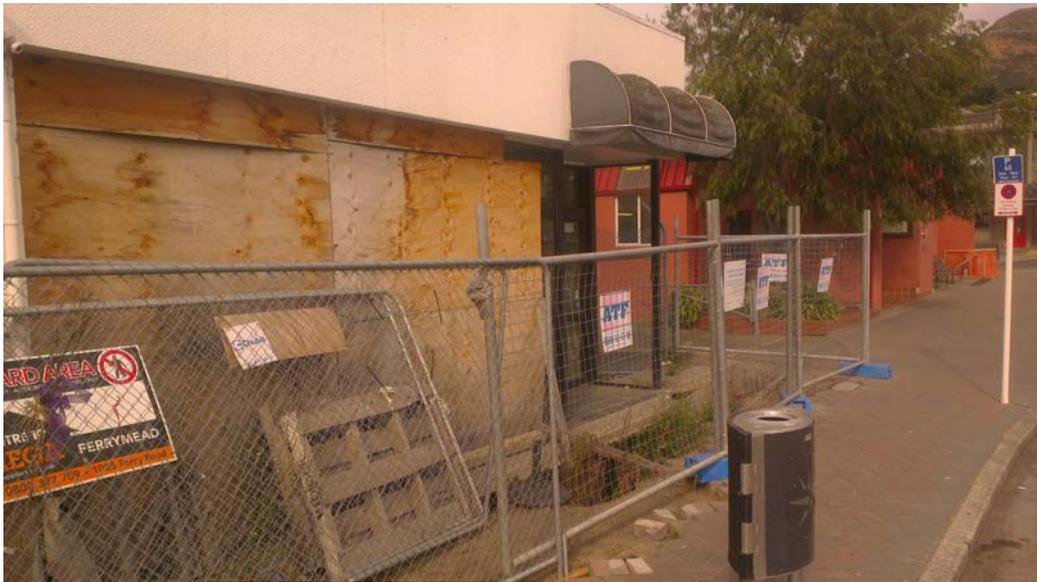
(C3) Combined Lyttelton Library and Service Centre redevelopment

Description:	Enhance the use of the combined Lyttelton Library and Service Centre, including any space surplus to their operating requirements, for the provision of other community services and resources, e.g. for youth, older adults and visitor information services (other than those provided by the Lyttelton Harbour Information Centre).		
Rationale:	<p>In this post-earthquake era the focus is on doing more with less and using resources more effectively. The Lyttelton Service Centre (which adjoins the Lyttelton Library on the corner of London and Canterbury Streets) suffered extensive damage and may not be replaced. In the meantime, Council-related services will continue to be provided at the Library, where the opportunity to create a 'single front door' to these community facilities can be pursued. This is firstly about making the physical layout work for these two community facilities and providing a one-stop-shop for people to access information. Successful models exist elsewhere in New Zealand.</p> <p>Having accommodated the Service Centre, any potential to open up any underutilised area in the Library building to support community activities (increasing community service presence and meeting spaces) should be explored. The Library already provides an important community focus and its central location makes it an accessible and visible place highly suited to take on an expanded role.</p>		
Timeframe:	Immediate/Short term	Medium term	Long term
Strategic sequence:	<p>Identify:</p> <ul style="list-style-type: none"> Having accommodated the Service Centre, any underutilised area in the Library building. Government and community services and organisations which could be appropriately delivered or accommodated in the Library and Service Centre. Refurbishments required in the short term. <p>Consult:</p> <ul style="list-style-type: none"> Community engagement on possible Library utilisation as identified above. <p>Approve:</p> <ul style="list-style-type: none"> Funding. <p>Implement:</p> <ul style="list-style-type: none"> Refurbish. 		<p><i>Note: Final use of the buildings are subject to detailed engineering assessments (DEEs) and the resulting Council decisions regarding repair or rebuild under the Council's Facilities Rebuild Plan.</i></p>
Lead:	Council – Community Services Group (Libraries and Information Unit) and Public Affairs Group (Customer Services Unit)		
Partner agencies/ organisations:	Lyttelton/Mt Herbert Community Board Government and community services and organisations Community		
Related actions:	(N ₂) Rooftop park between, or on a combined, Lyttelton Library and Service Centre (C ₄) New public amenities in the town centre		



Community Committee report 11 February 2014 – demolition of Lyttelton Service Centre - Attachment 2, Photographs of building damage.

View from the street



Collapsed retaining wall in basement.



Fixings pulled out from wall



Displaced mechanical services and internal damage



Damage to block pilasters and walls



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7. FACILITIES REBUILD PLAN - DEMOLITION OF HEATHCOTE VOLUNTARY LIBRARY BUILDING

		Contact	Contact Details
General Manager responsible:	General Manager Community Services	N	
Officer responsible:	Facilities Rebuild Portfolio Manager	N	
Author:	Carissa Ptacek	Y	DDI 941 8494

1. PURPOSE OF REPORT

1.1 The purpose of this report is to seek the recommendation of the Community Committee to the Council for the demolition of the Council-owned Heathcote Voluntary Library Building located at 8 Martindales Road, Heathcote, Christchurch. Refer Figure 1.



Figure 1 – Heathcote Voluntary Library Building

2. EXECUTIVE SUMMARY

2.1 Heathcote Voluntary Library suffered major damage following the series of Canterbury earthquakes. The building has been considered a total economic loss by insurers.

3. BACKGROUND

3.1 Voluntary Libraries are a community service run by volunteers outside of the Council's Library network. The Heathcote Voluntary Library Group was the sole user of the existing building and operated 11.5 hours per week prior to being closed.

3.2 The Heathcote Voluntary Library Building suffered major damage as a result of the earthquakes.

3.3 Refer Figure 2. The 88m² building is a single storey timber frame structure with brick veneer. The building has a red placard. The building was issued with a Canterbury Earthquake Recovery Authority (CERA) Section 38 notice, which requests that the owner demolishes or "make safe" an unsafe building.

Figure 2 – Heathcote Voluntary



Library Building South building face

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CERA was requested to carry out a tender process for the demolition of the building. The successful tender was for a cost of \$12,000.

- 3.4 This building has been the subject of previous reports to the Council. Resolution 28 from the 14 March 2013 Council meeting was passed in relation to the Heathcote Voluntary Library building. It was resolved that the Council:
- 3.4.1 Agree in principle that the Heathcote Volunteer Library be repaired or rebuilt
 - 3.4.2 Ring-fence any insurance proceeds from the Heathcote Volunteer Library towards its repair or rebuild.
 - 3.4.3 Work with the Heathcote Valley Community Library Committee and the Heathcote Valley Community Association to close any funding gap between the repair or rebuild cost and the available insurance proceeds.

That the Council request staff to:

- 3.4.4 Urgently request that Canterbury Earthquake Recovery Authority halt demolition on the Heathcote Volunteer Library.
 - 3.4.5 Respond to the Section 38 Notice with a plan to "make safe".
 - 3.4.6 Provide costings for the repair or rebuild options to a Council meeting no later than 24 April 2013
- 3.5 Resolution 14 from the 24 April 2013 Council meeting was passed in relation to the Heathcote Voluntary Library building.
- 3.5.1 Support in principle the repair/replacement of the Heathcote Volunteer Library as part of the staff investigation into the viability of a joint use facility.
 - 3.5.2 Support this process as a priority through the facilities rebuild programme with appropriate engagement with the Heathcote Volunteer Library Committee, the Heathcote Valley Community Association and other local stakeholders.
- 3.6 Staff subsequently coordinated with CERA to halt demolition. Make safe work was completed to reduce hazards whilst options for the current building and potential future facilities were being reviewed. This make safe work included removing the brick veneer, adding plywood panels, and stabilising the roof connections. The work was completed some months ago.
- 3.7 The Libraries and Information Unit received approval on the Voluntary Libraries Review Report October 2013.

4. COMMENT

- 4.1 The Insurers Loss Adjusting Team (LAT) has confirmed in the Statement of Position (SOP) # 4 dated 16 September 2013 that the building is not economically repairable against the sum insured of \$148,911. This amount is available for the demolition and reinstatement of this asset.
- 4.2 The cost estimate to repair the building is \$283,213 + GST (34 percent new building standard (NBS).
- 4.3 The estimated cost to rebuild a like-for-like facility is \$355,000 + GST (100 per cent NBS).
- 4.4 Two additional reports to the 11 Feb 2014 Community Committee should be read in conjunction with this report. These are reports to seek approval for demolition of the Community Centre and approval of the rebuild recommendation.

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- 4.5 Retrieval of all remaining Voluntary Library items within the building was completed late 2013.

5. FINANCIAL IMPLICATIONS

- 5.1 The cost of demolition and the removal of the demolition debris will be met by the insurance proceeds.
- 5.2 The estimated cost for demolition and site clearance is between \$10,000 and \$15,000.
- 5.3 The cost spent to date which will reduce the amount of money available for a rebuild is approximately \$30,000.
- 5.4 If the demolition is approved the remaining insurance proceeds are available for rebuilding and meeting actual earthquake costs incurred to date. The expected insurance proceeds available are approximately \$103,910.

6. RECOMMENDATION

It is recommended that the Community Committee agree to the demolition of the Heathcote Voluntary Library Building located at 8 Martindales Road.

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8. FACILITIES REBUILD PLAN: HEATHCOTE COMMUNITY CENTRE – DEMOLITION REQUEST

		Contact	Contact Details
General Manager responsible:	General Manager Community Services	N	
Officer responsible:	Facilities Rebuild Portfolio Manager, Capital Programme Group	N	
Author:	Matt Cummins, Facilities Rebuild Programme Manager	Y	Matt Cummins 8236

1. PURPOSE OF REPORT

- 1.1 The purpose of this report is to seek the recommendation of the Community Committee to the Council for the demolition of the Council-owned Heathcote Community Centre, also referred to as the Heathcote Valley Playcentre, located at 45 Bridle Path Road, Heathcote, Christchurch. Refer Figure 1.



Figure 1 – Heathcote Community Centre.

2. EXECUTIVE SUMMARY

- 2.1 Heathcote Community Centre suffered major damage following the series of Canterbury earthquakes. The building has been considered a total economic loss by insurers.

3. BACKGROUND

- 3.1 The Heathcote Community Centre was built in 1977. The building has a total floor area of approximately 344 square metres and consists of a large hall 225 square metres and a smaller linked services section 118 square metres.
- 3.2 The building suffered extensive damage as a result of the 2010 and 2011 earthquakes and has subsequently been closed and secured from public access.
- 3.3 The Insurers Loss Adjustment Team (LAT) confirmed acceptance that the building is not economically repairable against the sum insured. The total available for demolition and reinstatement is \$658,672.
- 3.4 An initial conversation was held with local community, business and other stakeholders on the 11th September 2013 to gain an understanding of the current levels of community facilities in the area, and identify gaps in community facility provision.
- 3.5 At the Hagley Ferrymead Community Board meeting on 18 September 2013 the Board received a briefing and supporting information from Council staff and representatives from the Heathcote community on the key points from the community meeting on Heathcote Valley community facilities held on 11 September.

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3.6 The land on which the community centre is built is classified as Local Purpose (community buildings) Reserve. It is possible to change the classification back to Recreation Reserve if the Council wished. Before considering whether or not to change the classification of this part of the Reserve to Recreation Reserve, the balance of the domain being classified as such, the Council would be wise to consider if there are any other community type organisations in the Heathcote area that need a home and for which this site may be suitable, for example, kindergartens, play centres and other community uses.

4. COMMENT

4.1 Canterbury Earthquake Recovery Authority (CERA) has been asked to obtain three demolition quotes to carry out the demolition work and removal and disposal of materials from site. Based on previous demolition projects, it is estimated that the cost to demolish this site will be between \$40,000 and \$50,000.

4.2 The approved contractor will be required to meet CERA's demolition standards, which include waste minimisation and best practice health and safety standards. The site will be made-good and grassed following demolition.

4.3 A building consent may be required as the Heathcote Cricket Club is considered an adjoining structure. Power and phone services for the Heathcote Cricket Club will also need to be reinstated as it is believed that these reside from within the Community Centre. This will be confirmed prior to the demolition proceeding.

4.4 An insurance claim for Council owned chattels to the value of \$9,686.25 has been lodged with the Council's insurer. This is for floor coverings which were water damaged following the earthquake and is still being negotiated with the insurer.

4.5 The Hagley-Ferrymead Community Board, Heathcote Valley Community Association and other key stakeholders, including the previous occupants (Heathcote Playcentre) and neighbouring tenants (Heathcote Cricket Club) have been informed of the proposed demolition.

4.6 The management agreement with the Heathcote Playcentre has expired and no other property lease is in place.

4.7 The building has no associated heritage significance.

4.8 As the Heathcote Voluntary Library, located 700 metres away, was also damaged in the earthquakes, options for replacement community facilities have been progressing. A Council report recommending a combined community facility in Heathcote will be presented to the Community Committee in February 2014. Options will explore using remaining insurance proceeds from the Heathcote Community Centre and the Heathcote Voluntary Library.

4.9 Staff will continue engagement with the Hagley-Ferrymead Community Board, Heathcote Valley Community Association and other local stakeholders on the combined community facility options.

5. FINANCIAL IMPLICATIONS

5.1 The cost of demolition and the removal of the demolition debris will be met by the insurance proceeds.

5.2 The estimated cost for demolition, consent and site clearance is between \$40,000 and \$50,000.

5.3 Insurance proceeds available for rebuilding are estimated to be \$605,672, depending on actual demolition costs.

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Total Sum Insured	\$658,672
Estimated Demolition	\$50,000
Project Management	\$3,000
Total Estimated Costs	\$53,000
Remaining Funds	\$605,672

5.4 A sum of \$57,000 was spent on remedial works (suspended ceiling replacement & minor repairs) after the September 2010 earthquake. The Council is entitled to receive this in addition to the total sum insured mentioned in this report. Negotiations with the Insurer continue.

6. **STAFF RECOMMENDATION**

It is recommended that the Committee agree to the demolition of the Heathcote Community Centre located at 45 Bridle Path Road.

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9. FACILITIES REBUILD PLAN – OPTIONS FOR RICCARTON COMMUNITY CENTRE

		Contact	Contact Details
General Manager responsible:	General Manager Community Services	N	
Officer responsible:	Facilities Rebuild Portfolio Manager	N	
Author:	, Facilities Rebuild Programme Manager	Y	Matt Cummins, 941 8236

1. PURPOSE OF REPORT

- 1.1 The purpose of this report is to seek direction from the Community Committee with regards to the repair, rebuild or sale of the Riccarton Community Centre, located at 199 Clarence Street, Riccarton.



Figure 1 – Riccarton Community Centre.

2. EXECUTIVE SUMMARY

- 2.1 At its meeting on 10 December 2013, the Community Committee requested a Riccarton Community Centre status report, with options, to come to the Community Committee in February 2014.
- 2.2 Riccarton Community Centre suffered structural damage as a result of the 2010 and 2011 earthquakes. This report outlines preliminary options for the site and for the repair or rebuild of the Community Centre.

3. BACKGROUND

- 3.1 The Riccarton Community Centre was originally constructed in approximately 1940 with three additions being completed in 1960, 1968 and 1987. The earthquakes primarily affected the original 1940 building (the main hall) and the 1960 addition. The current New Building Standard (NBS) percentage for Riccarton Community Centre is 2 per cent.
- 3.2 The 1968 and 1987 additions have both been assessed as having a capacity of 100 per cent new building standard (NBS). The foyer, toilets, committee room and rear kitchen area were opened in June 2013 after engineering assessments and a fire review confirmed the areas were suitable for occupation. The main hall remains very badly damaged and has been closed and secured from public access.
- 3.3 In October 2013 Council staff assessed strategic options outlining initial repair, rebuild and sale opportunities. Feedback included:

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- 3.3.1 The Community Support Unit is committed to a community facility in the lower Riccarton area;
- 3.3.2 The Libraries and Information Unit support the Riccarton Voluntary Library service as it currently stands and they would also support any changes that would make better use of the facility by combining a range of community services. It is their view that better use could be made of the current building. If it was decided the building was to be demolished or sold, the accommodation of the Riccarton Voluntary Library would be considered as part of the replacement facility.
- 3.3.3 Public Affairs/Customer Service is not committed to this specific facility, however they require long term premises to continue to provide a level of service to the local community. Further discussion is required regarding customer service needs of the community and best delivery method.
- 3.4 The building is located on a high profile site bordered by the multi story Westfield Riccarton Mall car park. A property valuation was carried out in November 2013 - this included the neighbouring Council owned site (currently leased to Robbies Bar & Bistro). Refer Figure 2.



Figure 2 – 199-201 Clarence St, Assessed Site for Valuation Report

- 3.5 The valuation report stated: *“The subject property is a unique offering in terms of size and location, in an established commercial / retail area. This makes it somewhat difficult to conclusively assess a market value for the property. That may well achieve a sale price at a higher level than we can assess on a broader market basis”.*
- 3.6 Council staff have investigated legal requirements connected to selling the land. They found that one section of the site is required to be offered back to the previous owner (or any successors to owner) from whom it was acquired in accordance with Section 40 of the Public Works Act. This means that Lot 7 (refer to Figure 3) has to be offered back to it's previous owner for purchase at current market rates. In essence this means that the previous owners have first right of refusal over the land.

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Figure 3 – Lot 7 – offer back required for this area of the site.

- 3.7 The building is insured for a total of \$1,828,421. The Loss Adjustment Team (LAT) has completed a damage assessment and this is currently being reviewed by their Quantity Surveyor. They acknowledge that the building has some serious structural damage and were due to report back on this in December 2013. The insurance settlement remains a work in progress, with the Insurer unable to provide any timeframes for resolution.
- 3.8 Originally the building was not in the Council's Top 30 list of significant buildings. It was later added to the list at the request of Riccarton-Wigram Community Board members.
- 3.9 The building has some historical interest. When the Riccarton Borough Council was amalgamated by the Christchurch City Council in 1989, the Riccarton Town Hall became the property of the new Council. Several community groups in the area have strong historical connections to the building. Keeping the local community informed and engaged throughout the decision-making process will be crucial to the success of the project. Community consultation regarding the future of the building is strongly recommended.
- 3.10 The building is the only service centre facility in the Riccarton-Wigram ward. Usage is high during calendar events (rates and dog licensing). During peak times queues can form onto the street. The current facility is inappropriate for accommodating staff and customers during peak times.
- 3.11 Prior to the earthquake the two halls were heavily used by the community. Community and church groups account for more than 80 per cent of usage. It is unclear at present if a new facility will be used by the groups that have found alternative venues post earthquake.

	Pre Earthquake	Post Earthquake
	July 2010 – Sep 2010	July 2013 – Sep 2013
Room	Usage (8am - 11pm)	Usage (8am - 11pm)
Committee Room	12 per cent	12 per cent
Large Hall (ground floor)	40 per cent	Closed
Small Hall (1st floor)	32.7 per cent	Closed

4. COMMENT / OPTIONS

- 4.1 Assessed options for the Riccarton Community Centre are:

Option 1	Fix the current facility (to min 34% NBS) and continue to have high ongoing maintenance costs.
Option 2	Rebuild a new community facility elsewhere in lower Riccarton.
Option 3	Demolish the existing facility and rebuild a new community facility on the same site

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4.2 **Option 1 – Repair on same site**

The current estimate of the cost of earthquake repairs is \$238,800. It is assumed this will be met by insurers. The current estimate to strengthen the building to **34 per cent** of the building code is \$550,000 (excluding GST). The current estimate to strengthen the building to **67 per cent** of the building code is \$615,000 (excluding GST). Ongoing maintenance costs are a concern. To maintain this facility, costs for replacements, repairs and maintenance for the first five years after the strengthening will amount to \$475,831 (\$95,000 per annum). A further \$143,615 (\$28,000 per annum) is expected in the subsequent five years. At the time of writing we have no clear answer from loss adjustors as to what the insurance recovery on these amounts will be and no timeframe given for when this information will be made available.

4.3 **Option 2 – Rebuild on an alternative site**

Staff have commenced a preliminary site selection process. This process is in the early stages but a number of alternative site options have been identified close to the existing community centre. To date potential sites are; the corner of Dilworth Street & Clarence Street; the corner of Dilworth and Picton Avenue; the Wharenui gym site or land at the rear of St Ninian's Church. At present there is no preferred option; staff will continue to assess all of the sites should Council consider this option appropriate.

4.4 **Option 3 – Rebuild on the same site**

Under this option, Council would claim the indemnity sum insured of \$706,398. If supported, this would be directed towards a new build. Based on a similar sized building of approximately 800 square metres and a build cost of \$4,000 square metres the replacement cost estimate is \$3.2 million. The cost to Council is estimated at \$2.5 million (the estimated build cost less the indemnity sum insured). Maintenance costs for a new building would be \$23,400 for the first five years (\$4,500 per annum). If a smaller facility was built while still catering for community and other users demands, the construction and maintenance costs could decrease further.

5. FINANCIAL IMPLICATIONS

	Summary	Estimate of costs	Ongoing Maintenance
Option 1	Repair on the same site - Fix the current facility	EQ Repairs - \$238,800 Strengthening to; 34%NBS - \$550,000 67%NBS - \$615,000. Total estimate to repair and Strengthen to 34% = \$788,800 Total estimate to repair and Strengthen to 67% = \$853,000.	First five years - \$475,831 (\$95,000 p/a) Next five years - \$143,615 (\$28,000 p/a)
Option 2	Rebuild on an alternative site - establish a new community facility elsewhere in lower Riccarton.	\$3,200,000 to build a similar size facility. No preferred site therefore no estimate on Land purchase cost.	First five years - \$23,400 (\$4,500 p/a)
Option 3	Rebuild on the same site - demolish the existing facility and rebuild a new community facility on the same site	\$3,200,000 to build a similar size facility. Indemnity from insurance - \$706,398 Estimated cost to Council – approximately \$2,500,000.	First five years - \$23,400 (\$4,500 p/a)

5.1 The portion of the up-front costs that will be covered by insurance is not known at this point.

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5.2 The Council would be asked to approve additional funding from the Facilities and Infrastructure Betterment Allowance.

6. STAFF RECOMMENDATION

It is recommended that the Community Committee receive the information in this report.

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10. FACILITIES REBUILD PLAN: ARANUI COMMUNITY CENTRE REBUILD – FINAL APPROVAL

		Contact	Contact Details
General Manager responsible:	General Manager Community Services	N	
Officer responsible:	Facilities Rebuild Portfolio Manager	N	
Author:	Facilities Rebuild Project Manager	Y	Lincoln Blair 941 6672

1. PURPOSE OF REPORT

- 1.1 The purpose of this report is to seek the Community Committee's recommendation to the Council for the following:
- Progress with the detailed design, consent, tender and construction of the new Aranui Community Centre on the site of 31 Hampshire Street, Aranui.
 - Progress with the asset owner initiated demolition of the Wainoni Aranui Family Centre which currently occupies the site at 31 Hampshire Street, Aranui.
 - Accept the collaborative funding arrangement and partnerships as detailed at paragraph 5.1 below.
 - Accept the final Concept Plan as shown in paragraph 4.9, Figure 1 below. This plan was endorsed by the Burwood / Pegasus Community Board on the 3 February 2014 and was the preferred option following community consultation.

2. EXECUTIVE SUMMARY

- 2.1 The Wainoni Aranui Family Centre and the Aranui Community Hall were both badly damaged in the series of Canterbury earthquakes. The Facilities Rebuild and City Housing and Community Facilities Teams led an investigation into the long term options for the Aranui community. This investigation focussed on the feasibility of building a combined facility to service the wider Aranui Community.
- 2.2 The estimated cost for the new facility is \$5,900,000. Funding will comprise of insurance proceeds, contributions from external stakeholders (Lions International and the Earthquake Appeal Trust) and a contribution of \$3,919,197 from the Council's Infrastructure and Facilities Betterment Allowance. Letters of commitment have been received from Lions International and the Earthquake Appeal Trust confirming the availability of finances. Details are still to be confirmed on when these funds are released to the Council.
- 2.3 A site selection process was undertaken, with the preferred site selected as 31 Hampshire Street, Aranui.
- 2.4 A consultation plan was developed and informal community consultation was undertaken at the AFFIRM festival on 7 December 2013. The preferred option received approximately 83 per cent support from the community.
- 2.5 A Concept Design report was completed by consultants on 10 January 2014. Minor modifications were made to the preferred design and this amended design was endorsed by the Burwood / Pegasus Community Board on 3 February 2014. An elemental cost estimate of the concept design was completed which concluded that the cost to build the facility is \$5,852,000 (within the approved budget of \$5,860,000). Refer Table 1, paragraph 5.1.
- 2.6 Environmentally Sustainable Design (ESD) principals have been considered to date, with details reflected in paragraph 4.12. Further investigation will be completed in the proceeding stages of design.

COMMUNITY COMMITTEE 11. 2. 2014

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3. BACKGROUND

3.1 On 3 October 2013, the Council resolved to:

- (a) *Endorse in principle the **Rebuild** of the Aranui Community Centre (Option 1) on the site of 31 Hampshire Street, Aranui, (Stage 1 – planning, concept design, cost estimation and community consultation).*
- (b) *Subject to the confirmation of collaborative funding Partnerships, the allocation of up to \$3,919,197.00 from the Council's Infrastructure and Facilities Betterment Allowance to fund a Combined Aranui Community Facility.*
- (c) *Seek other potential external funding partnerships toward the building of a Combined Aranui Community Facility.*
- (d) *Note that adopting the recommendations in this report does not mean Council is accepting an insurance settlement for the assets.*
- (e) *The site and funding arrangements to be reported back to the Council for final approval*

4. COMMENT

4.1 A site selection process was undertaken during October and November 2013. The following sites were chosen to be evaluated:

- Shortland Street Reserve
- Avondale Golf Course
- Former Aranui Community Centre - Breezes Rd
- Aranui High School site
- Wainoni Park
- Aranui Primary School site
- Corner Breezes and Pages Roads - Foodstuffs site

4.2 Sites were evaluated against the following criteria; accessibility, site shape, contour, location to clients, neighbours and potential interference, street interface and prominence, urban design, infrastructure constraints and potential partnerships.

The order of preference for sites was:

1. - Wainoni Park, by unanimous decision
2. - Breezes/Pages corner
3. - Aranui Primary School

Wainoni Park was then broken down into 4 further site options as follows:

- 31 Hampshire Street (existing site)
- next to the Aranui Library
- adjacent or on Housing NZ land
- the North Eastern corner

4.3 Based on further evaluation of issues like; the proximity to neighbours (Housing NZ site), Crime Prevention through Environmental Design (CPTED) issues (North Eastern corner site), land purchase requirements and timing of availability, the final preferred site was selected as 31 Hampshire Street, Aranui.

COMMUNITY COMMITTEE 11. 2. 2014

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- 4.4 Community consultation has been ongoing since October 2011. Overwhelming support has been shown for the concept plan reflected in Figure 1.
- 4.5 6 October 2011 – Community lead consultation (supported by the Council) through the Aranui Hub and the Aranui Community Trust (ACTIS) on community needs/usage. The information received during this consultation was collated to determine the final space requirements and formed the development of the pre-concept and concept plans used in the community consultation process.
- 4.6 2 September 2013 – Presentation of pre-concept drawings to the Burwood / Pegasus Community Board. The Community Board was very supportive of the plans to rebuild on the same site and contributed some ideas to be included in the next stage of drawings.
- 4.7 15 October 2013 – Council lead community consultation on the initial concept plan. Stakeholder feedback on the concept plan was received through the Aranui Hub Group; a group with representation from 25 local organisations including, Salvation Army, Sport Canterbury, Aranui Community Trust Incorporated Society (ACTIS), Earthquake Support Co-ordinators, youth organisations, Public Health, CANCELN, local school representation, Community Board, local churches, Aranui Library Staff, Fletchers HUB (EQR) and Aranui Eagles. The group gave 100 per cent support for the project, and from feedback received, suggested changes to the positioning aspects of some spaces in the design. These were incorporated into the final concept drawings.
- 4.8 7 December 2013 – The final facility concept plan was displayed for consultation at AFFIRM (local annual community event). The community was presented with three plan options to view:
- Option 1 – initial Council developed 'draft' concept plan
 - Option 2 – consultants design 1
 - Option 3 – consultants design 2

The consultation feedback report indicated the following:

- 83 per cent of participants supported Option 3
 - 95 per cent made comments verbally
 - feedback was positive with the community happy to see plans underway towards a new facility
 - approximately 254 people participated in the consultation, with a good spread of ages and gender
- 4.9 From this consultation, the concept plan detailed in Figure 1 below (and Appendix A) was completed.

COMMUNITY COMMITTEE 11. 2. 2014

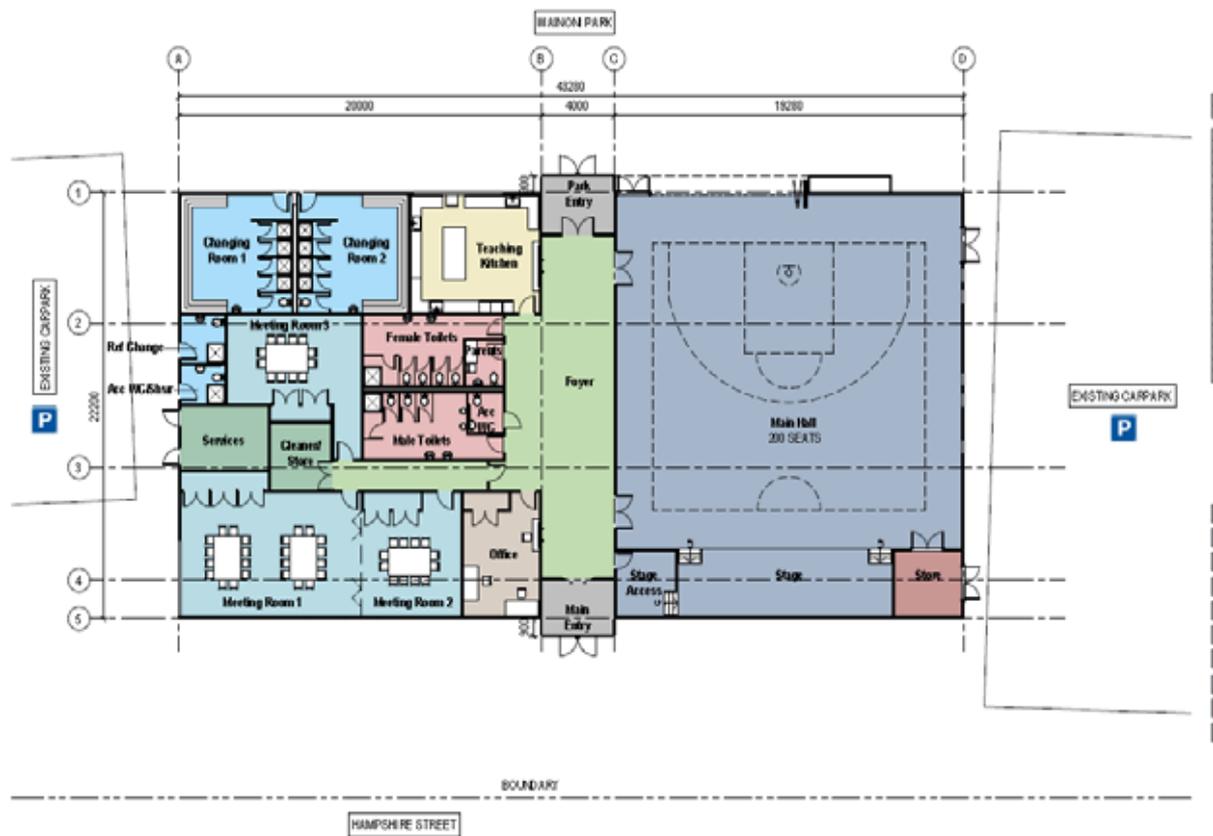


Figure 1: Proposed concept design for the new Aranui Community Centre

- 4.10 Further consultation will be undertaken with the Burwood / Pegasus Community Board, key local community groups and the local community on the project development in regard to landscaping, cultural input into the exterior fabric design, the formal opening of the facility and the ongoing management of the facility. Final consultation will be led by the local Strengthening Communities Team once the concept building design is signed off by the Council.
- 4.11 Discussion has been held with the Ministry of Education on the Aranui School Cluster for the development of the Aranui Community (and Youth) Facility, its physical proximity to the Aranui Cluster, and to support strong ongoing working relationships for community support. These discussions have been very constructive.
- 4.12 Environmental Sustainability in Design (ESD) – This has been a consideration throughout the Project and as part of the preferred concept design. The following initiatives, along with others that may still be investigated, will be considered in the next design and construction period:
- use of locally sourced material
 - increasing insulation levels
 - using thermally broken window frames
 - high wall heating/cooling units to the main hall
 - rainwater harvesting
 - photovoltaic
 - water monitoring and water use restricting devices
 - LED lighting in lieu of fluorescents
 - Resource Efficiency in the Building and Related Industries (REBRI) principals are intended to be adopted during the demolition and construction stages

COMMUNITY COMMITTEE 11. 2. 2014

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5. FINANCIAL IMPLICATIONS & FUNDING

- 5.1 Funding Partnerships have been confirmed with generous contributions from Lions International (\$450,000) and the Canterbury Earthquake Appeal Trust (\$1,000,000). Funding will be paid in instalments at milestones during the project. These milestones will be confirmed in February at the next partner meeting. A Funding Summary is shown below in table 1.

Funding Source	Total
Council Building and Infrastructure Improvement Allowance	\$ 3,919,197
Canterbury Earthquake Appeal Trust	\$ 1,000,000
Lions International	\$ 450,000
Insurance Proceeds (minimum) – Wainoni Aranui family Centre	\$ 35,900
Insurance Proceeds Confirmed – Aranui Community Hall	\$ 494,903
Demolition of Wainoni Aranui family Centre (estimate)	\$ (40,000)
Grand Total	\$ 5,860,000

Table 1: Funding Summary for the new Aranui Community Centre

- 5.2 Insurance proceeds are still being negotiated for the Wainoni Aranui Family Centre but are currently estimated at \$35,900. The Council has been waiting many months for the insurer to finalise this claim and issue a Statement of Position. These negotiations are a high priority and will be coordinated in conjunction with the demolition of the Wainoni Aranui Family Centre, which occupies the planned rebuild site (31 Hampshire St).
- 5.3 The cost of demolition will be met from insurance funds and built into the overall project budget.
- 5.4 A confirmed Statement of Position (SOP) has been received for the Aranui Community Hall totalling \$494,903.
- 5.5 A drawdown has been approved and processed for the Council's contribution of \$3,919,197.

6. STAFF RECOMMENDATION

It is recommended that the Community Committee,

- 6.1 Agrees that staff progress with the detailed design, consent, tender and construction of the new Aranui Community Centre, on the site of 31 Hampshire Street, Aranui.
- 6.2 Approve the asset owner initiated demolition of the Wainoni Aranui Family Centre which currently occupies the site at 31 Hampshire Street, Aranui, (staff to obtain quotations).
- 6.3 Approve the formalising of the funding arrangements with Lions International – contributing \$450,000, and the Earthquake Appeal Trust – contributing \$1,000,000 (see Paragraph 5.1, Table 1).
- 6.4 Accept the Concept Plan for the new Aranui Community Centre as detailed at paragraph 4.9 (Figure 1 and Appendix A) of this report.
- 6.5 Note, that adopting the recommendations in this report does not mean the Council is accepting an Insurance settlement for the assets.
- 6.6 Note that further consultation will be undertaken during the next phase.

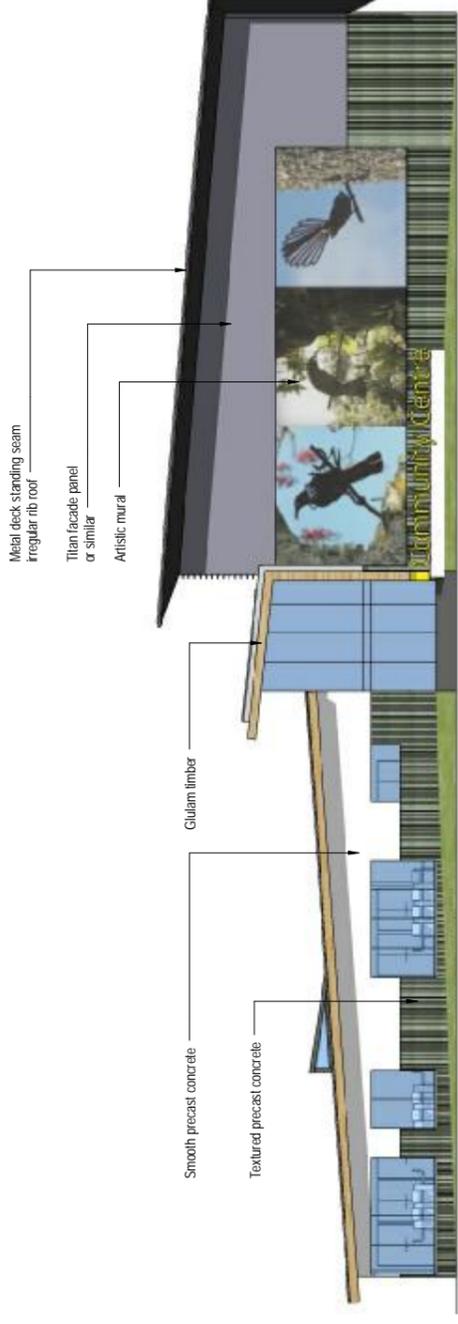


Room Name	Area	Comments
Main Hall	354 m ²	
Stage	42 m ²	
Stage Access	12 m ²	
Store	13 m ²	
Main Entry	12 m ²	
Park Entry	13 m ²	
Foyer	109 m ²	
Meeting Room 1	71 m ²	
Meeting Room 2	37 m ²	
Meeting Room 3	44 m ²	
Teaching Kitchen	45 m ²	
Changing Room 1	39 m ²	
Changing Room 2	39 m ²	
Ref Changing Room	7 m ²	
Acc WC/Shower	5 m ²	
Female Toilets	23 m ²	
Male Toilets	22 m ²	
Parents	5 m ²	
Acc WC	4 m ²	
Office	28 m ²	
Services	17 m ²	
Cleaner/Store	12 m ²	

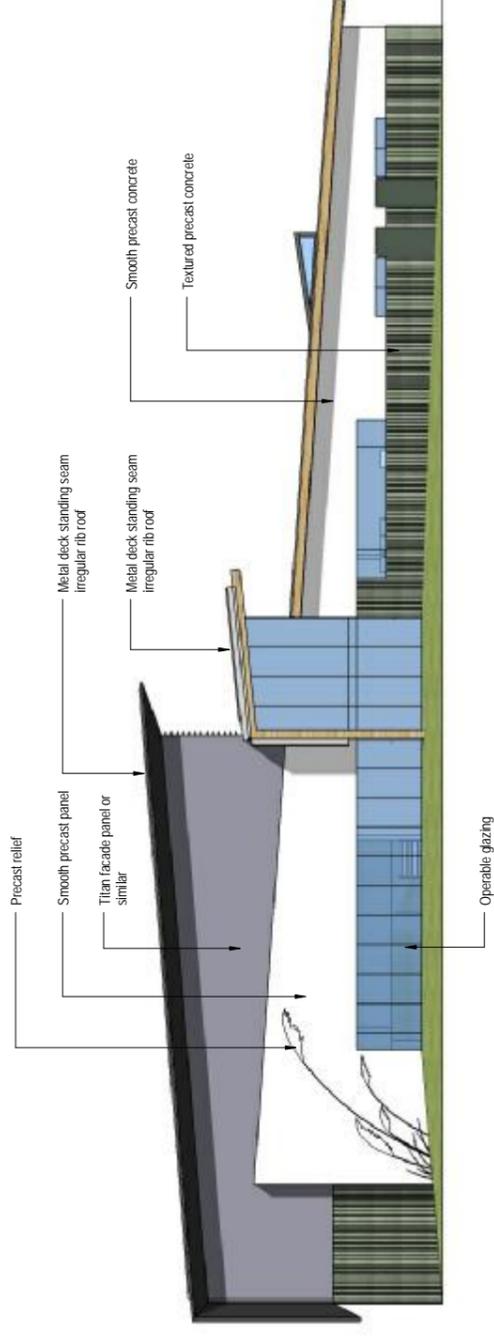
TOTAL BUILDING FOOTPRINT = 967m²
PREVIOUS BUILDING FOOTPRINT = 695m²

- ROOM LEGEND**
- MAIN HALL
 - ACTIVITY / MEETING ROOM
 - ENTRY LOBBY
 - OFFICE
 - FOYER
 - TEACHING KITCHEN
 - INTERNAL AMENITIES
 - EXTERNAL AMENITIES
 - STORE
 - SERVICES/CLEANER

1 PROPOSED FLOOR PLAN
1:100



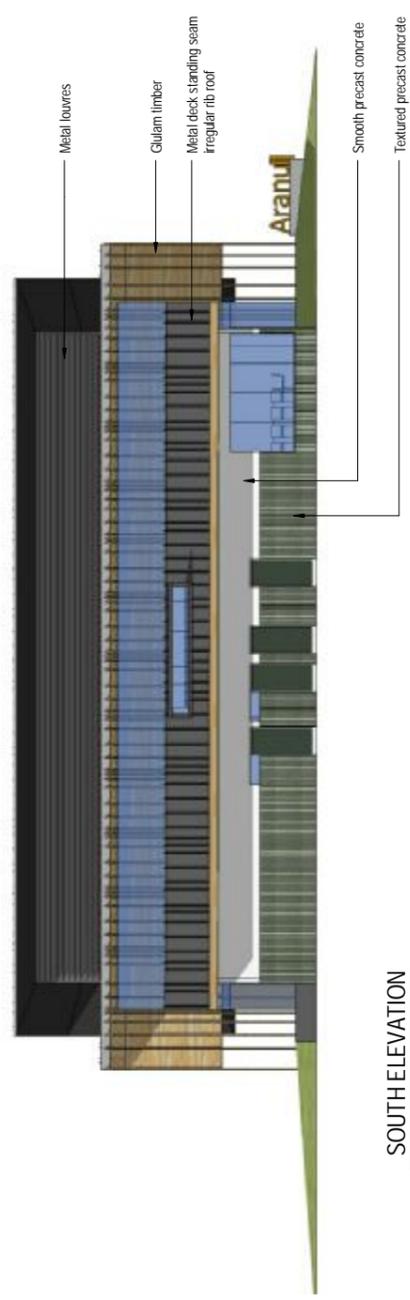
EAST ELEVATION



WEST ELEVATION



NORTH ELEVATION



SOUTH ELEVATION

COMMUNITY COMMITTEE - 11. 2. 2014

11. FACILITIES REBUILD PLAN: REBUILD OF HEATHCOTE COMMUNITY CENTRE

		Contact	Contact Details
General Manager responsible:	General Manager Community Services	N	
Officer responsible:	Facilities Rebuild Portfolio Manager	N	
Author:	Project Manager, Facilities Rebuild Programme	Y	Matt Cummins 941 8236

1. PURPOSE OF REPORT

- 1.1 The purpose of this report is to seek the recommendation of the Community Committee to the Council to proceed with the **rebuild** of a Community Facility in Heathcote Valley (Stage 1).
- 1.2 Stage 1 includes planning, conceptual design, scheduling, cost estimating and community consultation.

2. EXECUTIVE SUMMARY

- 2.1 The Community Centre on Bridle Path Road, Heathcote and the Heathcote Voluntary Library (Martindales Road) suffered major damage following the series of Canterbury earthquakes. The buildings have been considered a total economic loss by insurers. Separate reports have been written recommending the Council approves demolition of both of these buildings.
- 2.2 It is proposed that a new, combined Community Facility be rebuilt on the site of the Voluntary Library at 8 Martindales Road. The new facility will incorporate a voluntary library service and bookable meeting spaces.
- 2.3 Community involvement has been a strong focus of this rebuild proposal and ongoing discussions with the Heathcote community are planned.
- 2.4 Council staff estimate a new facility to be in the region of 200 / 250 square metres at an approximate cost of \$4500 per square metre. It is expected that insurance proceeds from the two demolished buildings, if approved, will be allocated to the new project. In addition, funding will be required from the Building and Infrastructure Improvement Allowance to support the project budget.
- 2.5 Following the completion of Stage 1, staff will report back to the Hagley/Ferrymead Community Board, Community Committee and the Council with concept plans, cost estimates and a consultation summary and seek approval to proceed.

3. BACKGROUND

- 3.1. The damaged Community Centre was built in 1977. The building has a total floor area of approximately 344 square metres and consists of a large hall (225 square metres) and a smaller linked services section (118 square metres).
- 3.2. The Heathcote Valley Community Centre building sustained progressive damage since the first earthquake on 4 September 2010 with the 22 February 2011 earthquake causing significant additional damage.
- 3.3 The building adjoins the Heathcote Cricket Club buildings by a dividing wall. Council staff have discussed and agreed with the Cricket Club on the extent of demolition. This is supported by a letter from Mr Ken Lomax (President, Cricket Club) dated 26 November 2013.
- 3.4 The water, electricity and sewer services that supply the Cricket Club and linked service section are located beneath the Community Centre. Care will need to be taken to ensure these services are not damaged during demolition.

COMMUNITY COMMITTEE - 11. 2. 2014

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- 3.5 The Heathcote Community Centre has historically been mainly occupied by a single user group, limiting public booking. As a result the hall at St Mary's Church in the village centre became the hub for local community activities.
- 3.6 Following an initial Community conversation held on 11 September 2013 at St Mary's Church Hall, many within the community stated that there are a number of existing meeting spaces within Heathcote Valley; however the existing spaces did not meet all the community needs and some remained closed due to earthquake damage.
- 3.7 The community identified a wide range of activities that needed space to operate but the majority agreed on a need for youth and Wi-Fi facilities along with public toilets and an area for relaxed meetings. A multi functional space bringing together a number of uses was discussed. This included integration of the voluntary library into any design.
- 3.8 The Voluntary Library floor area is approximately 88 square metres. A suitably sized meeting space would need to be able to accommodate 50 seated people. With this information a total suggested floor area of approximately 200 square metres / 250 square metres would be desired by the community to enable sufficient meeting and activity space.
- 3.9 The communities preferred location is closer to the centre of Heathcote Valley, being Martindales Road. Another option considered was on Station Road. Staff acknowledge that the site at 8 Martindales Road has existing City Housing garages which would be retained. Further consultation is planned.
- 3.10 The Community Board was provided with a verbal update by staff and community representatives on 18 September 2013. No decision or outcome was requested of the Board.

4. COMMENT

- 4.1 The Plan is consistent with relevant strategies, including The Strengthening Communities Strategy 2007, and the draft Libraries 2025 Facilities Plan.

5. FINANCIAL IMPLICATIONS

- 5.1 The insurers Loss Adjustment Team (LAT) confirmed acceptance that the Community Centre is not economically repairable against the sum insured. The total available for reinstatement is \$605,672. A Statement of Position (SOP) for full sum insured is on file.
- 5.2 Similarly, the Loss Adjustment Team also confirms that the Voluntary Library building is not economically repairable against the sum insured. The total available for reinstatement is \$103,910. A SOP for full sum insured is on file.
- 5.3 The amount of insurance available for a rebuild (from both facilities) is estimated at \$709,582. There will be a funding gap between those insurance proceeds and the cost required to support a new rebuilt facility. This will be quantified at the end of stage 1 and funding may be sought from the Building Infrastructure and Improvement Allowance.
- 5.4 The insurance proceeds will be used to fund the stage 1 investigations. The cost of this exercise is yet to be determined.

	Heathcote Community Centre	Heathcote Voluntary Library
Total Sum Insured	\$658,672	\$148,910
Estimated demolition cost	\$50,000	\$15,000
Estimated costs incurred to date	\$3,000	\$30,000
Surplus for rebuild	\$605,672	\$103,910
Combined Total Available	\$709,582	

11 Cont'd**6. RECOMMENDATIONS**

It is recommended that the Community Committee:

- 6.1 Initiates stage 1 of the rebuild of a Community Facility in Heathcote Valley that incorporates a Voluntary Library Service.

Stage 1 includes: planning, conceptual design, scheduling, cost estimating and community consultation.
- 6.2 Requests staff reports back their findings at the conclusion of Stage 1, including any shortfall in funding.
- 6.3 Approves the allocation of insurance proceeds from the existing community centre and voluntary library buildings to the rebuild of a new Community Facility to be built on the site of 8 Martindales Road.
- 6.4 Directs staff to consult with the Heathcote community and the Hagley Ferrymead Community Board.

COMMUNITY COMMITTEE – 11. 2. 2014

12. LIBRARIES 2025 FACILITIES PLAN 2014 UPDATE

		Contact	Contact Details
General responsible:	Manager General Manager Community Services	Y	Michael Aitken, (03) 941 8534
Officer responsible:	Unit Manager Libraries and Information	Y	Carolyn Robertson (03) 941 7851
Author:	Libraries and Information Manager	Y	Carolyn Robertson (03) 941 7851

1. PURPOSE OF REPORT

1.1 Consider and approve the updated Libraries 2025 Facilities Plan

1.1.1 Provide an update on the Library's strategy for facility development, reflecting changes brought about by the Christchurch and Canterbury earthquakes of 2010 and 2011.

2. EXECUTIVE SUMMARY

2.1 The Libraries 2025 Facilities Plan has been used as a key planning document for the development of facilities and services since 2008.

2.2 The plan has been used extensively to inform the library planning within the Facilities Rebuild Programme and other post earthquake planning including the suburban masterplans.

2.3 This review and update of the plan, conducted in 2013, has demonstrated that the strategic context, principles and attributes for provision and criteria for proposed developments as defined in the original 2008 Plan are still robust and relevant in 2014.

2.4 The major changes required to the 2025 Facilities Plan relate to the sequencing and timing of planned developments. With some buildings lost or damaged, there are gaps in the network's provision. Reconsideration of the timing and/or sequencing of rebuilding and new developments is needed, in order to restore equitable access to library services across the city.

3. BACKGROUND

3.1 In 2008 the Libraries 2025 Facilities Plan was signed off by the Council. The original plan was created using an external working group in conjunction with extensive community consultation and submissions. The plan has informed all library facility developments since its adoption in 2008 and continues to inform long term planning.

3.1.1 The first review of the plan was due to take place in 2014 but due to the earthquakes the desktop review has been brought forward.

3.1.2 The review has been undertaken by the Libraries and Information Unit in consultation with Strategy and Planning Unit and other relevant business unit members. It takes into account community feedback and updated demographic and census information.

4. COMMENT

4.1 The integrity of the original document has been maintained by not altering the wording, consequently, some of the terms may seem outdated.

COMMUNITY COMMITTEE – 11. 2. 2014**12 Cont'd**

- 4.2 Throughout the revised plan comments have been added in blue boxes to readily identify them as updates on the original document.
- 4.3 The only sections that have been substantially rewritten are: Trends in Library and Information Provision; Population and Demographics; Table 3: Summary of new development to complete the network of library facilities; Table 4: Other significant developments and projects.
- 4.4 Appendix 1 includes both the original 2008 map of Christchurch City Council library provision and the updated 2014 version.

5. FINANCIAL IMPLICATIONS

- 5.1 All costs associated with new or replacement library facilities are captured in existing Council plans and programmes of work, such as the Long Term Plan, the Facilities Rebuild Plan and the Major Facilities Rebuild Programme. For facility planning still in development, the costs are identified through the respective project control groups then submitted to the Council for approval.

6. STAFF RECOMMENDATION

It is recommended that the Community Committee recommend to the Council to accept and adopt the Libraries 2025 Facilities Plan 2014 Update.

Christchurch City Council
Libraries 2025 Facilities Plan
For adoption by Council on 28 August 2008

2014 update

Version, January 2014

Explore new ideas and new worlds

“Public libraries are seriously dangerous places! This is because libraries are civic spaces that foster debate and argument, providing the opportunity for New Zealanders from all walks of life to explore new ideas and new worlds, as well as our own short but rich history. They can be challenging places, offering access to complex information in a world shifting from a largely print environment to one that is also electronic and virtual.

Public libraries engage, inspire and inform the people of New Zealand. They are also instrumental in developing strong communities. One of your many strengths is that you engage with, and reflect, the diversity of the communities you serve.”¹

2014 Update

“The library as place – a community hub, a business hub, a space for innovation and creativity – is becoming more important even as libraries become more digital and virtual. The library is changing from being a place where people came to get ideas and information, to an experiential place where people meet with others to create, share and learn about new ideas in a social context.

Libraries are about sharing and sustainability – sharing resources, and reusing content and facilities over and over to gain competitive advantage for individuals and communities. The roles of public libraries for the foreseeable future are:

- * Collecting, curating and providing access to knowledge ideas and works of the imagination
- * Fostering the joy of reading and supporting the development of literacy in all its forms
- * Enabling independent lifelong learning, research and innovation
- * Providing community-based services for all in places that are at the heart of their community
- * Collecting, creating and making available local content and history”²

¹ Associate Minister of Arts, Culture and Heritage, Honourable Judith Tizard at the New Zealand Public Libraries Summit, 26 February, 2007

² Local Government New Zealand et al (2012). [Public libraries of New Zealand: a strategic framework. Local Government of New Zealand, Association of Public Library Managers, National Library of New Zealand. Wellington, New Zealand. 2012.

Executive summary

The Libraries 2025 Facilities Plan is a framework to guide the future development of the Christchurch City Libraries network through to 2025.

Christchurch has a proud history of investing in libraries; it has a network of 19 facilities that provide a customer-driven, value for-money and technologically advanced service for residents and ratepayers.

The Plan looks to grow the network by tailoring any future development, network configuration or extension of services to better meet changing community needs, address growth and create focal points for community learning and leisure activities.

Through the Plan, Council recognises the importance of libraries in providing social hubs in the community and the need to ensure that future development reflects the cultural diversity of the community and the advances in digital information and communication technology.

The four key principles of the Plan are to provide library facilities which are: 1: community focal points, reflecting and responding to local needs; 2: accessibility across the network to a mix of library services and facilities, including non-building based provision; 3: maximum efficiency and effectiveness of facilities; and 4: optimisation of partnership opportunities with other agencies and/or services.

Proposed under the 2008 Plan:

- A new library at Aranui to meet high community need.
- A new library at Belfast to cater for population growth.
- A replacement library at Halswell, to address population growth.
- Explore development options for Central Library in time to inform the 2012-2022 Long Term Plan (LTP).
- Retain the library service at Bishopdale but review its location in the retail precinct.
- Optimise partnership and/or co-location opportunities with retail development at The Palms to relocate and upgrade the Shirley Library.
- Retain Hornby Library but investigate future options in line with the Greater Christchurch Urban Development Strategy (UDS).
- Evaluate the future role of Redwood Library following the opening of a new library at Belfast.
- Align Fendalton Library's asset with similar sized suburban libraries in the network and investigate development of seven day opening. Consider inclusion of a café following the 'Cafes in libraries' feasibility project.
- Develop a plan for the voluntary libraries within the 2025 framework that will maximise the community use of these facilities. This will include investigating partnership opportunities with external agencies and other Council units.
- Review service provision to Banks Peninsula libraries (Akaroa, Diamond Harbour, Little River and Lyttelton) within the framework of current levels of service for the library network. Scope future and current needs and acknowledge rural community needs.
- Continue to maintain and refurbish all community libraries and the Central Library as part of regular asset maintenance programmes and cycles. This includes those identified for possible future development and those expected to fulfil current need i.e. New Brighton, Parklands, South, Spreydon and Upper Riccarton.

Priorities identified in the Plan will guide development of the Christchurch City Libraries network during the next 20 years and inform Council decision-making for the 2009-2019 Long Term Plan. Adoption of the Plan does not guarantee a facility will be upgraded, redeveloped or built.

The Plan signals Council's intention to continue to use the Mobile Library Service to provide access to resources where facility provision is not sustainable and investigate non-building based service delivery and self-help delivery options, such as library kiosks.

Partnerships have been identified as key to the development of the library network. These could include possible co-location with Council service centres, leisure and community facilities, and partnerships with educational institutions, retail complexes, neighbouring territorial authorities or rest home complexes.

Initial consideration will be given to opportunities for future enhancement of services at Linwood, Hornby or Papanui.

The Libraries 2025 Facilities Plan will be reviewed every six years to address city growth and changes in

priorities. These reviews will coincide with the timing for funding within the Council's LTP and Annual Plan cycles. It will also be informed by the triennial reviews of the UDS.

2014 Update –

The Libraries 2025 Facilities Plan was intended to be updated each six years, to align with Council's long term planning processes. The 2010 and 2011 earthquakes necessitated its early review.

The effects of the earthquakes on individual library buildings vary from some that require cosmetic or structural repairs through to those requiring demolition or prolonged closure to enable major repairs.

Customers have been able to access library services, facilities and collections soon after each major earthquake event, albeit often not at their closest or familiar location. Libraries have moved promptly to re-establish services, recognising early the important role they could play in communities. They are reassuring and trusted social and information centres and act as an electronic gateway for people to connect with relatives and friends.

The strategic context, principles and attributes for provision, basic network map for library provision and criteria for proposed developments defined in the original 2008 Facilities Plan have proved robust and still applicable in this 2014 update.

As expected, the 2008 survey of trends in library and information services required updating – though the essential recognition that libraries continue to be successful and popular for early adopters of new technologies and reading formats holds true.

In 2014, the major changes required to the 2025 Facilities Plan relate to the sequencing and timing of planned developments. With some buildings lost or damaged, there are gaps in the network's provision.

Reconsideration of the timing and/or sequencing of rebuilding and new developments is needed, in order to restore equitable access to library services across the city. The Facilities Rebuild Plan started in mid 2012 and the Libraries 2025 Facilities Plan provides strategic direction for decision making, although financial and insurance considerations may affect decisions regarding cost effectiveness of repair, rebuild or demolition and more specifically the timing of this work.

Changes to the predicted population availability and timing of Greenfield developments, along with relocation of red-zoned households are key factors to be considered as part of the re-prioritising to ensure that it is still a good fit with growth.

Throughout the revised 2025 Facilities Plan, a number of comments have been added (in blue boxes). The only sections that have been substantially rewritten are:

- Trends in Library and Information Provision
- Population and Demographics
- Table 3: Summary of new development to complete the network of library facilities: major capital developments
- Table 4: Other significant developments and projects

1.0 Introduction

Background

Initial scoping work for the Libraries 2025 Facilities Plan (the Plan) began in 2005. It identified there was a need to undertake detailed planning for library facility provision for the next 20 years, including the location of, and services available at, all community libraries as well as the role and location of the Central Library. The Plan provides the information to support future planning decisions and identifies areas of current need.

In 2006, the Council completed a 10-year library development programme. This saw the addition of new library buildings at Papanui, New Brighton, Fendalton, South Christchurch, Parklands and Upper Riccarton; the total refurbishment of Shirley after fire damage; establishment of three co-located learning centres at South Christchurch, Parklands and Upper Riccarton libraries; major upgrades at Central and Sumner libraries; and the addition of four Banks Peninsula libraries into the network.

Usage of the Council's library and information services continue to grow and compare favourably with reported usage at other local authority libraries. The community has strongly indicated libraries are valued as key destinations and "anchors".

Libraries help fulfil several of the city's Community Outcomes:

- A City of Lifelong Learning.
- A City for Recreation, Fun and Creativity.
- A City of Inclusive and Diverse Communities.

These are key contributors to meeting the Council's strategic direction for creating Strong Communities along with a Liveable City and Prosperous Economy.

Public libraries fulfil a significant role in local communities. "As part of local government, public libraries make an important contribution to New Zealand society. Public libraries strengthen the communities in which they are situated: helping to build community unity, identity and developing citizenship; providing people with the information they need to enrich and excite them; supporting, encouraging and facilitating lifelong learning and fostering literacy; and encouraging a love of reading. Public libraries assist in drawing people out of social exclusion and contribute to the economic development and cultural well being of their communities."³

The value of public buildings such as libraries is emphasised in the Urban Design Protocol (which Christchurch City Council is a signatory to): they protect the cultural identity and heritage of our towns and cities; provide creativity; and add social, environmental and cultural benefits by creating well connected, inclusive and accessible places.⁴

Christchurch has long enjoyed a strong library tradition. From its origins in 1859 as the Mechanics Institute, subsequent management by the then Canterbury College to its eventual adoption by the City Council in 1948 it has been a significant presence in the city and surrounding area. A travelling library service to country districts started in 1920, the first branch library was opened at Spreydon in 1971 and in 1975 Christchurch became the first public library in New Zealand to use a computerised lending system. Today's library network is nationally and internationally renowned for its excellence in buildings, services and digital developments with several of the current facilities receiving architectural awards and recognition.

With current and anticipated growth in Christchurch's population, providing library access to the new and growing communities needs to be addressed. There is no capital provision for major library projects in the 2006/2016 Long Term Council Community Plan (LTP). A programme of regular refurbishment continues through asset management planning, which at the same time allows limited opportunity for service re-definition if required.

³ Local Government New Zealand, LIANZA, National Library of New Zealand (2006) Public Libraries of New Zealand: a strategic framework 2006 to 2016. Wellington: Local Government New Zealand, LIANZA, National Library of New Zealand

⁴ Ministry for the Environment (2005). Urban Design Protocol. Wellington: Ministry for the Environment

2014 Update - The Impact of the 2010-11 earthquakes

Communities' appreciation of libraries has been evident as they reflect on how they can retain and build on the cohesiveness, kindness and openness they shared following the 2010-2011 earthquakes. Libraries that were able to remain or reopen soon after the earthquakes quickly became vital community hubs and links with local people, agencies, information and the wider world.

The earthquakes caused significant damage to some of the library network. Library services in all locations were disrupted after the large earthquakes to allow for preliminary condition and safety assessments to be done, and several suburban libraries were partially or fully re-purposed to house Council staff for most of 2011.

The Central Library, Bishopdale and Linwood libraries and two voluntary libraries have been closed pending further structural or land assessments. Structural damage to Sumner Library and three voluntary libraries necessitated their demolition, and full assessments of all library sites could still result in further closures. Fendalton, Papanui and Upper Riccarton libraries have had intermittent public access over a prolonged period – at times being used to house Council staff from other parts of the city and then undergoing substantial repairs following the detailed building evaluation.

Those libraries that were able to remain open in the aftermath of the quakes rapidly became the only, vital link that people could have with friends and family elsewhere. Free access to the internet and social media enabled families to connect with family and friends to reassure them of their safety, sharing their experiences and expressing their needs. Public and community information was readily available at libraries – they became an information and social conduit for recovery. Libraries have always had this role in communities, but never more valued than during this time when other channels of communication were limited.

Throughout the earthquakes' aftermath, the community's loyalty, appreciation and need for libraries has remained strong. Their role as important hubs in local communities, providing access to information and the digital world, opportunities for social connection and leisure activities continues to be valued.

The library as a key public space in communities that have suffered from a natural disaster has been recognised elsewhere. Where evaluating the role of public libraries after Hurricane Katrina, researchers found that those libraries that could open immediately or soon after the natural disaster, "provided essential services to people in need.... [such as] access to computers and access to information via computers, aid in filling out necessary relief aid forms, listening and providing comfort, and volunteering time, money, and materials. The public library clearly played a role in both providing information and facilitating communication."⁵

Central Library Peterborough opened in December 2011 on the very edge of the CBD Red Zone. A leased facility requiring a refurbishment of previous office and retail space has proved to be a vital community service not only to the inner city residents of the area but to many others to gain access to some of the unique collections housed in the Central library. Peterborough Library is also a magnet for visitors to the city and new immigrants. In the first two years of operation approximately 300,000 people visited the library each year. The positive impact of the temporary library was captured in comments similar to this one from a customer:

"Absolutely fantastic that you are soon to open the new "central" library. Congratulations and many many thanks to you all for your hard work and dedication in putting this together."

Similarly the opening of Central Library Tuam in July 2012, adjacent to the bus exchange and the RE;start mall provided library access to the people visiting the city south of The Square and provided a service to both people working in the city and for those transiting through. It proved as popular as the Peterborough Library, providing access to more of the Central Library collection, including the Aotearoa New Zealand collection, as well as access to internet and digital information. The visitor count topped 400,000 from July 2012 to July 2013.

5 Welsh, T. S. & Higgins, S. E. (2009). Public libraries post-Hurricane Katrina: A pilot study. *Library Review*, 58(9), 652-659

Project goal, scope and key issues addressed

Goal

To develop a comprehensive facilities plan to support on-going and future library and learning centre provision that anticipates future service delivery needs.

Project scope

This Plan provides direction for Council's capital investment and upgrading of libraries until 2025. It is also the planning tool to inform the LTP process.

The UDS has underpinned much of the planning for future library provision. The Plan also aligns with the 2006 Aquatic Facilities Plan, Metropolitan Sports Facilities Plan and Community Facilities Implementation Plan (both currently underway) to ensure cohesive development of Council services and facilities.

Key issues

Key issues considered in the Plan's development:

- Future network definition and shape – levels of service provision and distribution across a citywide network, provision gaps and areas of overlap.
- Facilities and services – benchmarking standards (agreed criteria to support service delivery in different-sized facilities and locations), future-proofing facilities and/or services to accommodate technological and demographic change, current/future building performance measures, identification of customer needs and expectations of facilities, recognition of libraries as community space.
- Identification of opportunities for engaging in joint use or partnership arrangements with other Council services/facilities, other providers and adjacent territorial local authorities.
- Contingency and refurbishment planning – considered within the context of changing societal needs and trends, a need for sustainability and the Asset Management Plan.

2.0 Process followed

Initial scoping work for the Plan was carried out in 2005. Comprehensive work began in early 2007 to enable completion in time to inform the 2009-2019 LTP decision-making process.

In recognition of strong community interest in and support for local libraries, Council appointed a Working Party of elected members and community representatives to lead development of the Plan and make recommendations for Council approval.

Working Party

The Working Party comprised two elected members, one Community Board chair and representatives from key stakeholder groups: community advocate for libraries; education sector; information technology sector; community sector and residential/retail property development. The Project Sponsor and Libraries and Information Services Manager attended ex officio along with other Council officers as required.

Goal

To recommend to Council a Plan for the provision of libraries that would enhance access to facilities and services and inform the 2009-2012 LTP decision-making process.

Objectives

- Work collaboratively with Council staff and elected members to gain a thorough, shared understanding of Council and the community's needs and expectations for library facilities within the context of Council-wide service delivery and its Strategic Directions.
- To report to Council on progress during the Working Party's deliberations, particularly at milestone stages such as: a) to confirm the criteria for assessing provision and b) seek feedback on identified priority areas for future provision.
- To make recommendations in the Plan to Council consistent with the principles agreed to by Council.

Scope of work

- Confirm criteria for prioritising and planning future library provision.
- Identify and consider priority areas to enhance community access to library services across the city.
- Consider the hierarchy of size, function and ranges of services to be delivered from future library facilities.
- Assess vicinities (including co-locations) for future location of libraries.
- Seek feedback from key community stakeholders, including Community Boards, to inform the Working Party's deliberations and recommendations.

Work programme

- Introduction - principles as agreed by Council, current provision, library and societal trends.
- Shape - definition of a twenty first century citywide library network.
- Site visits – libraries and urban areas in the northwest, south and central Christchurch.
- Identification of priority areas - impact of UDS and area plans.
- Criteria for prioritising future facility developments.
- Options assessment.

Communication and engagement with stakeholders

A comprehensive communications plan was developed to keep all key stakeholders well informed of progress with the development of the Draft Libraries 2025 Facilities Plan. This featured an e-newsletter to connect with all key stakeholders, including elected members, and regular stories in Council's Our Christchurch pages to keep the wider community briefed on progress.

Media briefings were also a key tactic in the communications plan to ensure the media was kept informed through each key phase of the Plan's development. This was designed to help foster a better knowledge and understanding of the Plan as Council looked to deliver Christchurch a world-class library service.

The communications plan identified early the role Christchurch and Banks Peninsula residents would play in the decision-making process, providing a timeline for the development of the Plan.

The wider community was consulted on the Draft Plan. A public participation programme included open meetings around the community and with community boards. A range of submissions was received and elected members heard presentations from some of these.

Elected members' consultation

The Plan's proposed recommendations were discussed at seminars with elected members and community Board members, before the Plan was presented to Council to adopt for wide community comment.

Key stakeholder engagement

Selective pre-consultation engagement by the Project Team with key stakeholder groups was undertaken during the information-gathering phase to support and inform the Working Party's deliberations. Representative community groups, library professionals, education providers, volunteers and library website users were among those consulted.

Earlier customer and stakeholder research was also referenced. In summary, the key and common points raised by many of these stakeholder groups were:

Role of library facilities in communities –

- Important, central meeting place and focal point in a community.
- Open, spacious, welcoming environment; warm place to be in winter; vital social contact for many (especially older persons); place to meet (café) and relax with children and friends or family.
- Outstanding location (e.g. overlooking ocean, park setting) – source of community pride, for the building and the resources available.
- Access to a diverse range of reading materials – books, magazines, children's and talking books; Central Library used by people for the value and depth of collection and there are more items from which to choose.
- Free learning environment; provider of 'second chance' opportunities for adults wanting to learn.
- Provider of general services, e.g. photocopiers, community/local information

Location preferences

- Near local shops/supermarket/mall/bank/medical centre/schools/playground/toy library; malls and aquatic facilities not seen as highly desirable areas for co-location or as adjacent locations; co-location with a Council service centre favoured.
- On bus route/near transport hubs; handy walking distance from home; easily accessed, free, plentiful car parking adjacent to library.
- Attractive street visibility.
- Mobile Library excellent for plugging gaps in communities where there is no library.

Building requirements - needs and expectations

- Spaciousness – cafes; room for quiet spaces away from bustle of café and children's area; generous space between book stack aisles to enable easy browsing by less nimble and multiple users at one time; plenty of chairs/ beanbags and desks at which to work/relax.
- Whanau-friendly facilities, e.g. children's areas, baby feeding/changing facilities.
- Outdoor environment important – need natural features and to be welcoming; clear signposting within and outside the building.
- Accessible buildings and facilities for people with disabilities.
- Small local libraries – easy to find way around.
- Good infrastructure and building design (air conditioning, etc).

Service needs and expectations in the future

- Will always be a need for books.
- Continue free access to libraries. In the future, key uses will be for carrying out research using non-digitised resources and accessing leisure reading.
- Retain libraries as the key repositories for books/knowledge in the city; storage of local history and identity; act as a one-stop source for tourist and community information, e.g. InfoTap and Heartlands.
- Ensure adequate staffing by helpful, positive and knowledgeable librarians.
- Provide continuing education courses in information access/library use.
- Ensure libraries are safe, restful places; provide opportunities to relax - coffee and areas for families.
- Maintain a high-quality library website and electronic catalogue.
- Provide more resources in Te reo and materials of interest to Maori.
- Incorporate barrier-free access to latest technology, e.g. free Broadband and wireless network; provide online assistance for remote users; and free internet access.
- Include technologies that enable access to information by people with disabilities – important that Central and at least some of community libraries have a good range of technologies available; ensure information and leisure reading/listening/viewing resources meet needs of people with disabilities.
- Consider 'Dial a library', i.e. home deliveries, not just for permanently housebound residents but also for people with short-term special needs or as a user-pays service; increase outreach services, e.g. to women's prison; mobile library service going out to young people.

2014 Update

Earthquake damage to some libraries and many local neighbourhoods prompted a review of network provision and a check of the Libraries 2025 Facilities Plan's tactics and attributes of provision. This was to ensure that services could continue to be delivered across the city, reflect altered residential areas and continue to be synergistic with other community and education facilities.

The popular "Share an Idea" engagement with Christchurch people, as part of the Christchurch Central Recovery Plan's development, gathered 106,000 ideas. Many of the ideas contributed were about people's aspirations for Christchurch rather than just the central city.

People's thoughts on libraries in our city's future included that they are community hubs and lifeblood, provide accessible public spaces where all are welcome, are centres for preserving and reflecting cultural heritage, have exciting learning spaces, children's areas, café, exhibition and performance spaces, and provide free WiFi and interactive access.

Feedback from customers in the Council's 2012 regular customer satisfaction survey included some comments relating the role of the library post earthquake.

"I really did not realise how much I treasured my library until the earthquakes. Fendalton opened last week and I went 3 nights in a row. They are the ray of sunshine in a very grey winter"

'Out in the community sharing with others. Had a chance to talk to & support lonely or elderly. Helped being able to read & ease my own nervous state'

"The library is the heart of the community, especially since the earthquakes, my library was open very soon [after the earthquakes] and it gave me hope, and obviously did the same for many others, the library is for everyone, it's a place to sit and have quiet time or meet people, the staff are friendly and helpful, it was lovely to walk in when it had reopened and be called by name and asked how I was. I love the access to information, the special events, and most of all the books, the library is the only place that always satisfies my expectations.'

Temporary Libraries

Following the earthquakes and the obvious community need and the level of damage of library and other community facilities, we responded in a variety of ways to bring libraries back to the community

July 2011 the South City Central library opened in a small shop next to the supermarket at the South City Mall. This library provided a vital link for people living in the eastern hill suburbs and those working in the redzone as access to libraries and shopping was very limited. This little library soon became a very busy place with extra tables and chairs being put in the mall to accommodate people using the free WiFi. It also brought much needed foot traffic to the mall and supported its recovery very soon after the earthquakes.

October 2013 the temporary Bishopdale Library opened in a small commercial space in the Bishopdale mall. The library was a strong anchor for the mall and about 15,000 people visited in the first two months of opening. Many positive responses have been recorded from customers and mall business owners.

Due to the success of the very small temporary Linwood Library a larger space was set up for a greater service in the Eastgate Mall. This library has performed beyond expectations and with visitor numbers of up to 30,000 per month the increased space and services provided a valued community resource. A customer writes...'in the course of my daily travels I often use various libraries, one stands out for wonderful friendly and helpful staff, a lovely building with loads of space. Well done Christchurch City Libraries'

3. Strategic context and alignment

Why Council provides library facilities

“Public libraries are seriously dangerous places! This is because libraries are civic spaces that foster debate and argument, providing the opportunity for New Zealanders from all walks of life to explore new ideas and new worlds, as well as our own short but rich history. They can be challenging places, offering access to complex information in a world shifting from a largely print environment to one that is also electronic and virtual. Public libraries engage, inspire and inform the people of New Zealand. They are also instrumental in developing strong communities. One of your many strengths is that you engage with, and reflect, the diversity of the communities you serve.”

(Associate Minister of Arts, Culture and Heritage Honourable Judith Tizard, at the New Zealand Public Libraries Summit, 26 February, 2007)

Council made a commitment in the 2006-2016 LTP to provide cultural and learning activities services to Christchurch residents which give access to cultural activities and information throughout the city. Council provides access to information and recreation through its network of libraries and collection of books, music, videos and on-line services. The rationale for Council's provision of library facilities is unchanged since 2006, having high levels of ratepayers' support. The Plan is based on planning principles that reflect the rationale for provision, as accepted by Council in August 2007.

Alignment with Council's Vision, Community Outcomes and Strategic Directions

There are clear linkages between service delivery through library facilities and most of the city's Community Outcomes and Council's Strategic Directions.

The network of library facilities is important for Council to achieve its vision of making Christchurch a world-class boutique city.

The role of library facilities is aligned with Council's strategic direction for Strong Communities:

- Increase involvement in lifelong learning by: providing resources and information, through libraries and website; providing learning facilities, programmes and activities; and encouraging people of all ages to take advantage of learning opportunities.
- Promote participation in democratic process by: providing readily available and easily understood information about Council service and structures.
- Help communities to meet their needs by: targeting those who are most disadvantaged; and providing accessible and welcoming public buildings, spaces and facilities.
- Encourage residents to enjoy living in the city and to have fun by: providing and supporting sport, recreation and leisure activities.

For a Liveable City:

- Maintain and enhance the quality of development, and renewal of the city's built environment by: championing high quality urban design; improving people's sense of community identity and their feelings of safety; encouraging better accessibility in public and commercial buildings; improving Christchurch's heritage buildings and neighbourhood character.

And for a Prosperous Economy:

- Work in partnership with business and education sectors to attract and train people with diverse skills that meet businesses' needs by: encouraging people to take part in lifelong learning to make the workforce more skilled and adaptable; supporting the work of tertiary education providers.

Alignment with Council and central government planning

Council has developed a suite of policies, strategies and plans to identify its contribution to fulfilling the Community Outcomes and Strategic Directions (see chart opposite).

Other Council strategies and policies that the Plan reflects are:

- Greater Christchurch Urban Development Strategy
- Strengthening Communities Strategy
- Recreation and Sport Strategy

- Aquatic Facilities Plan
- Equity and Access for People with Disabilities Policy
- Ageing Together Policy

Consistency and alignment with concurrent planning projects have been considered throughout the development of this Plan, notably the Community Facilities Implementation Plan, Metropolitan Sports Facilities Plan, Belfast Area Plan and the South West Area Plan.

2014 Update Context and Strategic Alignment

Libraries' recovery and development planning will complement the Canterbury Earthquake Recovery Authority's (CERA) Recovery Strategy, recovery plans and programmes. In particular, libraries' planning will need to take into account the Directions for Education Renewal in Greater Christchurch⁶, Building and Infrastructure Recovery Plan, Building Community Resilience programme, Arts, Culture, and Heritage Collections Programme and CERA's Central City Development Unit which draws on the vision of the Christchurch Central Recovery Plan. Also, several Suburban Master Plans and local neighbourhood recovery plans have been developed and implemented by the Council and this will guide libraries' planning in respective local community areas.

In particular the Education Renewal Programme proposes the sharing of specialised school facilities, such as libraries with other community-based providers. It is also identified government priority going to investment in facilities that can be shared by two or more tertiary organisations, educational users and the community. This may impact on the way libraries are delivered in the future.

The CERA Recovery Strategy includes several goals which libraries can contribute to:

- 2.1 planning for a well-functioning Christchurch central city, thriving suburban centres, flourishing rural towns and a productive rural sector; (Economic
- 3.2 growing capacity, knowledge and skills within the community to build resilience (social recovery)
- 4.1 acknowledging and celebrating the rich and diverse Ngāi Tahu, colonial and other heritages and connections;
- 4.2 resuming cultural, community and sports events and activities;
- 4.3 encouraging participation in a range of entertainment, cultural, recreational and sporting activities (all cultural recovery).

Working in a changing environment

The Plan has a planning horizon of 2025. However, regular reviews timed for the LTCCP planning process will be required to accommodate any changes in the condition of assets, leisure preferences and the needs within the city and surrounding areas.

Regular reviews of the Plan will be undertaken each six years. These will examine the actual growth and revised projections to ensure the location and timing of new facilities accommodate any changes in forecasted growth patterns. Reviews will inform the development of business cases for individual projects and their prioritisation, as part of relevant LTCCPs. The Plan will also continue to be informed and updated by the UDS's development and in particular by its triennial reviews.

2014 Update Facilities Rebuild Plan

The impact of the earthquakes on several of the library's network's facilities, along with changes to some residential areas where land and homes have been red-zoned have necessitated an earlier review of the 2025 Plan.

A Council-wide Facilities Rebuild Plan was developed in July 2012. The plan provides a framework to assess, options, prioritise and schedule repairs and rebuilds of all of Council's 1,600 facilities. The principles, tactics and criteria for provision detailed in the original 2008 Libraries 2025 Facilities Plan continue to provide a sound framework on which to review the library network post-earthquakes.

⁶ <http://shapingeducation.govt.nz/wp-content/uploads/2012/09/RenewalPlanAug2012.pdf>

Decisions from the Council-wide review of facilities will feed into the 2013-2016 Three Year Plan and subsequent long term plans.

Fit with city growth

The Plan has been informed by UDS research and planning. It takes into account current and projected growth to the north, west and southwest of the city. It integrates forecasted site redevelopments in the city. The Plan also integrates the concept of urban villages and activity centres in the selection of areas and potential locations of new library facilities.

In addition to areas already identified for facility development, reviews of the Plan may need to consider the following:

- Monitoring impact of and changes to projected household growth in areas undergoing future significant growth through intensification or greenfield development (e.g. Wigram).
- Identifying changed need for a local library facility, as a result of, for example, increased socio-economic need.
- Investigating opportunities to improve central city library provision that may arise from the development of a new inner city transport exchange or in recognition of the increased emphasis on the Central library role as a community library for inner city residents.
- Revised pattern for urban development and allowed residential densities, as identified in chapter 12A of the 1998 Canterbury Regional Policy Statement, inserted on 18 October 2011.
- Land Use Recovery Plan (LURP)⁷ by Environment Canterbury in collaboration with strategic partners which was endorsed by Council in December 2013.
- Suburban Masterplans as they are developed and completed.

⁷ <http://cera.govt.nz/recovery-strategy/built-environment/land-use-recovery-plan>

Table 1: Forecast population in key areas, 2006-2026

Growth Area	Forecast growth in households between 2006 and 2026	
	% Growth	Households
Halswell (within 2km radius of current library)	74.3%	+ 1,999 households ⁸
Belfast (within 2km radius of SupaCentre, not necessarily site of a library)	83.0%	+ 2,284 households ⁹
Central City (Four Avenues)	91.4%	+ 3,472 households ¹⁰
UDS area	30.0%	+ 48,800 households ¹¹
Christchurch City area	23.0%	+33,449 households ¹²

2014 Population and demographics

Post earthquake revised population and demographic projections will inform recovery and development planning for libraries.

Initial estimates indicate a decrease of 2.4% (8,900 people) from Christchurch in the 12 months up to June 2011. This is a fairly typical response in cities struck by natural disaster.

Greater Christchurch Urban Development Strategy (UDS) Area Unit Population Change between 2006 and 2013

Statistics New Zealand released usually resident population counts for census area units¹³.

Generally the areas with the greatest losses of population are those associated with the residential red zone along the Avon River in Christchurch with the greatest loss of population in Avondale, Burwood, Dallington, Bexley and Avonside. Other areas of Christchurch also experienced loss including Mt Pleasant, Opawa, the central city and Merivale. Highest areas of growth were in Belfast, Aidenfield, Travis Wetland and Wigram reflecting development of Greenfield areas.

Growth in Selwyn and Waimakariri towns in the Greater Christchurch area has been rapid with Rolleston growing by almost 7000 additional people, three times greater than in the 2001 to 2006 period. It was followed by Rangiora (4000), Lincoln (1700) and Pegasus/Woodend (1500). Lifestyle areas such as West Melton and Mandeville each grew by 2500 additional people.

This compares with population growth of around 6000 in the South West of Christchurch and around 5500 in the North West of Christchurch. There are currently 11,000 sections zoned for residential development with an additional 11, 000 sections that will be available in the future. Appendix 1 map shows these areas.

⁸ Source: Christchurch City Council LTCCP Growth model, 7 March 2008 (2006 base)

⁹ Source: Christchurch City Council LTCCP Growth model, 7 March 2008 (2006 base)

¹⁰ Source: Christchurch City Council LTCCP Growth model, 7 March 2008 (2006 base)

¹¹ Source: Greater Christchurch Urban Development Strategy, 2007 (Preferred option, 2001 base)

¹² Source: Christchurch City Council LTCCP Growth model, 7 March 2008 (2006 base)

¹³ A map showing the boundaries of the census area units and street information is available on the councils website at:

<http://resources.ccc.govt.nz/files/CityLeisure/statsfacts/statistics/2013AreaUnitMapA3.pdf>

Land Use Recovery Plan– December 2013

Projected growth and maps included in the LURP reflect the growth patterns and priority Greenfield developments are on plan.

Halswell, Belfast, New Brighton and Shirley suburbs are identified as key activity centres for business and community which aligns with the planning for new and retention of libraries in these areas.

Conclusion

The decrease in population in the Avon River red zone areas are offset by the developments in adjacent areas of Waimiri Beach, Preston's and Highfield and Mairehau, suburbs that are serviced by New Brighton, Shirley and Parklands libraries. The areas of growth in Belfast, Wigram and Halswell are supported by the development options identified in this Plan. Growth in the neighbouring districts, although rapid, is in keeping with planned activity in the original UDS and the more recent LURP.

Note

Further census information will be provided as it comes available. The next release of census information will be available in late 2013, with ward information available by the end of March 2014. A special "Quick Stats about Greater Christchurch" will be released in mid February 2014 which will provide information about how the population and housing have changed since the Canterbury earthquakes.

Location

Choosing the right location is essential for the success of major community facilities. Library facilities need to be 'where the people go'. Many users, particularly casual leisure users, are attracted to libraries in a similar way to retail and entertainment activities. Therefore, library facilities are best located either close to a major destination within the city, such as a mall and/or a major transport junction, or at sites sufficiently attractive to draw visitors to them as standalone 'destination locations'. Suitable sites could be part of or close to a planned future retail and/or transport junction. School and tertiary libraries may also be considered as possible partners in future planning of libraries and services.

Though land costs are not included in the Plan, it must be emphasised that if identified Council-owned or potential partner-owned sites are deemed unsuitable or needed for other purposes, then Council may need to purchase private land. Given the recognised need to purchase in the immediate area of a major destination (with high market value), the capital costs could be substantial.

Criteria for assessing potential sites and location options were developed.

Land banking and land costs

The Plan has a long timeframe and proposed staged development of library facilities. Future land requirements will be considered as part of Council's strategic land purchases.

A framework for decision-making

The Plan is a long-term framework to guide and inform Council's decision-making over time. Council will make decisions on specific actions listed in the Plan based on detailed business cases developed at the time, not automatically as a result of adopting this Plan.

Capital funding

Any major development of existing or new library facilities will require capital funding. It is anticipated that significant Development Contributions will be used to fund projects driven by growth demand i.e. Belfast, Halswell and Central. These three areas are clearly signalled in the UDS as areas for considerable population growth.

Possible use of existing Council-owned or partner-owned sites may also reduce capital expenditure (e.g. Aranui) along with possible conversion to capital from the sale of no longer required library sites (e.g. if Bishopdale Library is relocated to another site in the local area).

4. Council's principles for library provision

The following principles and key statements underpinned the development of the Libraries 2025 Facilities Plan. Council's acceptance of the principles (August 2007) ensures subsequent decision making will reflect common understanding and shared values.

These were developed in consultation with the Strong Communities Portfolio Group and feedback from a Council seminar. The agreed principles confirm Council's commitment in the 2006-2016 LTCCP to provide cultural and learning activities through its network of library facilities. The principles and key statements are not in order of importance and must be read as a whole.

Library facilities/services are consistent with Council's strategic directions and strategies

- Strong Communities, Healthy Environment, Liveable City and Prosperous Economy.
- Other strategies include: Greater Christchurch Urban Development Strategy, Strengthening Communities Strategy, aquatic Facilities Plan, Equity and Access for People with Disabilities Policy and Ageing Together Policy.
- The Plan will fulfil the vision of inclusive education and lifelong learning opportunities in formal and informal settings through life-supporting social inclusion, access to digital opportunities; achieved in collaboration with other providers. (Library's 2003 Lifelong Learning Strategy).

Libraries' planning is responsive to current and future community needs including partnership opportunities

- Libraries will be adaptable to support changing demographic trends, lifestyle needs and expectations and attract new customers.
- Priority will be given to opportunities for collocation or adjacency with other community and Council facilities, e.g. retail, schools, leisure facilities.

Libraries are important community hubs and help strengthen communities

- The Plan will recognise the need to provide relevant services and community space.
- Libraries will foster local communities' wellbeing by providing accessible meeting places and focal points for the community, learning and leisure activities.
- **Library facilities will be safe buildings that can be utilised as local hubs and in particular enable access to information and Council and related services during emergencies.**¹⁴
- Library facilities will embrace the cultural diversity of local communities.
- The Plan will reflect Council's commitment to the Treaty of Waitangi by reflecting an understanding of and respect for the needs of the Tangata Whenua.
- Architecturally designed buildings will generate community pride and reflect the diversity of local cultures and lifestyles.

Library facilities and services increase leisure and learning opportunities and community participation

- Libraries will contribute to people's economic and social well being by providing opportunities for lifelong learning.
- Facilities will combine space for traditional roles of recreational reading and provision of information, along with access to multi-media resources, emerging technology and learning and leisure.

Libraries form a citywide network

- The Plan will enhance ready access to library services across the city.
- Council planning priorities will be reflected and support the development of metropolitan, suburban and neighbourhood activity centres.

Libraries will adhere to sustainable, long-lasting design and ensure good return on investment

- The Plan's recommendations will align efficiency measures, industry best practice and cost effectiveness of new and existing buildings.
- The Plan will ensure principles of sustainability and universal design are included in planning new facilities and redesigning existing ones.
- Library buildings will foster a sense of civic pride.
- **New library buildings will be constructed to meet the new building standards; and existing buildings that do not the new building standard will be either repaired to code or replaced.**¹⁵

The Council is committed to maintaining and enhancing the city's investment in the network of libraries

¹⁴ New item added as a result of the review

¹⁵ Ibid

- The Plan will prioritise maintenance and development of library facilities to meet the criteria of equity of access and effectiveness of location.
- Seeking opportunities for co-location and partnership will be a priority in planning new or relocated facilities as a means of maximising cost-benefits.
- All planning will maximise the potential capacity of existing facilities and will take in to consideration life cycle cost of new and existing buildings.

5. Criteria for prioritising proposed library facility developments

The Working Party developed the following criteria (in no particular order) for prioritising proposed library facility development. It should be noted that if an outstanding opportunity for partnership arises and, once tested against the criteria, it is believed to be of significant benefit to the Council, the weighting of the criteria could change (specifically with reference to criterion #4).

1. The degree to which proposed developments can complement future growth and changing demographics as outlined in the Greater Christchurch Urban Development Strategy (GCUDS).
2. The degree to which proposed developments use/impact/complement existing library facilities and the network as a whole.
3. The degree to which identified gaps in provision can only be met through additional facility provision.
4. The degree to which land, capital and/or operational costs can be met or shared by others¹⁶; and the ownership of the asset and control (and care) of its condition will be held by Council.
5. The degree to which the locations of proposed developments have good connectivity with identified activity centres and/or major destinations¹⁷; and public transport, walking and cycling routes.
6. The degree to which proposed developments display design innovation, best industry practice and:
 - Will be economically sustainable.
 - Are built to a high safety standard.¹⁸
 - Can co-locate with other community facilities.
 - Have capability to accommodate changing demands (library and social trends).
 - Have capability to accommodate foreseeable technology trends.
 - Are located on a site with capacity for further expansion.
7. The degree to which the proposed developments support the principles and key statements agreed to by Council for the Libraries 2025 Facilities Plan.

2014 Update Criteria (as above)

Post-earthquake, these criteria will continue to underpin library facility development. However, it is noted that the population trends and pattern of settlement outlined in the GCUDS may now have altered, affecting the sequencing of library facilities' planning.

¹⁶ This could be through partnering with neighbouring territorial authorities, Ministry of Education, iwi, other providers and/or other Council facilities (indoor sport and recreation centres, aquatic facilities, Council service centres and community centres)

¹⁷ Major destinations such as malls and transport interchanges

¹⁸ New Criteria added as a result of the review

6. Trends in library and information provision

The Da Vinci Institute, an influential American non-profit futurist think tank, points to key trends that will affect public libraries in the next generation:

- Communication systems are continually changing the way people access information.
- Search technologies are becoming increasingly complicated.
- Time compression is changing the lifestyle of library users.
- Over time, we will transition to a verbal society.
- Demand for global information is growing exponentially.
- We are transitioning from a product-based economy to an experience based economy.
- Libraries will transition from a centre of information to a centre of culture¹⁹.

Not surprisingly the growing use of technology is a major trend. The New Zealand government's Digital Strategy envisages a digital future for all New Zealanders, using the power of Information and Communications Technology (ICT) to enhance all aspects of our lives; provide seamless, easy access to information for work, leisure and cultural identity. Its goals are to:

- Enable communities to use technology to realise their social, cultural and economic aspirations.
- Enhance the contribution ICT makes to New Zealand's overall business productivity.
- Provide all New Zealanders with the digital skills and confidence to find and use the information they need.
- Public libraries, as primary providers of information in Christchurch, must embrace key goals of the Strategy in future planning.

The technology is the enabler; the content provides the value. The importance of content is a major trend for the future: the demand for content in a variety of formats; digitisation of local material; community repositories of local histories and stories; and the need for relevant content to cater for increasingly diverse populations. Libraries are key to generating, storing, protecting and making available a huge range of information content.

Libraries have a vital role in bridging the "digital divide" well into the foreseeable future: they will provide computers for those unable to afford their own and support people in the development of their digital literacy.

Despite today and tomorrow's young people growing up 'digital natives', there will be a continued need for public libraries to provide access to and assistance in the use of contemporary digital information and new technologies. The paradox of the digital age is that the increasing availability of information on the World Wide Web and other technologies is not directly related to the ability of people to access the information. Libraries and librarians do, and will increasingly, play a vital role in enhancing people's access to web-based information. Information is easily buried in the depths of 'the web' and there is a need for libraries and librarians to provide the essential link.

"The challenge for public libraries is to integrate their physical collections of books, magazines, CDs, DVDs and other media with electronic collections and content available on the internet. Sometimes referred to as the hybrid library, this will be the model for the next 10 years and beyond."

(Local Government New Zealand, LIANZA, National Library of New Zealand (2006) Public Libraries of New Zealand: a strategic framework 2006 to 2016. Wellington: Local Government New Zealand, LIANZA, National Library of New Zealand).

¹⁹ Ibid, quoted

2014 Update Trends

As predicted, the growth in online and digital information and technologies continues at a rapid rate. The continued fast nature of the change impacts on libraries planning with a greater degree of flexibility in design and delivery being required. Libraries have a key role in providing access, timely delivery and guided access to the vast range of information, proving agile and adept at harnessing new digital technologies.

Popularity of e-books is growing exponentially, with the supporting technology being affordable and easy-to-use and an expanding range of titles readily sourced online. Despite this, print books and traditional media continue to hold appeal.

Library usage patterns display how customers are adept at 'mixing it up' by enjoying a rich array of technologies and formats for their leisure reading and information seeking. E-books for leisure on-the-go, hard copy for non-fiction and browsing, paperbacks for quick reads, podcasts and online newspapers for current events, federated search engines for breadth of information, tweeting and blogging for tips and best reads, digital storytelling for sharing life experiences, live-online chat for homework and research assistance, CDs for music and stories and Flickr for images are just a few examples.

In its January 2012 briefing to the incoming Minister responsible for the Department of Internal Affairs (including National Library), the Library and Information Association of New Zealand (LIANZA) described the challenge of constant and rapid change we live in:

"The main difference in today's world, and in the world of the future, is the speed of that change and the fact that we live in a globally connected world which enables new developments to rise – and fall – before we have understood the last new thing that happened."

"We live in the "Network Society" [which] describes several different phenomena related to the social, political, economic and cultural changes caused by the spread of networked, digital information and communications technologies. It moves beyond the concept of information society, where the manipulation of and access to information is the primary activity, to one where the creation and exchange of content, personalised to an individual's needs, in an "always on" communication channel, increasingly via mobile technology, is the norm."²⁰

The just-revised 'Strategic framework for public libraries' notes the impact of eBooks on reading habits:

"Clearly, eBook publishing is burgeoning. As we move more and more into a world where the predominant mode to read books is in a digital device, libraries are purchasing access to eBooks, just as they do for audio books and databases. For libraries, the eBook is just another format for presenting the written work and one which has some advantages to customers: for vision-impaired customers, the ability to increase text size provides even better readability than a printed large print book. Housebound customers can get the books of their choice delivered straight to their devices. eBooks are beginning to integrate images and other formats to provide a much richer experience for the reader."²¹

Added to the vast range of technology and information available through libraries, is the growth in mobile technology which people bring to the library. The knowledgeable staff are able to help people use their devices to access the information. Library buildings are being designed with pervasive technology, power and wifi which increases access and to keep up with the rapid change in the variety of ways people use technology and libraries together.

²⁰ Library and Information Association of New Zealand (LIANZA) (2012). Briefing for the Minister responsible for the National Library of New Zealand. Available at: http://www.lianza.org.nz/sites/lianza.org.nz/files/briefing_for_the_minister_responsible_for_the_national_library_of_new_zealand_jan_2012_1.pdf. Retrieved from the world wide web 24 April 2012.

²¹ Local Government New Zealand et al (2012). [Draft] Public libraries of New Zealand: a strategic framework. Local Government of New Zealand, Association of Public Library Managers, National Library of New Zealand. Wellington, New Zealand. Draft version May 2012.

Table 2: Summary of trends in library facilities and services: updated December 2013²²

CONTINUED IMPORTANCE OF THE PHYSICAL SPACE	PARTNERSHIPS
<ul style="list-style-type: none"> • The library as a cultural space; a meeting place; a social centre for the community; as a “social, recreational and learning space”; as civic and democratic spaces • The importance of the physical building endures and includes the need to be safe structures • Flexibility for the long term to allow for multiple uses of the life of the building • Sustainable eco friendly design • Flexible use of space to allow for meeting, study and businesses. Quiet as well as active space 	<ul style="list-style-type: none"> • Developing the concept of partnership, wider reach and innovation with businesses and networking • Community partnerships, co-locations changing to provide a timely and time limited service • Greater connections with Tangata Whenua • Non-building related partnerships • Hubbing - mutual interest groups • National partnerships • International partnerships • Consortia
CUSTOMERS	CHANGING DEMOGRAPHICS
<ul style="list-style-type: none"> • Reaching the ‘digitally underdeveloped’ and narrowing the “digital divide”. An age-related and socio-economic related issue • A place for lifelong learning – formal and informal with mediated assistance • Inspiring and supporting people in the pursuit of knowledge • Assisted technologies for people with disabilities • Libraries leading learning and service provision through innovation • Increased need for branding and service expertise 	<ul style="list-style-type: none"> • More attention being paid to the population mix, bicultural ethnicity and age of particular communities • Serving migrant communities by own language and English as a Second Language materials • Quicker change of demographic; aging population • Using tools and agencies to identify emerging patterns and changes
COLLECTIONS AND RESOURCES	TECHNOLOGY
<ul style="list-style-type: none"> • Continued importance of reading. • Agility in responding to changing formats. E.g. EBook. Quick adoption and experimentation • Importance of digitized material especially of local materials • Need for collections to cater for increasing diversity of population • User-generated and involvement in content. • Importance of historical and archived collections, preservation and storage • Collection proportions will continue to change • Open source non proprietary material 	<ul style="list-style-type: none"> • Communication hub • Provide support to access all aspects of digital information and computer use. • Increased complexity of the networked environment • Social networking as a library communication tool with its customers and increase in variety of media use • Demand for wireless and mobile services • Library created ‘apps’ • Bring your own technology – provide support and space. Balancing need for free Wi-Fi connections with other PC provision • Cloud computing and remote server hosting, distributed models of delivery

²² See Appendix 1 for Original 2008 Trends table. Changes in information dissemination and technologies are dynamic and in the five years since the first trends description was completed there have been many changes, which the Libraries network has stayed abreast of and continues to lead in. Local Government New Zealand, LIANZA, National Library of New Zealand (2006) Public Libraries of New Zealand: a strategic framework 2012 to 2017. Wellington: Local Government New Zealand, LIANZA, National Library of New Zealand.

MANAGEMENT	STAFF
<ul style="list-style-type: none">• Benchmarking with other public library systems• Measuring and articulating how libraries add value – social and economic well being and outcomes• Innovation ideas and risk taking• Obtaining external and alternative funding sources, lobbying• Collaboration with national projects	<ul style="list-style-type: none">• Need for a wide range qualified and experienced staff• Quicker staff development and training to better assist users and increase efficiency and skills• Diversity of professions of staff, agility• Technologically astute and comfortable with a range of technology

Vision for the future

“Public libraries of the future, building on the foundations laid down over many years of service, are the repositories of recorded knowledge and information about our cultural heritage. They encourage the joy of reading for pleasure, recreation, discovery and lifelong learning and develop and supply services and content that meet the needs of information users in the digital age.

As a significant conduit through which information from government and democratic organisations flows to the people of New Zealand, they play a major role in the development of socially cohesive, informed and inclusive communities, in which a sense of partnership between libraries and cultural partners flourishes.

In providing free access to information to all members of their communities, they strengthen the public good, are trusted and well regarded as an essential component of the economic and social infrastructure and provide for the creative replenishment of the human spirit.”²³

2013 Update – Vision for the future

As centres for culture, knowledge and learning in the 21st century, libraries are increasingly vibrant, dynamic and people-centred. They are places for meeting, programming, collaboration and civic engagement. Increasingly co-located with other cultural or community services, library spaces need to be flexible and re-configurable to readily accommodate the evolving needs of library users, within an environment of rapid technological and social change. The use of library space is also undergoing a significant shift from predominantly housing printed collections in the traditional model to multifunctional places where people engage with information and ideas through a wide variety of activities.

It is important to monitor and identify emerging social and demographic trends continually, as in our modern world many systems are interrelated and connected. To remain relevant in our ever-changing community, public libraries must have a holistic view and take full advantage of the many opportunities available.²⁴

²³ Local Government New Zealand, LIANZA, National Library of New Zealand (2006) Public Libraries of New Zealand: a strategic framework 2006 to 2016. Wellington: Local Government New Zealand, LIANZA, National Library of New Zealand.

²⁴ People Places: A guide for public library buildings in New South Wales, 3rd edition, 2012. Sydney: State Library New South Wales

7. The Plan for library provision

The Plan for library provision is a framework to guide and inform Council's decision making. It reflects Council's agreed principles for provision of library facilities. The Plan's recommendations indicate:

- Key attributes of provision.
- Implementation actions.

Key attributes of the provision plan:

- Provision of library facilities that are community focal points and reflect and respond to local needs over time.
- Accessibility to a mix of library services and facilities across the library network, including non-building provision.
- Maximum efficiency and effectiveness of facilities across the network.
- Optimised partnership opportunities with other agencies and/or services.

8. Key attributes of provision

8.1 Provision of library facilities that are community focal points and reflect local needs over time

One of Council's seven principles of the Plan confirms that "libraries are important community hubs and help strengthen communities" and that they will "foster communities' well being by providing accessible meeting places and focal points for the community, learning and leisure activities".

The contribution made by Christchurch's public libraries as vital community focal points has been shown with the success of such facilities as South Library and Learning Centre, New Brighton Library, Parklands Library and Learning Centre and the strength of community endorsement for the retention of neighbourhood libraries such as Spreydon and Redwood. The Plan reflects continued confidence in the role of library facilities as community focal points.

The Plan identifies a critical gap in provision in the Aranui area, where there is high socioeconomic deprivation. As the Ministry of Social Development's 2007 Social Report noted: "We live in a society where access to information and proficiency with technology are becoming more important. Knowledge and skills relate directly to employment decisions and to career choices [...and are] important for gaining access to services and for understanding and exercising civil and political rights."²⁵

There is a lack of community library and learning facilities in the immediate Aranui vicinity. (It is recognised that the benchmark radius catchment used elsewhere in the city does not match residents' limited travel options in this area.) A long-held community aspiration to secure a library and/or learning centre to stimulate lifelong learning and leisure activities in the area was reflected in the strong local support for a learning centre to be included in the 2006-2016 LTCCP.

Based on predictions forecast in the UDS, the Plan recognises two key areas of future population growth that will demand either new or enlarged library facilities to enhance and support development of activity centres in local communities.

The UDS's proposed settlement pattern for the greater Christchurch area identifies a new residential area focused around Belfast, forming the northern gateway to the city and a community services' focal point as a key feature in the north.²⁶

Similarly, the settlement pattern indicates significant population growth in the Hornby/Halswell areas, with a forecasted additional 10,000 households in southwest Christchurch.²⁷ An increase to the existing service, due to growth, will be required to meet community needs where the current small library facility is already high performing. The Halswell area is anticipated to see more intense growth than Hornby and therefore be in greater need of expanded library facilities.

The projected growth of the Central City of 3,472 households in the period up to 2026 will impact on the current Central Library building's ability to provide a wide range of customer services to the community. The Plan's principles recognise that over time library facilities will need to adapt to changing community or lifestyle needs and incorporate emerging information technologies in order to retain existing and attract new customers. This could include changing the use of spaces within libraries or building extensions.

Tactics

- Build a new local neighbourhood library in Aranui to meet high community needs
- Build a new library facility at Belfast of an appropriate size to cater for future growth in the area and develop in alignment with the Belfast Area Plan. Consider revised timeframes for Belfast library in alignment with growth in the area post earthquakes.
- Replace Halswell Library in line with household growth and the development being addressed in the South West Area Plan
- Continue to maintain and refurbish all community libraries and the Central Library as part of regular asset maintenance programmes and cycles. This includes those identified for possible future development and those expected to continue to fulfil current need i.e. New Brighton, Parklands, South, Spreydon and Upper Riccarton.
- Retain current Hornby Library but investigate opportunities in line with the UDS/South West Area Plan developments.
- Monitor effect of residential intensification on the Central library's role as a community library for the inner city residents

²⁵ Ministry of Social Development (2007) The social report 2007. Wellington. Ministry of Social Development

²⁶ Greater Christchurch Urban Development Strategy Forum (2007) Greater Christchurch Urban Development Strategy and Action Plan 2007. Christchurch: Greater Christchurch Urban Development Strategy Forum, p. 40

²⁷ Ibid, p14

8.2. Accessibility to the mix of library services and facilities across the network, including non-building provision

The Council's network of libraries is structured to ensure a diverse range of library services is delivered across the city. The framework for provision across this network defines the level of service and size of buildings. This includes non-building provision through outreach and mobile library services. The network framework includes consideration of geographical spread across the city, radii of customer catchments, differentiated service levels and building size. The tiered levels of facility provision ensure access by walking or short distance public/private travel within most communities to base level services (neighbourhood libraries), with a wider range of services available (suburban libraries) and metropolitan (Central Library) via short or medium distance public/private travel. Mobile and outreach alternatives provide customised services to meet the needs of discrete population groups.

Tactics

- Continue Mobile Library Service as a means of filling network gaps where facility provision is not sustainable.
- Review service provision to Banks Peninsula libraries (Akaroa, Diamond Harbour, Little River and Lyttelton) within the framework of current levels of service for the library network. Scope future and current needs and acknowledging rural community needs
- Investigate self-help service delivery options, e.g. library kiosks.
- Align Fendalton Library's asset with similar sized suburban libraries in the network and investigate development of seven day opening. Consider inclusion of a café following, cafes in libraries feasibility project.
- **Maintain 7 day opening at Papanui as a permanent service. Ensure the facility supports this. Monitor usage of the library and plan space requirements accordingly.²⁸**

²⁸ New tactic added as a result of review. See update page 29

- **8.3. Maximum efficiency and effectiveness of citywide network of facilities**

Future developments will continue to focus on ensuring best use and enhancement of the city's current network of libraries. And, over time, current and future gaps in the geographic distribution of facilities will be filled by prioritised developments.²⁹ There may be opportunities to better optimise the value of some Council-owned library facilities by exploring alternative or shared use. As an adjunct, planning for adequate, secure storage of archival, print and non-print resources (e.g. back-up of digitised records, microfilm/fiche) – on and off-site – needs to be considered.

Facilities will be designed and constructed to be **safe**, durable in appeal and physical attributes, and meet Council requirements of quality, functional construction, environmentally friendly design, operational and energy efficiency and low maintenance.

This includes such design aspects as additional ducting capacity to enable additional features without major retrofitting and taking into account how advances in information technology will impact on services.

The current asset condition of Council-owned library buildings varies considerably. Key issues include:

- The asset condition of the buildings housing the 10 voluntary libraries is variable.
- New Brighton and Sumner Libraries coastal locations require costly maintenance.
- The condition of the Bishopdale Library building will require major work within five to 10 years.
- The current necessity to house some of the Central Library's functions off-site reduces efficiency.
- Current archival storage facilities in Central Library fall short of international standards.

Also, the Central Library's effectiveness as a metropolitan library and role as an inner city anchor in the cultural precinct is compromised by its small size, lack of public spaces and inadequate housing of specialist collections - many of which have significant heritage value.

Tactics

- Explore development options for a new metropolitan Central Library complex in time to inform the 2012-2022 LTCCP process. Identify partnership opportunities and explore linkages with significant civic developments. A new Central Library is one of the key projects in the government's Christchurch Central City Recovery Plan. The Central Library will be located in the heart of the rebuilt centre, adjacent to the new Convention Centre and the Square. "It will be an integral part of central Christchurch and a gateway to the work via its library collections and digital access. The Recovery Plan endorses the huge role that libraries have in strengthening communities"³⁰

Our vision is for a vibrant place that reflects the cultural diversity of our city and where everyone, regardless of age or background, feels welcome. As the flagship of our Christchurch libraries, the New Central Library will be an exciting destination providing ready access to a wealth of material including specialist heritage and research collections. The new library aims to feature meeting, performance, exhibition and learning spaces. It will also showcase the latest in interactive technology and multi media innovation. This is a major shift away from the traditional libraries of the past. We're looking for an inspiring design that fosters lifelong learning, creativity and community involvement. It must also be flexible enough to meet the future needs of Christchurch socially and economically."³¹

- Retain the library service in Bishopdale and, working with other Council units, review its location in the retail precinct.
- Continue on-going evaluation of the efficiency and effectiveness of Mobile Library services as a customised delivery option for remote or distinct communities where facility provision is not sustainable.
- Evaluate the future role of Redwood Library following the opening of a new library facility at Belfast.
- Review Council's contribution to the maintenance of all voluntary library facilities in conjunction with the review of council owned community facilities. Assessment to include current and anticipated customer usage, variable access, volunteer support and efficiency of building use.
- Assess the need and priority for an alternative, larger building for Sumner, either as a standalone or shared facility.

²⁹ Renewal and refurbishment based on the asset management plan is included in the 2006-16 LTCCP.

³⁰ CERA (2012). Christchurch Central Recovery Plan. CERA, Wellington, 2012. Available at: <http://ccdu.govt.nz/> Retrieved 23 March 2013.

³¹ CCC media release

8.4 Optimised partnership opportunities with other agencies and/or services

All future library developments will give priority to improving the use of Council land assets, while still delivering the required facilities. Options will need to be assessed as part of the business case for each development, with particular reference to long-term benefit and ability to meet proven community need.

While being responsive to any opportunity, Council should not be tempted to enter into a partnership merely because the possibility of one exists. Any option would be weighed against all the agreed criteria for assessment suitability of sites on a case-by-case basis.

Christchurch City Libraries is committed to ongoing dialogue with other public libraries, schools and tertiary education providers at local and regional level. Potential opportunities for resource sharing and partnerships are, and will continue to be, open for discussion.

Partnership options currently include:

- Co-location with Council service centres, leisure or community facilities.
- Partnership with schools, such as land provided by the school to create a joint use facility, as has been successfully implemented at Upper Riccarton.
- Malls as partners, possibly as operators or financiers.
- Provision partnerships with neighbouring territorial authorities such as Selwyn and Waimakiriri district councils.
- External partners provide the facilities (e.g. tertiary education institutions, rest home complexes) with Council and/or shared delivery of services.

Tactics

- Pursue partnership opportunities for developing a new neighbourhood library in Aranui. Possible partners include other Council services and/or external partners such as the Ministry of Education.
- Participate in on-going Council/ECan planning with mall owners in Shirley, with a view to possible relocation and upgrade of this library as a suburban library.
- Explore possible future partnership/collocation of Hornby Library with external partners or Council services, in line with the UDS/South West Area Plan or other Council developments.
- Develop a plan for the voluntary libraries within the 2025 framework that will maximise the community use of these facilities. This will include Investigating partnership opportunities with external agencies and other Council units. Other Council or community uses could be considered.
- Respond to favourable opportunities in Linwood and Papanui, with external partners or with other Council community facilities that could offer library enhancement.
- Consider partnership with a commercial operator for any café development at Fendalton Library if found to be a viable and favourable option.
- Explore partnership possibilities with educational or community agencies to develop Diamond Harbour Library.

2014 Update Summary of Actions and Achievements

Desktop review of the 2025 plan has confirmed the continuing relevance of the plan and progress has been made on many of the tactics and actions.

Key project achievements

- New Aranui library completed and opened in September 2012.
- Two new 'Library To Go' mobile vans purchased and launched December 2012.
- Regular asset renewal and replacement work has been achieved in keeping with library asset management plans. Papanui, Shirley, Hornby, Fendalton have been refurbished.
- Voluntary library review completed and presented to the Community recreation and Culture Committee in September 2013 and was accepted by the Council in October 2013.

In progress

- Sumner library planning for new facility as a result of earthquake damage has started.
- A 21st century Central City library is still needed in the city and is now an anchor project in the rebuilding of the CBD and the whole city post earthquake. The planning is underway in accordance with the Christchurch Central Development Plan.
- New Halswell library planning and design is underway. Due for opening early 2015.
- New Storage facility planning has started to inform LTP planning.

Earthquake response

- Four temporary Central library services were delivered between July 2011 and January 2014. Peterborough Library will remain open until the opening of the new Central Library. Tuam Street Library closed October 2013 for to make way for the Justice and Emergency Precinct. A Manchester Street Central Library opened in January 2014.
- A temporary Linwood Library opened in April 2011 until March 2013. A larger temporary library opened in April 2013 in the Eastgate Mall.
- Two new 'Library to Go' mobile vans have enabled a refreshed timetable to respond to gaps in service as a consequence of closed or demolished libraries.
- Planning for the new South West Library (previously referred to as Hornby library) to accommodate a Service Centre and community facility as a response.
- A small transitional library in Bishopdale Mall opened in October 2013 awaiting repair/rebuild planning outcomes on the earthquake damaged Bishopdale library.

What has changed?

- The impact of the earthquakes has necessitated a planning framework be developed to ensure planning for the replacement of Council facilities is combined and there is financial best value and provision of community facilities. The Facilities Rebuild Plan provides valuable information in support of long term planning, resource allocation and key actions identified in the refresh of this document.
- Replacement of the Hornby library with a larger facility is now incorporated into the South West Library and Community Centre project, approved in 2012, that will also feature a meeting room for the Community Board and Service Centre.
- Demolition of some facilities has changed the timing and partnership opportunities of some projects.

Confirmed actions

Growth

- The predicted growth in the South West and North of the city continues although the timing has changed and plans for new libraries in Halswell and Belfast remain valid.

Asset

- The need for a new modern community facility in Hornby remains.
- As a consequence of the earthquakes and needs in the community Linwood library replacement business case is included in 2012-2022 LTP.
- A storage facility for collection and archives is still required.
- As a consequence of the earthquakes a new Sumner library facility has been approved.

Service

- The need for a service in the North West remains. A business case to increase the hours at Papanui library has been included in the 2012-2022 LTP.
- Public demand for a replacement library and community facility in Bishopdale is included in the Facilities Rebuild Programme.

2014 Update - Voluntary Library Review

In September 2013 the review was presented to the Community, Recreation and Cultural committee for comment and was accepted by Council in October 2013. With the demolition of three Voluntary Library buildings the principles of the Libraries 2025 Facilities Plan have informed the future planning of the provision of these facilities.

The future position of voluntary libraries in Christchurch needs to ensure maximum benefit from facilities by seeking partnership opportunities with other Council facilities, or other agencies, to make best use of funds and available facilities to support the future needs of the community.

The new action from the review is to seek opportunities to combine funding with other Council services to build multipurpose community facilities. Heathcote, Woolston and St Martins are included in this action as well as seeking to combine the Opawa adults and children's libraries.

2013 Update Storage Project

The immediate impact on existing storage is the consequence of the earthquakes however the long term

storage needs remain. The location of collections and the expected impact of the new central library are important planning factors as well as the unsuitable nature of the current storage buildings. Work is underway to develop:

- A functional brief to define requirements to inform the provision of suitable storage
- A quantified storage needs prediction planning purposes.
- A business case to support a funding request for the provision of suitable storage to meet current and future needs

Once completed, this project will be incorporated into the next LTP process..

Table 3: Summary of new developments to complete the network of library facilities: Major capital developments**Updated January 2014**

The following table summarises the major capital developments proposed in the Plan. It is noted that the developments are listed in alphabetical order, not order of priority. Council will decide the priority of projects through the LTCCP decision-making process.

Priority driver definitions:

Growth: Areas of residential growth and development.

Need: Identified areas of deprivation.

Asset: Building has reached the end of its useful life or is not able to accommodate the library service in its current form.

Facility	Current facility condition/anticipated change	Fit with need 2008-2011 and 2013	Recommended major Actions	Priority driver Growth/need/asset
Aranui 2008	N/A	Demographic data, community need and indicators identify a current gap in service delivery to the Aranui community.	Build new neighbourhood learning centre/library. Pursue partnership opportunities with other Council services and or external partners.	Need. High need – high deprivation in the community.
Aranui 2014	The land the library is being built on has an EQC rating as Green Zone, Technical Category 2, yellow. Funding was provided to improve foundations to limit any damage from future earthquakes.		The library was completed and opened in September 2012.	Need. The high needs of the community still remain in Aranui.

Belfast 2008	N/A	Projected growth in the Belfast area indicates an increase of 1820 households by 2026. Is a UDS Activity Centre.	Build a new library facility in Belfast – appropriate size to cater for future growth in the area. Use the Belfast Area Plan and work with other Council units and planning teams to identify appropriate location.	Growth. Anticipated population growth. Currently no service in Belfast.
Belfast 2014	N/A	Projected growth in the Belfast area indicates an increase of 1820 households by 2026. Is a UDS Activity Centre.	Secure land for the new suburban-sized Belfast Library as soon as possible to ensure availability for building the new library as planned 2017-2019. Consider revised timeframes for Belfast library in line with growth in the area post earthquakes.	Growth. Anticipated population growth. Currently no service in Belfast. Development of new library in accordance with the Belfast Area Plan ³² .
Central 2008	Current facility is fair-good in terms of condition. Built 1982, major refurbishment carried out in 1996. Infrastructure refurbishment will be required in the next 10 to 15 years due to the architectural nature of the building. Inadequate space to house current collection and the ability to develop and grow services.	Central City Revitalisation Project. Projected growth and intensification in the central city with an additional 7000 households by 2026. Main UDS Activity Centre for the city and region. Community library for residents in the city.	Explore development options for a Central Library complex in time to inform the 2012-2022 LTCCP process. Identify partnerships and explore linkage to other civic developments. Monitor effect of residential intensification on the Central library's role as a community library for the inner city residents.	Growth and asset. Anticipated population growth and facility space limitations. Long-term facility deterioration.
Central 2014	The Central Library is currently closed, and will be demolished as part of the Christchurch Central Recovery Plan to allow for other developments on the site.	A new Central Library is one of the key projects in the government's Christchurch Central City Recovery Plan. The Recovery Plan endorses the vital role that libraries have in strengthening communities and the important role it will play in the city's recovery.	Planning of the new Central library is progressing under the auspices of the Major Facilities Rebuild programme and is scheduled for completion in 2017.	Growth and asset. The Central City Recovery Plan includes a New Central Library project, which would meet the recognised need for additional space and facilities for a twenty-first century library ³³ .

³² Belfast Area Plan <http://resources.ccc.govt.nz/files/BelfastAreaPlan.pdf>

The Christchurch Central Recovery Plan <http://ccdu.govt.nz/the-plan>

³³

Halswell 2008	Facility in fair-good condition and adequate size for current service levels. Built 1980, addition completed 1996. Tipping point for major building refurbishment sits in the next 10 to 15 years.	Projected growth in the Halswell area indicates an increase of 1772 households by 2026. Future gap in service if the current facility is retained. Is a UDS Activity Centre.	Replace existing library and increase to new 'suburban' library facility in line with growth and the South West Area Plan. Work with other Council units and planning teams to identify appropriate location.	Growth. Anticipated population growth. Long term inadequacy of current facility.
Halswell 2014	Current facility fails to meet the rapidly growing demand. New facility planned to open 2014. The location of the new library has been identified and will enable the development of an enhanced community facility which includes the Halswell Pool and Community Centre.	Growth is expected to be similar to what was identified in earlier planning, though some new subdivisions may proceed earlier than originally scheduled.	Continue with design and development of the new community library, taking into account any changes or improvements identified as desirable post earthquake. Project completion due mid 2015.	Growth. Anticipated population growth. Long-term inadequacy of current facility. Refer: South West Area Plan ³⁴ .
Bishopdale 2008	Current facility condition poor. Will require major infrastructure refurbishment to bring it up to modern building standards. Built 1974. Short-term funds have been set aside for heating and ventilation. All major work has been deferred pending the outcome of this plan.	Well used library in an area of small projected growth. Above network average activity per square metres of floor space.	Retain library in Bishopdale as a suburban library. Review current facility and investigate location options to build or refurbish a new facility.	Asset. Asset deterioration– will indicate timing of need for replacement or upgrade.
Bishopdale 2014	Facility closed November 2011 in light of a critical failure identified in the Detailed Engineering Evaluations (DEE) report. This building is considered an	Immediate post earthquake use of the building was immense due to the closure of Fendalton and Papanui libraries.	Retain a library service in Bishopdale on the same site or adjacent. Investigate options for partnership with other CCC services. Retain/rebuild the facility depending on the outcome of insurance and alignment	Asset. Cost of replacement.

³⁴ South West Area Plan <http://www.ccc.govt.nz/thecouncil/policiesreportsstrategies/areaplans/southwest/index.aspx>

	Earthquake Prone Building (EPB).		with the Facilities Rebuild Plan process.	
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Table 4: Other significant developments and projects

This table lists (in alphabetical order):

a) possible projects to achieve improvements or changes beyond those included in regular maintenance cycles and requiring smaller capital investment and planning. Some of the projects will be addressed through the LTP planning or the Annual Plan processes.

b) libraries that are expected to continue to fulfil need without any anticipated capital improvements or changes (i.e. New Brighton, Parklands, Spreydon, South, Upper Riccarton)

Priority driver definitions:

Growth: Areas of residential growth and development.

Need: Identified areas of deprivation.

Asset: Building has reached the end of its useful life or is not able to accommodate the library service in its current form.

NOTE: All Council facilities are maintained using regular scheduled maintenance and refurbishment programmes.

Facility	Current facility condition/anticipated change	Fit with need	Recommended Actions	Priority driver
Banks Peninsula Akaroa, Little River, Diamond Harbour, Lyttelton	Variety of facilities rented and owned.	Variable suitability for current and future service development.	Review service provision to all Banks Peninsula libraries within the framework of service levels for the library network. Include scoping future and current needs and produce an action plan for the ongoing enhancement of services to these communities, acknowledging rural community needs	Service need/fit for purpose/growth.
2014 Banks Peninsula (excluding Lyttelton)	Facilities meet current and future anticipated need.	Suitability remains variable.	Continue to review services in the post earthquake environment.	Service need. Changes in this area are not anticipated.
Lyttelton 2014	Facility remains open. Building continues to be monitored.	Role of the library in the recovery of a badly damaged Lyttelton was important. The Suburban Masterplan for the area identifies the library as important recovery place.	Respond to the opportunities created through earthquake changes to develop the library on current and/or adjacent sites incorporating a Service Centre.	Service need – to support recovery and create a long-term community hub ³⁵ .
Fendalton 2008	Facility in very good	Ensuring maximum value	Align asset with	Asset value.

³⁵ Lyttelton Master Plan

<http://www.ccc.govt.nz/thecouncil/policiesreportsstrategies/SuburbsRejuvenationProgramme/LytteltonWorkProgramme.a spx>

	condition. Built 2000.	from this large busy facility. Offering the community better access to services through longer opening hours, particularly as a local indoor leisure destination on Sundays.	network role, Undertake project to explore 7-day opening. Consider inclusion of a café following 'Cafés in libraries' feasibility project.	Extracting maximum value from large busy facility. Offering community improved access to service.
Fendalton 2014	Detailed Engineer Evaluation reports identified areas of strengthening required for this building to adhere to the New Building Standard, completed in April 2012.	Resource application to increase access to the facility/service through providing a 7 day service was denied by the Environment Court.	Continue to provide the current level of service from this facility.	Service need remains.
Hornby 2008	Current facility in good condition. Major refurbishment planned for about 2017/2018. Current capacity is adequate for service requirements.	Major developments in Hornby area being addressed with growth in housing and commercial property planned for the next 10 years. Is a UDS Activity Centre.	Retain current library and investigate opportunities in line with UDS and Area Plan developments. Explore partnership opportunities with Council services and/or external partners to enhance service.	Growth. Anticipated pockets of growth and development in the area – Awatea.
Hornby 2014	Facility has performed well in initial post earthquake assessments to date.	The South West Area Plan ³⁶ is the planning framework for the development in the area. Sockburn Service Centre closure has impacted on the timing of the planning of the new library with Council deciding to combine and relocate these services in one facility.	Proceed with project in allotted timeframe working with the SWAP, GCUDS, LURP and relevant development plans for the area to achieve a co-located library and council service centre.	Growth. Anticipated to continue as planned.
Linwood 2008	Facility in very good condition. Built 1992.	Current facility well used and future growth indicates an opportunity to increase public footprint in the building or seek other opportunities to grow services to support community learning needs.	Respond to favourable opportunities with external partners or other Council community facilities that offer library enhancement.	Growth/need Development of mall and/or other Council developments and opportunities.
Linwood 2014	Detailed Engineer Evaluation reports identified areas for repair and strengthening	There is still a strong need in the community for a library at Linwood. Many Council community	Rebuild a library in the Linwood community using the Facilities Rebuild	Need. The need for a community hub remains.

³⁶ South West Area Plan <http://www.ccc.govt.nz/theCouncil/policiesreportsstrategies/areaplans/southwest/index.aspx>

	required for this building to adhere to the New Building Standard. In April 2012 a fire caused significant damage to the library. Both events have impacted on the viability of this building.	facilities in the area have been damaged.	Plan, Linwood Masterplan and LTP planning processes.	
Mobile 2008	Current vehicle adequate but will require replacement within next five years. Replacement vehicle or vehicles will depend on the outcome of the 2025 plan and internal planning.	Identify isolated communities and network gaps, alternative delivery methods to support current services.	Continue service as a means of filling network gaps where facility provision is not sustainable. Continue on-going evaluation of efficiency and effectiveness. Customised service delivery.	Service need/ fit for purpose.
Mobile 2014	Two new 'Library to Go' vans launched in December 2012. Funding was received from Rotary New Zealand and Cotton On Foundation for the new vehicles.	Smaller vehicles are more able to respond to specific needs as they change over time and in a time of emergency. Changing demographics require a flexible service model.	Service provided from the new vehicles will meet the changing needs of the customers.	Service need/fit for purpose.
New Brighton, Parklands, Spreydon, South, Upper Riccarton 2008	Currently adequate for services.	Future usage needs will be variable and may require attention.	Maintain and refurbish in accordance with the Library Asset Management plan and regular scheduled maintenance programmes.	Service need/fit for purpose.
New Brighton, Spreydon, South, Upper Riccarton 2014 (excluding Parklands)	Detailed Engineering Evaluations have been completed on all facilities. To varying degrees repairs are being undertaken.	All communities have valued these libraries as community hubs and spaces for meeting post earthquake. Most have recorded significant increase in use.	Maintain all facilities as above.	Need. Services are still required.
Parklands 2014	Impact of earthquakes on the land under Parklands library may have an impact on the building. Detailed Engineering Evaluation and Geotech work is yet to be completed.	There are some Red Zoned houses in the area. Growth in development to the North is expected to balance the loss of households in the Parklands area.	Retain library service and plan for the possible outcomes of the land assessment.	Need. Services are still required. Growth. Supporting the projected increases in residential growth in the North East.
Outreach and alternative service provision 2008	N/A	Support the decisions around Mobile planning – support the access to services across the city.	Investigate self-help service delivery options, e.g. library kiosks.	Service need/ fit for purpose.

Outreach and alternative service provision 2014	Refer to Mobile library above.			
Papanui 2008	Facility in very good condition. Built 1995.	Growth pressures in the commercial and retail hub may impact on need for land and growth in library business. UDS significant Activity Centre for north Christchurch.	Respond to favourable opportunities with external partners or other Council community facilities that offer library enhancement.	Growth Development of mall and/or other Council developments and opportunities.
Papanui 2014	Detailed Engineer Evaluation report identified areas of strengthening required for this building to adhere to the New Building Standard. Work to be undertaken.	Due to Bishopdale closure and increased city west usage post earthquake activity, Papanui opening hours were permanently increased from six to seven days in 2013.	Accelerate earthquake repairs and ensure facility is adequate to support seven day opening.	Growth. Significant increase in business and use of commercial area post earthquake.
Redwood 2008	Facility fair. Built 1970. Will need significant remedial work in next 10 years. Lack of modern services, such as air conditioning and effective heating.	May experience significant fall in business with the opening of Belfast library.	Evaluate role post-Belfast facility opening.	Service need/ fit for purpose.
Redwood 2014	Detailed Engineering Evaluation report indicates no significant damage to this building.	Community has remained stable.	Monitor and evaluate role post Belfast facility opening.	Service need/fit for purpose.
Shirley 2008	Facility very good. Built 1996. Future need for more service capability. Space required to develop service for learning services to support need in the community.	Growth retail – The Palms shopping centre. Need – community.	Participate in ongoing Council/Ecan planning with mall owners with the view to possible relocation and upgrade of library facility as suburban library.	Growth/need. Retail development impacted by growth. Opportunity for service improvement.
Shirley 2014	Detailed Engineering Evaluation completed. Some repairs will be required.	Extensive housing developments to the North expected to balance the loss of households to the east due to earthquake damage.	Maintain library service and consider the future location of the library in the post earthquake environment in line with developments in the Shirley and Marshlands.	Growth/need. Supporting the projected increases in residential growth in the North East.

Storage 2008	Various and variable.	Future space requirements to be addressed within 10 years. Some current needs require action.	Undertake project to explore options for appropriate and timely storage with future needs catered for.	Asset Current provision not fit for purpose, plus future need for growth of storage.
Storage 2014	Various.	Post earthquake planning for a new facility/facilities will take into account disaster preparedness.	Continue project to identify future storage needs, identify the best approach for short and long term storage in partnership with other Council units to inform 2015-2025 LTP.	Due to the impact of the earthquakes and the need for interim storage spaces this has become an urgent imperative.

Sumner 2008	Facility good. Built 1975. Harsh seaside environment impacts on maintenance of facility.	No current asset needs.	Assess need for larger facility should opportunities become available.	Asset Performance and fit for purpose but by 2025 will be ready for renewal.
Sumner 2014	Building sustained considerable damage in the 2011 earthquakes and was demolished in January 2013.	With no facility in Sumner, the 'Library to Go' vans are providing service to the community.	Rebuild a new library co-located with a community facility on the combined current sites. Use the Sumner Village Centre Master Plan ³⁷ as a guiding document.	Need. Impact of the earthquakes on the communities in the geographic area: Library performed well as key part of community hub.

Voluntary Libraries 2008	Variety of facilities with a variety of asset conditions. One Heritage building (Woolston).	Issues such as current and anticipated usage, volunteer support and efficiency of building use need addressing.	Investigate partnership opportunities with external agencies or Council developments. Develop a plan for Voluntary Libraries within the 2025 framework that will maximize the community use of these facilities.	Asset condition and use. Efficient use of facilities.
Voluntary Libraries 2014	Three libraries have been demolished post 2011 earthquakes. Woolston, St Martins (partial) and Redcliffs. Heathcote and Opawa libraries currently closed.	Voluntary library building effectiveness and need to be reviewed on a case by case basis.	Working within the Facilities Rebuild Plan continue to seek opportunities to combine funding with other Council services to ensure best use of	Asset.

³⁷ [Sumner Village Centre Masterplan](http://www.ccc.govt.nz/thecouncil/policiesreportsstrategies/SuburbsRejuvenationProgramme/sumnervillagemasterplan.aspx)

<http://www.ccc.govt.nz/thecouncil/policiesreportsstrategies/SuburbsRejuvenationProgramme/sumnervillagemasterplan.aspx>

	Other facilities remain functional with varying degrees of damage.		community facilities in accordance with the Voluntary Libraries Report (2013).	
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9. Implementation

The Plan is a document mapping the future direction for library facilities in the city through to 2025. Regular reviews of the Plan will be carried out to coincide with Council's LTCCP and Annual Plan cycles to provide for any changes in city growth and priorities. Implementation is dependent on the priority given to the business cases presented for each library development project during LTCCP decision-making process.

Facility actions

Detailed case-by-case planning will be undertaken by Council for each major project as indicated in Table 3: Summary of new developments to complete the network of library facilities: Major capital developments. (Updated March 2013)

Non-building actions

There are two quite separate dimensions to the library's non-building based services:

- Remote access to customer details, information services and digital information request via the internet, email and telephone
- Specialised outreach services to customers unable to visit a physical library.

The former is an increasing and integral component of future library provision. A growing proportion of the library's information services are available remotely via its website, telephone and email enquiries. However, there is no indication that the need for library buildings - public spaces - and print-based resources will diminish. Also, public libraries will continue to be key places that provide equitable access to computers and digital information.

However, it is with regard to non-building actions - specialised outreach services – that this Facilities Plan focuses: non-building based operations such as home delivery and mobile library services. The ability to deliver services through flexible models can mean greater access for isolated communities and efficient use of Council funds when a physical asset is deemed unsustainable. Some of these actions have been included in the Recommended Actions column in Table 4: Other Significant Developments and Projects.

Glossary

Activity centres – Key commercial/business centres identified in the UDS as focal points for the transport network and suitable for more intensive mixed-use development.

Asset Management Plan – the Council plan that details and forecasts maintenance requirements for a Council facility over time.

Co-location – Shared use by two or more Council service providers from a Council-owned building.

Community library/libraries – All the 18 libraries in the Christchurch City Libraries network that are located in local communities. Excludes the Central Library, mobile library service and voluntary libraries.

Community Outcomes – Identified goals of communities in relation to the present and the future for the social, economic, environmental and cultural well being of the community.

Detailed Engineering Evaluation (DEE) – Comprehensive quantitative and qualitative building assessments being carried out post-earthquakes, which include identification and testing of critical structure weaknesses, Geotech assessment and performance against the new Building Standard requirements.

Facilities (Assets) – The buildings that house libraries, excluding the internal fittings and hardware that are included inside libraries.

Facility condition

- Poor – requires major upgrade in many areas.
- Fair – acceptable standard but flagging work to be done in the near future.
- Good – no work required currently, normal cycles apply.
- Very good – newly or recently refurbished.

The Greater Christchurch Urban Development Strategy (UDS) - A local authority planning document which is defined by the Ashley River/Rakahuri to the north, the Port Hills and Selwyn River to the south and Pegasus Bay and Lyttelton Harbour/Whakaraupo in the east. The western boundary is Two Chain Road in Waimakariri and Highfield and Stations Roads in Selwyn. It includes Rangiora, Woodend/Pegasus and Kaiapoi in Waimakariri District, and West Melton, Rolleston, Lincoln and Tai tapu in Selwyn district, and all of Lyttelton Harbour including Diamond Harbour and Governors Bay. Note, CERA define Greater Christchurch as all of the three territorial local authority areas.

Land Use Recovery Plan (LURP) -The statutory document which directs the Christchurch City Council, Waimakariri and Selwyn District Councils and Canterbury Regional Council (Environment Canterbury) to make changes to district plans, the Canterbury Regional Policy Statement and other instruments. Some of these changes take effect immediately and others are to be developed by the relevant council within specified timeframes.

Learning centre – Learning space, services and technology that enable carrying out of group learning programmes and activities with a computer focus. Three learning centres have so far been developed – at South, Parklands and Upper Riccarton libraries. In the latter case, the learning centre is a partnership project with Riccarton High School. Learning centres could be standalone facilities.

LTCCP – Long Term Council Community Plan.

LTCCP planning cycles

- Long term – The LTCCP planning and capital funding cycle covering the years 2019-2025.
- Medium term – The LTCCP planning and capital funding cycle covering the years 2013-2018.
- Short term – The forthcoming LTCCP planning and capital funding cycle covering the years 2009-2012.

Metropolitan library – Citywide catchment; has regional and national importance; special and unique collections; has civic presence. Offers wide range of spaces for activities; holds and preserves the history of the city.

Mobile library – Specially-fitted bus that currently visits 36 locations each week offering library lending and related services. The Mobile stops at locations where there is either a gap in library facility provision or a

recognised demographic need.

Neighbourhood library – Catchment ranges from 1km to 1.5km radius; serves population from 10,000 to 12,000 people. Services could include small, broad-spanning collections and a range of activities.

Network – The 19 libraries that currently comprise Christchurch City Libraries. A framework for provision of variously-sized libraries has been developed to ensure equitable, citywide access to library services – metropolitan, suburban and neighbourhood levels.

Non-building provision – Service provided without the need for a facility, such as the mobile library or on-line ordering and courier delivery of books.

Outreach – Customised library services for users who are unable to visit a library facility to borrow materials or are an identified target group for increasing user usage. Outreach services include volunteers' deliveries to housebound users, Storyline (talking books delivered to visually impaired people), deliveries to prison and promotional programmes for preschoolers and parents/caregivers.

Partnership – A relationship that enables a combined approach to funding, supplying, managing or supporting aspects of initiatives between residents, communities, organisations and Council.

Remote access – Connection with the Library's catalogue, digital resources and the internet, via the Library's website.

Services – The activities that happen within libraries.

Strategic Directions - Four directions that guide Council's planning and its delivery of services.

Currently these are:

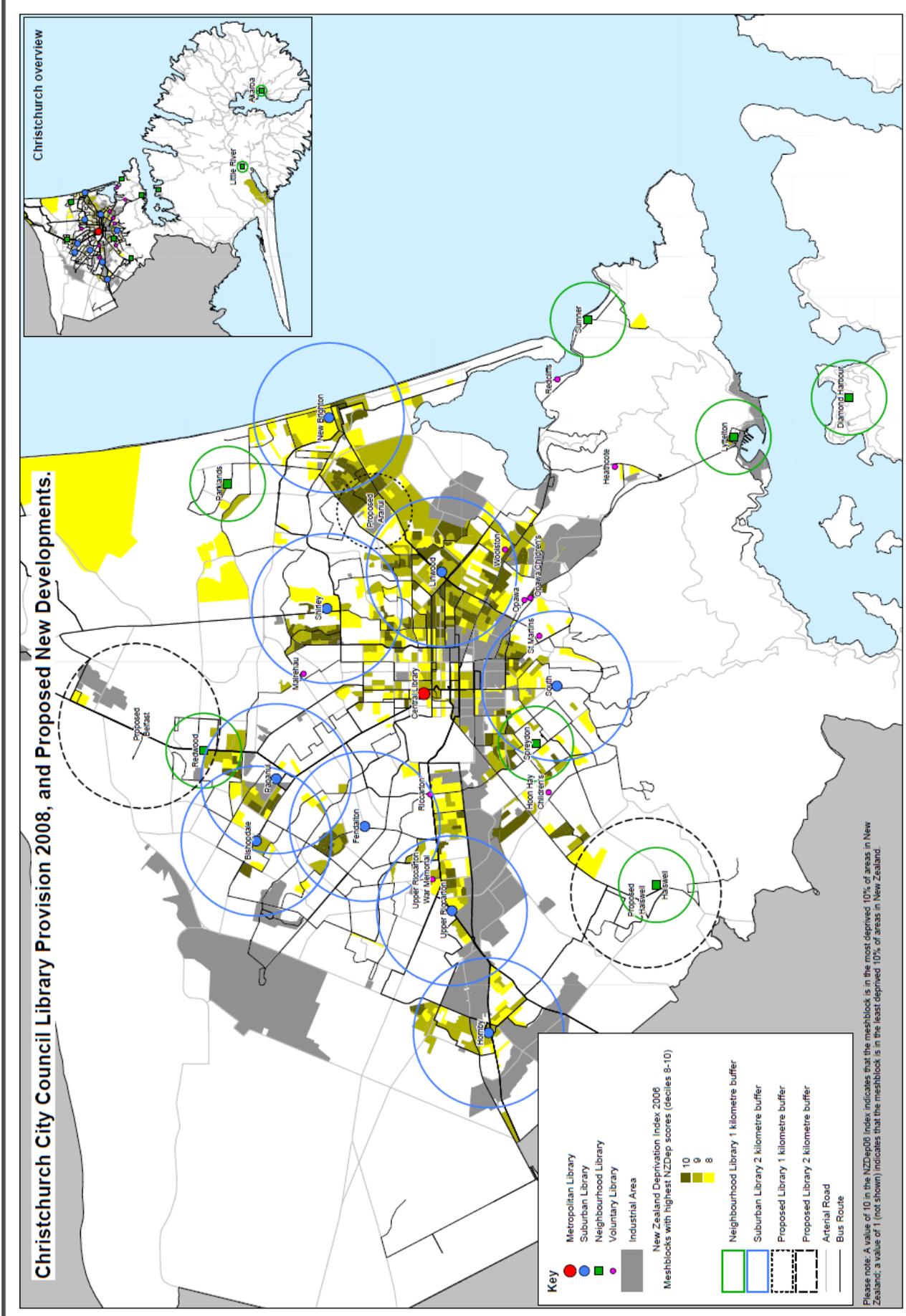
- Strong Communities;
- Healthy Environment;
- Liveable City;
- Prosperous Economy.

Suburban library – Catchment ranges from 1.5km to 3km radius; services population range from 15,000 – 40,000. Services could include a variety of activities and flexible spaces. *UDS* – Greater Christchurch Urban Development Strategy and Action Plan 2007.

Suburban Masterplans - Plans created as part of the Suburban Centres Programme which provide coordinated planning and assistance to help with the rebuild and recovery of suburban commercial centres as focal points for the local community.

Voluntary library/libraries – Ten libraries located in local communities that are staffed and managed by volunteers only. Most voluntary libraries are housed in Council-owned buildings. Council maintains all voluntary library buildings, provides some annual funding (based on usage) for the purchase of lending materials and processing new materials for these libraries. Some community boards make additional contributions to the running costs of some voluntary libraries.

Appendix 1. 2008 Map



Appendix 2: Table 2: Summary of trends in library facilities and services: original 2008 edition

CONTINUED IMPORTANCE OF THE PHYSICAL SPACE	PARTNERSHIPS
<ul style="list-style-type: none"> • The library as a cultural space; a meeting place; a social centre for the community; as a “social, recreational and learning space”; as civic and democratic spaces. • The importance of the physical building endures. • Sustainable design. 	<ul style="list-style-type: none"> • Community partnerships/joint use. • National partnerships. • International partnerships. • Consortia.
CUSTOMERS	CHANGING DEMOGRAPHICS
<ul style="list-style-type: none"> • Reaching the less educated and narrowing the “digital divide”. • A place for lifelong learning – formal and informal. • Inspiring and supporting people in the pursuit of knowledge. • Assisted technologies for people with disabilities. 	<ul style="list-style-type: none"> • More attention being paid to the population mix, ethnicity and age of particular communities. • Serving migrant communities by own language and English as a Second Language materials.
COLLECTIONS AND RESOURCES	TECHNOLOGY
<ul style="list-style-type: none"> • Continued importance of reading. • Also demand for differing formats. • Digitisation, especially of local materials. • Need for collections to cater for increasing diversity of population. • User-generated content. 	<ul style="list-style-type: none"> • Help people access all aspects of digital information and computer use. • Increased complexity of the networked environment. • Social networking. • Bandwidth, sufficient PCs. • Demand for wireless connectivity – US figures show increase in libraries offering this from 17.9% in 2004 to 36.7% in 2006.
MANAGEMENT	STAFF
<ul style="list-style-type: none"> • Benchmarking with other public library systems. • Return on investment. • Collaboration with national projects. 	<ul style="list-style-type: none"> • Need for qualified staff. • Staff development and training to better assist users and increase efficiency and skills.

COMMUNITY COMMITTEE - 11. 2. 2014

13. ARTS UPDATE

		Contact	Contact Details
General Manager responsible:	General Manager Community Services		
Officer responsible:	Urban Design & Regeneration Unit Manager	Y	Carolyn Ingles, DDI 941 8239
Author:	Sarah Amazinnia Strategic Arts Adviser, Kiri Jarden Metropolitan Arts Adviser		

1. PURPOSE OF REPORT

- 1.1 To update the Community Committee regarding the current status of arts planning and projects.

2. EXECUTIVE SUMMARY

- 2.1 The Council and Christchurch Central Development Unit (CCDU) are working closely on the Performing Arts Precinct. The current priority is working through what land has been purchased by Canterbury Earthquake Recovery Authority (CERA) CCDU for the precinct, and what is being transferred to Council, the timelines and any restrictions to the process. Lack of clarity on timelines for land acquisition is placing pressure on key arts stakeholders and their engagement with the precinct project. The Performing Arts Precinct Project Team continue to meet regularly with key arts stakeholders Christchurch Symphony Orchestra, The Music Centre of Christchurch and The Court Theatre to progress the detailed design and costing of the precinct.
- 2.2 The Joint Agency Group (JAG) meetings have reconvened for the year. The group is comprised of staff representatives from the Council, Creative New Zealand, The Ministry for Culture and Heritage, CERA and CCDU. The group meets weekly to share up to date information and identifies agreed priorities for the arts and culture sector including:
- Advising on the Performing Arts Precinct
 - Advocating for funding for cultural projects
 - Co-ordinating advice on priority needs to key funders
 - Undertaking an arts venue stocktake to guide planning and decisions making
 - Advocating for suitable and affordable space for cultural practitioners and organisations within the rebuild
 - Advocating with local government for a locally-led, but current, cultural strategy
 - Advocating for greater cohesion and collaboration between central and local government.
- 2.3 Craig Cooper of The Edge in Auckland has been commissioned by The Ministry for Culture and Heritage to work with JAG to undertake a venue stocktake of existing and proposed performing arts facilities in Christchurch. A final report will be prepared detailing assessments and comparing these against an 'optimal' performing arts venue configuration for the city (as established prior to Christchurch Central City Rebuild Blueprint released by CERA).
- 2.4 A Town Hall and Performing Arts Precinct drop-in session for the public was held on 27 November 2013. There were short presentations from Warren and Mahoney Managing Director Peter Marshall and Holmes Consulting Group Structural Engineer John O'Hare. Council staff involved in the Town Hall and Performing Arts Precinct projects were also on hand to answer questions.

COMMUNITY COMMITTEE - 11. 2. 2014

13 Cont'd

- 2.5 The first phase of gathering feedback from performing arts stakeholders on the functionality of the Town Hall is underway. Following a guided tour of the facility stakeholders have provided detailed feedback to the project team. This information is currently with Warren and Mahoney who are preparing a response to all items raised.
- 2.6 The Creative Industries Support Fund (CISF) was established to support the retention of creative talent in Christchurch by enabling the development of quality, long-term initiatives that support the growth and strengthening of the creative sector in the Central City. \$500,000 was available in the 2012/13 year and \$300,000 per year for the next three years was allocated in the Three Year Plan. Grants under \$15,000 can be approved by the Urban Design and Regeneration Unit Manager and grants over \$15,000 are approved by the Community Committee.
- 2.7 The Council administers the Creative Communities Christchurch fund on behalf of Creative New Zealand, the national arts funding and development body. Two funding rounds are held each year with between 45 and 80 applications received each round. A Creative Communities Assessment Committee (not a Council Committee) is convened to make funding allocations with support and advice from the Metropolitan and Māori Arts Advisors. Arts Advisors will be working to confirm that panel by February 2014, and request that two Councillors are nominated to participate in this committee for up to a two year period.
- 2.8 Creative New Zealand is liaising with staff on the potential to make a one off increase of support for community arts projects in the city. The terms of reference and management of any additional support are yet to be determined
- 2.9 The Waitaha Cultural Council (WCC) is the representative body for performing arts groups in Christchurch and Canterbury. Work is underway to develop the capacity of the WCC, which is the lead organisation for the national kapahaka competition Te Matatini in 2015. Christchurch City Council and Te Runanga o Ngāi Tahu are partners in the hosting of this biennial event.
- 2.10 The Council has supported the development of three transitional artworks in Sumner. Two artworks will be commissioned as part of the Container Art Exhibition curated and co-coordinated by local gallery owner and artist Bryan L'Estrange. The arrangement supports creation of the artworks and maintenance over a two year period.
- 2.11 The Council has also commissioned an interactive sculptural feature that functions as a seat and play structure. Inspired by the kowhai seed pod, the artwork was devised by Council Senior Landscape Planner Hannah Lewthwaite and has been created by artist Chris Reddington. Over 14 metres in length, the artwork has been placed on a grassed area adjacent The Esplanade.
- 2.12 Artwork will be commissioned as part of an upgrade of the Doris Lusk Park on Stanmore Road. An open call for concepts for a sculptural play work was made in December and the Council will work with a community organisation and artist(s) to create a replacement mural on the public toilets which are to be remodelled.
- 2.13 Artist Sam Mahon was commissioned in 2013 to create an artwork commemorating the late Graham Condon. The artwork will be completed and installed in 2014 adjacent to the Graham Condon Recreation and Sport Centre on Sissons Road, Papanui.

3. FINANCIAL IMPLICATIONS

- 3.1 This report is for information only and there are no financial implications.

4. STAFF RECOMMENDATIONS

- 4.1 It is recommended that the Community Committee receive this report.

COMMUNITY COMMITTEE 11. 2. 2014

14. DRAFT TERMS OF REFERENCE FOR ALL COMMITTEES

Manager responsible:	Acting Chief Executive
Author:	Peter Mitchell

1. PURPOSE OF REPORT

- 1.1 The purpose of this report is for each of the Committees appointed by the Council in November 2013 to consider draft Terms of Reference (**Attachment 1**), make any changes they wish for that Committee and to recommend to the Council for approval that Committee's Terms of Reference for the 2013 – 16 term.

2. BACKGROUND

- 2.1 At its meeting on 7 November 2013 the Council appointed the following Committees:

Earthquake Recovery Committee (as a Committee of the Whole)
 Finance Committee
 Community Committee
 Housing Committee
 Environmental Committee
 Regulation and Consents
 Strategy and Planning

- 2.2 At that November 2013 meeting the Council also appointed the membership of those Committees. By virtue of the Local Government Act the Mayor is a member of all Committees. The Council at its 28 November 2013 meeting appointed the Deputy Mayor a member of all Committees with full voting rights.
- 2.3 At the 7 November 2013 meeting it was understood that a further report on the Terms of Reference of each of the Committees would be completed for recommending to the Council. Discussions between the relevant Committee Chairs and General Managers on the draft Terms of Reference of each Committee have now occurred and the draft Terms of Reference for all Committees are **attached**. This report, and the attached draft Terms of Reference, will be before all Committees in February so that each Committee can discuss, and recommend to the Council, that particular Committee's Terms of Reference in the context of being aware of all other Committee's Terms of Reference.
- 2.4 Terms of Reference provide the framework within which each of the Council's Committees operates. Some committees are recommending they be given delegated decision making power. Where a Committee exercises a delegated power on any particular occasion the Local Government Act provides, as with delegation of powers generally, that that exercise of delegated power is a "Council decision" and cannot be reversed by the Council.
- 2.5 The Council has on its books a series of adopted strategies, plans and bylaws. In some instances (eg. a bylaw or District Plan) there are prescribed periods for review reporting and updating. In contrast many strategies and plans are voluntary in nature. The Council's Bylaws have been allocated to individual Committees, and while many of the Council's strategies have been allocated to a Committee, some have no obvious home. It is intended that these will be reported direct to Council as required.
- 2.6 In addition to these plans and strategies a number of the Committees also have responsibility for one or more bylaws. The previous Council established a comprehensive 10 year programme of review based on legislative need and organisational capacity. While the Council may elect to depart from this, by accelerating or changing the programme, care needs to be taken of the organisational capacity to support such a programme if a more active bylaw programme is in place.

COMMUNITY COMMITTEE 11. 2. 2014**14 Cont'd**

- 2.7 It is proposed that the Regulation and Consents Committee retains responsibility for managing the overall Council bylaw review programme. Where new bylaws are required, or early reviews contemplated these should be reviewed by the Regulation and Consents Committee to ensure the Council programme as adopted remains achievable.

3. STAFF RECOMMENDATION

It is recommended that the Terms of Reference and Delegations set out in **Attachment 1** for the:

Earthquake Recovery Committee (as a Committee of the Whole)
Finance Committee
Community Committee
Housing Committee
Environmental Committee
Regulation and Consents
Strategy and Planning

be approved by each Committee in respect of its own Terms of Reference and recommended to the Council.

EARTHQUAKE RECOVERY COMMITTEE

Membership: The Mayor, Lianne Dalziel (Chair)
Councillor Vicki Buck
Councillor Jimmy Chen
Councillor Phil Clearwater
Councillor Pauline Cotter
Councillor David East
Councillor Jamie Gough
Councillor Yani Johanson
Councillor Ali Jones
Councillor Glenn Livingstone
Councillor Paul Lonsdale
Councillor Raf Manji
Councillor Tim Scandrett
Councillor Andrew Turner

Terms of Reference

Responsible for reviewing as appropriate and recommending to the Council matters relating to the key strategic matters relating to Council's contribution to earthquake recovery and its engagement with the Government (CERA) and other strategic partners and the community on recovery.

Responsible for

- CERA/CCDU Liaison
- Long Term Plan (Council Resolution 7/11)
- CERA Recovery Strategies, Plan and Programmes: monitoring and review
 - Recovery Strategy
 - Land use Recovery Plan
 - Central City Recovery Plan
 - (Draft) Culture and Heritage Recovery programme
 - Natural Environment Recovery Programme
- IANZ Building Accreditation
- EQC/Insurance/Community Interface and Liaison (exc. CCC Insurance Matters)
- District Plan Review
- Infrastructure Rebuild
- Major Facilities Rebuild
- Facilities Rebuild
- Civil Defence Emergency Management (Council resolution 7/11)

Delegations

Nil.

FINANCE COMMITTEE

Membership: The Mayor, Lianne Dalziel
Councillor Raf Manji (Chair)
Councillor Andrew Turner (Deputy Chair)
Councillor Vicki Buck
Councillor Jimmy Chen
Councillor Glen Livingstone
Councillor Paul Lonsdale
Councillor Jamie Gough
Councillor Yani Johanson

Terms of Reference

Responsible for reviewing as appropriate and making recommendations to the Council on the following areas:

- Financial Performance
- Assets
- Treasury
- Funding
- Christchurch City Council Insurance matters
- All Council Controlled Organisations. (exc. CDC and CCT)

Delegations

Nil

COMMUNITY COMMITTEE

Membership: The Mayor, Lianne Dalziel
Councillor Yani Johanson (Chair)
Councillor Ali Jones (Deputy Chair)
Councillor Vicki Buck
Councillor Jimmy Chen
Councillor Phil Clearwater
Councillor Paul Lonsdale
Councillor Tim Scandrett
Councillor Andrew Turner

Terms of Reference

Responsible For

- Monitoring, receiving regular reports and making recommendations to the Council on:
 - Arts
 - Heritage
 - Libraries
 - Community facilities
 - Recreation and Sports
 - International relations
 - Communications
 - Events and festivals
 - Iwi and ethnic relationships
 - Community Board Liaison

Delegations

- Heritage Incentive Grants above \$15,000

HOUSING COMMITTEE

Membership: The Mayor, Lianne Dalziel
Councillor Glen Livingstone (Chair)
Councillor Pauline Cotter (Deputy Chair)
Councillor Vicki Buck
Councillor Phil Clearwater
Councillor Yani Johanson
Councillor Ali Jones
Councillor Paul Lonsdale

Terms of Reference

Responsible For

- Monitoring, receiving regular reports and making recommendations to the Council on:
 - Social housing repair and rebuild
 - Social housing insurance issues
 - Social housing Strategy 2007
 - Social housing rent changes that fall outside of delegations
 - Social housing tenant issues

- Developing and maintaining key external relationships in the area of housing with:
 - CERA/CCDU
 - Tenants Protection Association
 - MBIE
 - NGOs
 - HNZC
 - NZ Coalition to End Homelessness (NZCEH)

- Developing and prioritising a work plan for the 2013-2016 term of Council considering:
 - Social housing repair and rebuild
 - Strategies to address homelessness
 - Non-social affordable rental housing
 - Inner-city housing
 - Affordable housing
 - Youth housing

Delegations

Nil

ENVIRONMENTAL COMMITTEE

Membership: The Mayor, Lianne Dalziel
Councillor Phil Clearwater (Chair)
Councillor Jimmy Chen (Deputy Chair)
The Deputy Mayor, Vicki Buck
Councillor David East
Councillor Pauline Cotter
Councillor Tim Scandrett

Terms of Reference

Responsible for reviewing as appropriate and making recommendations to the Council on the following groups of activities:

Roads and Footpaths

- Active Travel
- Parking
- Public Transport
- Road Network

Parks and Open Spaces

- Cemeteries
- Regional Parks
- Garden and Heritage Parks
- Neighbourhood Parks
- Sports Parks
- Harbours and Marine Structures

Stormwater Drainage and Flood Protection and Control Works

- Stormwater Drainage
- Flood Protection and Control Works

Sewerage Collection Treatment and Disposal

- Waste water Collection
- Waste water Treatment and Disposal

Water Supply

- Water Conservation
- Water Supply

Note : Matters relating to the Infrastructure Rebuild programme will normally be considered by the Committee of the Whole Council

Delegations

Nil.

REGULATION AND CONSENTS COMMITTEE

Membership: The Mayor, Lianne Dalziel
Councillor David East (Chair)
Councillor Tim Scandrett (Deputy Chair)
Councillor Vicki Buck
Councillor Pauline Cotter
Councillor Ali Jones
Councillor Glen Livingstone

Terms of Reference

The Regulation and Consents Committee shall be responsible for reviewing as appropriate and making recommendations to the Council on the following areas:

- Building and Resource Consent Monitoring
- Inspections Enforcement including
 - Liquor Licensing
 - Dogs
 - Swimming pools
 - Public Places Bylaw Policies
- City Bylaw Policy and Bylaw Reviews
- Council Policies: Implementation Monitoring and Review (noting that Strategy and Planning Committee will be responsible for the development of new policies and bylaws).

Note:

Council Hearings Panel/s are separate Committees of the Council, and this Committee will be responsible for monitoring the decisions and programme of the Hearings Panels.

Delegations

Nil.

STRATEGY AND PLANNING COMMITTEE

Membership: Councillor Jamie Gough (Chair)
Councillor Paul Lonsdale (Deputy Chair)
The Mayor, Lianne Dalziel
The Deputy Mayor, Vicki Buck
Councillor Jimmy Chen
Councillor David East
Councillor Raf Manji
Councillor Andrew Turner

Terms of Reference

Responsible for reviewing as appropriate and making recommendations to the Council on the following areas:

- **Land Use Planning Policy including:**
 - Urban Development Strategy
 - Land Use Recovery Plan
 - District Plan (other than District Plan Review)
 - Plan Change and Variations
 - Area Plans and Strategies
 - Regional Plan/s Policies and Adjoining District Plan
- **Urban Regeneration including:**
 - Suburban Masterplans
 - Central City Redevelopment
 - Transitional City Programme
 - Technology and Innovation including:
 - Economic Development – inc. CDC and CCT.
- Development Contributions Policy
- New Council Policies Bylaws (eg. LAP, LAPP, etc.). Noting that established policies shall be monitored and reviewed through the Regulation and Consents Committee)

Delegations

Nil

Christchurch City Council

Memorandum

Date: 22/02/2014
From: DARREN MOSES (FACILITIES REBUILD PORTFOLIO MANAGER)
To: Community Committee

Governors Bay Community Centre Transitional Facility

At the Committee meeting of 10 December 2013:

The Committee **resolved** to support the deputation requests in principal and request a memo from staff on costs of the transitional location of Jill's Cottage and the costs of reopening of the Headmaster's House and Old School House in Governor's Bay for community use. The Committee delegates to the chair and deputy chair of the Committee to approve financial costs up to \$40,000. (Wording to change as Committee has no delegation)

Background:

The Governors Bay Community Centre was badly damaged in the Christchurch quakes and is currently being demolished.

Council was contacted by community advocate, Karen Banwell, about the possible relocation of Jill's House located at the Cholmondley Children's facility also in Governors Bay locale. Jill's house was also due to be demolished. The building was not required by Cholmondley and was not EQ damaged. The community advocate (Karen Banwell, chair Governors Bay Community Assoc) suggested that Jill's house be moved to the Community centre site. As above, the Community Committee was interested in the proposal and committed up to \$40,000 to assist.

Current Status:

A Facilities Rebuild Project Manager contacted Ms Banwell to follow up on investigating the proposal and carried out a site visit on 12 December 2013. He concluded that the building was impractical to move due to the fact that; trees would need to be removed along the route, it was too large for the current site and a number of overhead electrical lines would need to be disconnected. The economics associated with the complex move made it somewhat uneconomic to relocate. The community advocate agreed after consulting a moving company.

No further action is currently planned.

Darren Moses
Facilities Rebuild Portfolio Manager



Our Ref: DPM : FRP

Contact: 941 8948

File Ref: CP501627