

CHRISTCHURCH CITY COUNCIL AGENDA

WEDNESDAY 10 JUNE 2015 AT 9AM

AND THURSDAY 11 JUNE 2015 AT 9.30AM

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

CHRISTCHURCH CITY COUNCIL

**Wednesday 10 June 2015 at 9am and Thursday 11 June 2015 at 9.30am
in the Council Chamber, Civic Offices, 53 Hereford Street**

Council: The Mayor, (Chairperson).
Councillors Vicki Buck, Jimmy Chen, Phil Clearwater, Pauline Cotter, David East, Jamie Gough,
Yani Johanson, Ali Jones, Raf Manji, Glenn Livingstone, Paul Lonsdale, Tim Scandrett and
Andrew Turner

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COUNCIL 11. 06. 2015**1. APOLOGIES****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. PUBLIC PARTICIPATION

Deputations will be heard on Wednesday 10 June 2015 at 9am

3.1 PUBLIC FORUM

A period of up to 30 minutes available for people to speak for up to five minutes on any issue that is not the subject of a separate hearings process (standing order 3. 19. 2).

3.2 DEPUTATIONS BY APPOINTMENT

A period of up to 30 minutes for deputations that have made application and been approved by the Chairperson (standing order 3. 19. 3).

4. PRESENTATION OF PETITIONS

AKAROA/WAIREWA COMMUNITY BOARD

1 APRIL 2015

Report of a meeting of the Akaroa/Wairewa Community Board held on Wednesday 1 April 2015 at 9.34am in the Akaroa Sports Complex, Akaroa Recreation Ground, 28 Rue Jolie, Akaroa

PRESENT: Pam Richardson (Chairman), Lyndon Graham, Janis Haley and Andrew Turner.

APOLOGIES: Apologies for absence were received from Bryan Morgan and Maria Bartlett and an apology for early departure was received from Andrew Turner who departed the meeting at 12.50pm and was not in attendance for part of Clause 10 and 11.

The Board reports that:

PART B – REPORTS FOR INFORMATION

1. DECLARATION OF INTEREST

Lyndon Graham declared an interest in Part B, Clauses 2.1 and 2.2 (Akaroa Service Centre building) and Andrew Turner declared an interest in Part B, Clause 2.7 (Rod Donald Banks Peninsula Trust) and they did not take part in the discussions on those declared items.

2. DEPUTATIONS BY APPOINTMENT

2.1 MIKE NORRIS

Mike Norris, resident, addressed the Board regarding the Akaroa Service Centre, The Gaiety hall and Council's wharves and jetties. Mr Norris said that these facilities were very important to the community and should be maintained.

The Board **requested** that staff suggest that Mr Norris make a submission to the Council's Long Term Plan for funding to repair and maintain the local wharves and jetties.

2.2 HOLLIE HOLLANDER AND DARRIN RAINBIRD - AKAROA DISTRICT PROMOTIONS

Hollie Hollander and Darrin Rainbird, representing Akaroa District Promotions addressed the Board regarding the Akaroa Service Centre and its future use. They requested that the Council fully support postal and information services in Akaroa by providing accommodation for those services in the Akaroa Service Centre.

The Board noted its concern that it had not yet had an update on the future of the Akaroa Service Centre and **requested** that staff consult with and keep the Board informed regarding the future use of the Akaroa Service Centre building.

2.3 HOLLIE HOLLANDER

Hollie Hollander asked that her update on the 175th Celebrations be held over until the May 2015 meeting of the Board.

2.4 LEIGH HICKEY - AKAROA AREA SCHOOL

Leigh Hickey, Environmental Coordinator for the Akaroa Area School, updated the Board on the Enviro Schools projects and the riparian planting proposed around some local streams.

Ms Hickey also informed members that the school would like to have an improved involvement with the Board and she invited members to talk to the pupils on local government and council processes.

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The Board congratulated the Akaroa Area School on its environmental awareness and the initiative to enhance and protect the environment. It also supported forming a closer relationship with the school and hoped to form stronger links in the future.

2.5 DALE THOMAS

Dale Thomas, President of the Friends of the Gaiety, updated the Board on the progress of repairs to The Gaiety, which were scheduled for completion by September.

The Board acknowledged Mrs Thomas' passion and involvement with The Gaiety and her help in making it an excellent community facility.

2.6 SUKY THOMPSON - GARDEN OF TANE RESERVE MANAGEMENT COMMITTEE

Suky Thompson, Chairman, Garden of Tane Reserve Management Committee, addressed the Board on the Committee's submission to the Long Term Plan. She acknowledged the support of Parks staff for work undertaken in the Garden of Tane, although she felt the Committee should have been consulted in relation to the satisfaction survey, carried out by Council relating to the Garden of Tane as a neighbourhood park. She believed the survey should have been focused over a wider area as the Garden of Tane was used by more than just local people.

Ms Thompson also reported on problems in the Garden with freedom campers, some in tents, and the dumping of green waste.

Ms Thompson asked the Board to support the Garden of Tane Reserve Management Committee's submission to the Council's Long Term Plan, which was requesting a small amount in the budget each year, rather than the differing amounts indicated in the Draft Long Term Plan.

The Board **decided** to support the Garden of Tane Reserve Management Committee's submission to the Long Term Plan.

The Board **requested** that staff be asked to communicate with Reserve Management Committees when undertaking future Activity Management Plans.

The Board **requested** that the comments on the satisfaction survey be passed to the relevant staff.

2.7 ROD DONALD BANKS PENINSULA TRUST - SUKY THOMPSON

Suky Thompson, Trust Manager, Rod Donald Banks Peninsula Trust, addressed the Board on the *Spine of the Lizard* project and asked the Board to support the Trust's submission to the Long Term Plan, being:

- Retain Regional Parks team budget to allow continued track maintenance
- Support for local communities to repair wharves and jetties
- Support *Spine of the Lizard* project as a project in the Long Term Plan, but no additional budget needed.

Ms Thompson also asked the Board to endorse the use of the Christchurch City Council logo on *Spine of the Lizard* documentation to recognise the Council's contribution.

The Board **decided** to support the Rod Donald Banks Peninsula Trust's submission to Council's Long Term Plan and endorse the use of the Council logo on the *Spine of the Lizard* publication.

The Chairman thanked the deputations for attending and speaking to the Board.

3. PRESENTATION OF PETITIONS

Nil.

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4. NOTICES OF MOTION

Nil.

5. CORRESPONDENCE

5.1 AKAROA CIVIC TRUST

The Akaroa Civic Trust has written to the Board expressing its concern regarding the length of time it has taken to determine if the Akaroa Design and Appearance Advisory Committee will be reappointed or if a new urban design panel will be formed as a replacement.

The Board **received** the correspondence and requested that staff reply to the questions raised therein.

6. RESERVE MANAGEMENT COMMITTEES

6.1 RESERVE MANAGEMENT COMMITTEES ORDINARY MINUTES

6.1.1 Stanley Park Reserve Management Committee

The Board **requested** that staff update the Board on the possible resiting of the Weather Station in Stanley Park.

6.1.2 Okains Bay Reserve Management Committee

The Board **decided** to ask the Council to include an allocation in the Long Term Plan for the preparation of a development plan for the Okains Bay Reserve and requested that staff work in consultation with the Committee to develop the plan.

6.1.3 Awa-iti Reserve Management Committee

The Board **agreed** to meet with the Awa-iti Reserve Management Committee to discuss the following issues raised at its 5 February 2015 meeting:

- flooding risk/solution
- loss of income - grazing of School Reserve
- loss of management role, i.e. booking of Awa-iti Domain
- Community Hall protruding on to driveway to school

The Board acknowledged the retirement of Laurie Richards (Stanley Park Reserve Management Committee) and Warwick Harris (Garden of Tane Reserve Management Committee) who were both leaving the area.

The Board **received** the minutes of the following Reserve Management Committee meetings:

- Stanley Park Reserve Management Committee - 5 February 2015
- Okains Bay Reserve Management Committee - 10 February 2015
- Garden of Tane Reserve Management Committee - 17 February 2015
- Awa-iti Reserve Management Committee - 5 February 2015
- Duvauchelle Reserve Management Committee - 9 February 2015

7. COMMUNITY ORGANISATIONS REPORTS

7.1 BANKS PENINSULA WATER MANAGEMENT ZONE COMMITTEE - 17 FEBRUARY 2015

The Board **received** the minutes of the Banks Peninsula Water Management Zone Committee meeting held on Tuesday 17 February 2015.

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8. BRIEFINGS

Nil.

9. COMMUNITY BOARD ADVISER'S UPDATE

The Board received information from the Community Board Adviser on various matters.

- **Akaroa Museum Advisory Committee and Friends of the Akaroa Museum - Long Term Plan Submissions**

That Board **agreed** to support the general principles contained in the submissions of the Akaroa Museum Advisory Committee and the Friends of the Akaroa Museum to the Council's Long Term Plan, through its own submission to the Long Term Plan.

10. ELECTED MEMBERS' INFORMATION EXCHANGE

Board members received information on various matters.

- **Representation Review**

The Board was informed that members would be invited to meet with the Representation Review Working Group to discuss Banks Peninsula in the context of the review.

- **Public Meetings - Long Term Plan**

The Board **agreed** that a notice be placed in the Akaroa Mail to encourage members of the public to put forward submissions to the Long Term Plan.

- **Okains Bay Museum Trust Board**

Members were informed that a hui, called by the Director of the Okains Bay Museum Trust Board, will be held on Sunday 19 April 2015 for the purpose of reviewing the Museum Constitution.

Refer to Part C, Clause 10 for the Board's delegated decision.

- **The Gaiety Hall**

The Board **agreed** to request staff to arrange an inspection of The Gaiety with interested parties.

- **Awa-iti Domain - Tennis/Netball Courts**

Members noted that at the March meeting of the Board, there had been a request for an update from staff on what was happening with those courts.

- **Wairewa Catchment River Rating Scheme Proposal**

Members were updated on a successful public meeting on the river rating scheme proposal.

- **Beach Showers**

The Board was advised that Akaroa District Promotions (ADP) wished to see a shower in the vicinity of the Akaroa Beach and may be willing to undertake the installation of a shower with Council's permission. It was suggested that ADP present a proposal to the Board for consideration.

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- **Communication**

The Board expressed its concern that staff were not keeping the Board informed on issues, and often members of the public appeared to be informed before the Board.

The Board **agreed** that this issue should be raised by the Chairman at a Chairpersons' and Staff Forum.

- **Rural Fire Party**

The Board **decided** to request that staff initiate a formal lease with the Rural Fire Party to operate out of the Duvauchelle Yard in Pawsons Valley Road.

- **Unformed Roads**

The Board **agreed** to request staff to work with Community Boards to develop a policy on unformed roads.

- **State Highway 75 - New Zealand Transport Agency (NZTA)**

The Board **agreed** to ask staff to invite a representative from NZTA to speak to the Board on State Highway safety issues, including Little River Cycleway, narrowness of the Duvauchelle footpath and drop-offs.

11. QUESTIONS UNDER STANDING ORDERS

Nil.

PART C – DELEGATED DECISIONS

12. CONFIRMATION OF MEETING MINUTES – 11 MARCH 2015

The Board **resolved** that the minutes of its ordinary meeting held on Wednesday 11 March 2015 be confirmed, subject to the following addition:

Part B, Clause 2.2 - Victoria Andrews

Include after the first paragraph "and in public use as the Akaroa Service/Information Centre and Postal Service."

13. APPLICATION TO AKAROA/WAIREWA COMMUNITY BOARD 2014/15 DISCRETIONARY RESPONSE FUND

The Board considered applications for funding from its 2014/15 Discretionary Response Fund from Age Concern Canterbury Inc. and Akaroa District Promotions Inc.

Members were informed that the Confident Driving course had been well worth attending last year but due to lack of advertising the numbers attending were down. It was agreed that this course is of benefit to the community, and should be well advertised in the local paper.

STAFF RECOMMENDATION

It is recommended that the Akaroa/Wairewa Community Board:

6.1 Approves a grant of \$310 from its 2014/15 Discretionary Response Fund to Age Concern Canterbury Inc. towards a Confident Driving for Mature Drivers course in Akaroa for materials, travel and volunteer expenses.

6.2 Approves a grant of \$500 from its 2014/15 Discretionary Response Fund to Akaroa District Promotions towards the End of Season Community Bash for band hire.

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BOARD RESOLUTION

The Board **resolved** to:

- 13.1 Approve a grant of \$410 from its 2014/15 Discretionary Response Fund to Age Concern Canterbury Inc. towards a Confident Driving for Mature Drivers course in Akaroa for materials, travel and volunteer expenses, and including \$100 to cover advertising costs in the local paper.
- 13.2 Approve a grant of \$500 from its 2014/15 Discretionary Response Fund to Akaroa District Promotions towards the End of Season Community Bash for band hire.

6. RESERVE MANAGEMENT COMMITTEES - CONTINUED

6.1 GARDEN OF TANE RESERVE MANAGEMENT COMMITTEE

The Board **resolved** to approve Steffan Kraberger as a member of the Garden of Tane Reserve Management Committee.

9. COMMUNITY BOARD ADVISER'S UPDATE - CONTINUED

9.1 BANKS PENINSULA NETBALL CLUB - FUNDING

The Board considered a request for funding from its 2014/15 Discretionary Response Fund from the Banks Peninsula Netball Club to purchase new uniforms for the three junior teams and other coaching items.

The Board **resolved** to approve a grant of \$1,888 from its 2014/15 Discretionary Response Fund to Banks Peninsula Netball Club for the purchase of junior uniforms.

Note: Board members were confident that they had sufficient information to make this allocation from the Discretionary Response Fund in the absence of a full report.

9.2 ANZAC 2015 SERVICE - FUNDING

The Board considered a request for funding from its 2014/15 Discretionary Response Fund from the Akaroa/Wairewa Community Board to assist with the cost of printing the service sheets and bookmarks for the Little River and Akaroa ANZAC Services.

The Board **resolved** to approve a grant of up to \$250 from its 2014/15 Discretionary Response Fund towards the printing of ANZAC Day service sheets and bookmarks.

Note: Board members were confident that they had sufficient information to make this allocation from the Discretionary Response Fund in the absence of a full report.

9.3 MAY BOARD MEETING - CHANGE OF MEETING DATE

The Board **resolved** to approve a change of its meeting schedule to move the 13 May 2015 meeting to Wednesday 6 May 2015 due to a clash with the Council's Long Term Plan Submission Hearings.

9.4 SUBMISSION TO LONG TERM PLAN

The Board **resolved** to give delegated authority to the Chairman to approve the Board's final submission on the Long Term Plan.

COUNCIL 11. 06. 2015**Akaroa/Wairewa Community Board 1.4.2015****10. ELECTED MEMBERS' INFORMATION EXCHANGE - CONTINUED****10.1 OKAINS BAY MUSEUM TRUST BOARD - COUNCIL REPRESENTATIVE**

The Board **resolved** that Councillor Andrew Turner be appointed as the Council's representative on the Okains Bay Museum Trust Board.

Note: The Board **agreed** that Councillor Turner be a member of the Okains Bay Museum Trust Board, but not a Trustee.

10.2 The Gaiety Hall - Liaison Person

The Board **resolved** to appoint Janis Haley as its liaison person to the Friends of the Gaiety.

The meeting concluded at 1.14pm.

CONFIRMED THIS 6th DAY OF MAY 2015

**PAM RICHARDSON
CHAIRMAN**

**TE HAPORI O ŌHINEHOU RAUA KO AHU PĀTIKI
LYTTELTON/MT HERBERT COMMUNITY BOARD
15 APRIL 2015**

**Report of a meeting of the Lyttelton/Mt Herbert Community Board
held on Wednesday 15 April 2015 at 9.30am
in the Old Port Levy School, 1708 Western Valley Road, Port Levy**

PRESENT: Paula Smith (Chairperson), Denis Aldridge, Ann Jolliffe, Andrew Turner and Christine Wilson.

APOLOGIES: An apology for early departure was received and accepted from Andrew Turner, who departed the meeting at 12.02pm and was absent for clauses 10, 11, 15, 16 and 17. *An apology was received and accepted from Adrian Te Patu. (Amendment made at the 20 May 2015 Lyttelton/Mt Herbert Community Board meeting during confirmation of minutes, Clause 3).*

MIHI/KARAKIA TIMATANGA: Paula Smith

NGĀ MATE: Nil.

The Board reports that:

PART B – REPORTS FOR INFORMATION

1. DECLARATION OF INTEREST

Andrew Turner declared an interest in Clause 2.1 Spine of the Lizard Project.

2. DEPUTATIONS BY APPOINTMENT

2.1 SPINE OF THE LIZARD PROJECT - ROD DONALD TRUST

Sarah Mankelow of the Rod Donald Trust was in attendance to discuss the Trust's submission to the Christchurch City Council Draft Long Term Plan 2015-2025 (Long Term Plan) and to seek the Board's support on their submission. Ms Mankelow tabled a PowerPoint presentation.

The Board **decided** to consider Rod Donald Trust's submission to the Long Term Plan when formulating the Board's submission to the Long Term Plan.

The Board thanked Ms Mankelow for her deputation.

2.2 CANTERBURY EARTHQUAKE RECOVERY AUTHORITY UPDATE

Maire Kipa, Relationship Manager, Social and Cultural Recovery, Canterbury Earthquake Recovery Authority (CERA), was in attendance to update the Board regarding CERA activities. Ms Kipa tabled a PowerPoint presentation.

The Board decided to request CERA speak with the *Governors Bay* Community Association regarding bush regeneration on Crown-owned Red Zone land.

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The Board **decided** to request CERA update the Board regarding the second round of Leadership in the Communities Project, a 10-month leadership programme. The Board thanked Ms Kipa for her deputation.

2.3 BOAT SECURITY AND SAFETY ASSOCIATION UPDATE

James Ensor and Roger Allan, members of the Boat Security and Safety Association, were in attendance to seek the Board's support for the Association's submission to the Christchurch City Council Draft Long Term Plan 2015-2025. The Association's submission, and supporting photographs, were tabled.

The Board **decided** to consider the Boat Security and Safety Association's submission to the Long Term Plan while formulating the Board's submission to the Long Term Plan.

The Board suggested that the Boat Security and Safety Association consider making a submission on the Lyttelton Port Recovery Plan.

The Board thanked Mr Ensor and Mr Allan for their deputation.

Clause 2.3 Boat Security and Safety Association Update Continued (Part C) records the Board's decision regarding a funding request from the Association.

3. PETITIONS

Nil.

4. NOTICES OF MOTION

Nil.

5. CORRESPONDENCE

Nil.

6. BRIEFINGS

6.1 GOVERNORS BAY COMMUNITY FACILITY

Mark Penrice and Kent Summerfield, Senior Project Managers of Programme Management - Community Facilities, were in attendance to present the Board with design objectives from community consultation for the rebuild of the Governors Bay Community Facility (tabled), and to seek the Board's comments and agreement on the objectives. Mr Penrice advised staff will present the facility concept design to the Board for comment.

The Board **decided** to agree with the design objectives from community consultation for the rebuild of the Governors Bay Community Facility.

The Board **decided** to request that staff liaise during the design and rebuild with the Governors Bay Community Facility Subcommittee of the Governors Bay Community Association.

7. COMMITTEE REPORTS

7.1 LYTTELTON RESERVES MANAGEMENT COMMITTEE – 16 FEBRUARY 2015

The Board **received** the draft minutes of the Lyttelton Reserves Management Committee meeting held on 16 February 2015.

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7.2 CASS BAY RESERVES MANAGEMENT COMMITTEE – 18 MARCH 2015

The Board **received** the minutes of the inaugural Cass Bay Reserves Management Committee meeting held on 18 March 2015 which included the area of responsibility for the newly formed Committee.

Clause 7.2 Cass Bay Reserves Management Committee - 18 March 2015 Continued (Part C) records the Board's decision regarding the membership and Board liaison to the Committee.

8. EXTERNAL ORGANISATIONS' REPORTS

8.1 BANKS PENINSULA WATER MANAGEMENT ZONE COMMITTEE – 17 FEBRUARY 2015

The Board **received** the minutes of the Banks Peninsula Water Management Zone Committee meeting held on 17 February 2015.

9. COMMUNITY BOARD ADVISER'S UPDATE

9.1 BOARD FUNDING BALANCES

A copy of the Board's Discretionary Response Fund balances as at 15 April 2015 was attached to the agenda for the Board's information.

9.2 CONSULTATION CALENDAR

The Community Board Adviser updated the Board on the Council's consultation calendar as at 15 April 2015.

9.3 UPCOMING BOARD MEETING TOPICS

The Community Board Adviser updated the Board on upcoming Board meeting topics.

9.4 PROPOSED CHRISTCHURCH REPLACEMENT DISTRICT PLAN

The Board was advised that as the Lyttelton Port Recovery Plan supersedes the Proposed Christchurch Replacement District Plan (RDP), the Council has decided to not publicly notify the RDP's Specific Purpose (Lyttelton Port) Zone Chapter. The Board noted that the opportunity for the public to have a say on Lyttelton Port provisions is to submit on the Lyttelton Port Recovery Plan.

Clause 9 Community Board Adviser's Update Continued (Part C) records Board decisions under delegated authority.

10. ELECTED MEMBERS' INFORMATION EXCHANGE

10.1 UPDATE FROM COMMUNITY BOARD CHAIRPERSONS FORUM

The Deputy Chairperson updated Board members on issues raised, including a Community Funding Update, at the Community Board Chairpersons and Staff Forum held on Friday 10 April 2015.

10.2 LYTTELTON HISTORICAL MUSEUM

The Board was advised that the second half of the Lyttelton Historical Museum's exhibition, "Through the Glass Ceiling," opened on 15 April 2015. Upcoming Museum events include an exhibition on women's suffrage.

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10.3 LYTTTELTON RESERVES MANAGEMENT COMMITTEE

The Board was advised that Ian Hankin has resigned from the Lyttelton Reserves Management Committee and that Mr Hankin emphasised in his resignation letter the mutually beneficial relationship between the Committee and Port Hills Rangers.

The Board recorded its thanks to Mr Hankin for his contribution to Lyttelton Reserves.

10.4 GOVERNORS BAY JETTY

The Board was advised that the Governors Bay Jetty Subcommittee of the Governors Bay Community Association meets weekly to strategically plan how to raise the funds and rebuild the Governors Bay Jetty.

10.5 CHRISTCHURCH CITY COUNCIL REPRESENTATION REVIEW

The Board was advised some Governors Bay residents' first choice is to retain existing Banks Peninsula Ward boundaries, and second choice to include the Sumner/Redcliffs area in the Banks Peninsula Ward.

10.6 MULTI-FUNCTIONAL COMPLEX ON WATERFRONT

The Board was advised Canterbury Maritime Developments are advocating for a multi-functional complex to be built on the waterfront at Dampier Bay and an adjoining area to the east.

11. QUESTIONS UNDER STANDING ORDERS

Nil.

PART C – REPORT ON DELEGATED DECISIONS TAKEN BY THE BOARD

2. DEPUTATIONS BY APPOINTMENT CONTINUED

2.3 BOAT SECURITY AND SAFETY ASSOCIATION CONTINUED

James Ensor and Roger Allan, members of the Boat Security and Safety Association, were in attendance to update the Board regarding Naval Point developments and seek funding for secretarial support services for the Association's Boat Safety Project.

Staff advice was given that the Local Government Act 2002 and other legislation requires that decision making must take into account all options and that sufficient time is given for that information to be received and considered.

The Board **resolved:**

- 2.3.1 That it believes it has sufficient information to make a decision on making a grant from the Lyttelton/Mt Herbert Community Board 2014/15 Discretionary Response Fund;
- 2.3.2 That it make a grant of \$83.00 from the Lyttelton/Mt Herbert Community Board 2014/15 Discretionary Response Fund to the Lyttelton Boat Safety Association (Boat Security and Safety Association) for the Boat Safety Project for secretarial support services;
- 2.3.3 That it make a grant of \$498.00 from the Lyttelton/Mt Herbert Community Board 2014/15 Discretionary Response Fund to the Lyttelton Boat Safety Association (Boat Security and Safety Association) for the Boat Safety Project for continual secretarial support services for future meetings.

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7. COMMITTEE REPORTS CONTINUED

7.2 CASS BAY RESERVES MANAGEMENT COMMITTEE – 18 MARCH 2015 CONTINUED

The Board **resolved**:

7.2.1 That membership of the Cass Bay Reserves Management Committee be confirmed as follows:

Bruce Baldwin	Brian Downey	Chris Nee
Helen Braithwaite	Liz Hales	Mal Stanley
Gordon Davies	Jenny Healey	Chantelle Waters

7.2.2 That Christine Wilson be appointed as the Board liaison person to the Cass Bay Reserves Management Committee.

9. COMMUNITY BOARD ADVISER'S UPDATE CONTINUED

9.4 PROPOSED CHRISTCHURCH REPLACEMENT DISTRICT PLAN CONTINUED

The Independent Hearings Panel is expected to hear submissions on the proposed Transport Chapter in June 2015, with mediation expected to occur in coming weeks. The Lyttelton/Mt Herbert Community Board submitted on this matter.

The Board **resolved** to:

9.4.1 Appoint Paula Smith to attend to participate in mediation (both formal and informal);

9.4.2 Provide the relevant delegation to Paula Smith.

9.5 LYTTELTON/MT HERBERT COMMUNITY BOARD SUBMISSIONS COMMITTEE

The Board **resolved** to:

9.5.1 Convene a meeting of its Submissions Committee on Monday 20 April 2015 at 10am at the Boardroom, Lyttelton Service Centre, 15 London Street, Lyttelton to formulate its submission on the Christchurch City Council Draft Long Term Plan 2015-2025;

9.5.2 To hold a workshop of its Submissions Committee on Wednesday 22 April 2015 at 2pm at the Boardroom, Lyttelton Service Centre, 15 London Street, Lyttelton to workshop on the Lyttelton Port Recovery Plan.

9.6 WHITE GATES OFF PARK TERRACE

Staff have met with Lyttelton Menz Shed representatives to discuss whether they would be able to assist the Council with replacement of the white gates. The Menz Shed are happy to assist with this project and submitted a quote and draft plans to the Board (tabled) for consideration for funding.

Staff advice was given that the Local Government Act 2002 and other legislation requires that decision making must take into account all options and that sufficient time is given for that information to be received and considered.

The Board **resolved**:

9.6.1 That it believes it has sufficient information to make a decision on making a grant from the Lyttelton/Mt Herbert Community Board 2014/15 Discretionary Response Fund;

9.6.2 That it make a grant of \$2,101.00 from the Lyttelton/Mt Herbert Community Board 2014/15 Discretionary Response Fund to Lyttelton Community House for the Lyttelton Menz Shed's White Gates Project to replace the white gates off Park Terrace.

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12. CONFIRMATION OF MEETING MINUTES

The Board **resolved** that the minutes of the Board's ordinary meeting of Wednesday 18 March 2015 be confirmed.

13. ELECTION OF COMMUNITY BOARD DEPUTY CHAIRPERSON

The Board considered a Chairperson's report seeking election of a Deputy Chairperson for the remainder of the term.

The Board considered a report explaining the process for the Lyttelton/Mt Herbert Community Board to elect a Deputy Chairperson as prescribed by the Local Government Act 2002.

The Board **resolved** to receive the report and use voting system A to elect a Deputy Chairperson.

Nominations were called for the position of Deputy Chairperson.

Christine Wilson was nominated by Paula Smith and seconded by Andrew Turner.

There being no other nomination Christine Wilson was elected Deputy Chairperson of the Lyttelton/Mt Herbert Community Board for the remainder of the 2013-16 term.

14. DIAMOND HARBOUR RUGBY CLUB - CHANGING ROOM ALTERATIONS AND NEW LEASE

The Board considered a report seeking approval of changing room alterations and granting of a new lease for the Diamond Harbour Rugby Club.

The Board **resolved** under delegated authority from the Council:

14.1 To approve the alterations to the Diamond Harbour Rugby Club changing room facilities as shown on the plans attached to the agenda, subject to the following condition:

14.1.1 That Diamond Harbour Rugby Club Incorporated is to obtain all necessary resource and building consents as required by the Council acting as a Territorial and Building Control Authority before alterations commence on the site, including any application for discretionary exemption.

14.2 To grant a lease over approximately 300 square metres of Lot 5 Deposited Plan 14050, CFR 19081, a classified Local Purpose (Community Buildings) Reserve that is part of the Stoddart Point Reserve located at 2L Waipapa Avenue, Diamond Harbour for a term of up to 33 years, for the purpose of a community building, pursuant to section 61(2A)(a) of the Reserves Act 1977.

14.3 To authorise the Property Consultancy Manager to negotiate, conclude and administer all further terms and conditions of the lease agreement.

15. RESOLUTION TO EXCLUDE THE PUBLIC

The Board **resolved** that the resolution to exclude the public from items 16 and 17 be adopted.

The public were excluded from the meeting at 12.02pm.

The open section of the meeting resumed at 12.14pm.

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The meeting concluded at 12.50pm.

KARAKIA WHAKAMUTUNGA: Paula Smith

CONFIRMED THIS 20TH DAY OF MAY 2015.

**PAULA SMITH
CHAIRPERSON**

COUNCIL 11. 06. 2015**FENDALTON/WAIMAIRI COMMUNITY BOARD
4 MAY 2015****Report of a meeting of the Fendalton/Waimairi Community Board
held on Monday 4 May 2015 at 4pm
in the Boardroom, Fendalton Service Centre, Corner Jeffreys and Clyde Roads**

PRESENT: Val Carter (Chairperson), David Cartwright (Deputy Chairperson), Sally Buck, Faimeh Burke, Jamie Gough, Raf Manji and Bridget Williams.

APOLOGIES: An apology for lateness was received and accepted from Raf Manji who arrived at 4.28pm and was absent for clauses 1, 3-6, 9 and 11.

Apologies for early departure were received and accepted from Jamie Gough and Bridget Williams who retired at 4.54pm and 5.15pm respectively.

Jamie Gough was absent for clauses 7,8,10, 15 and part of clause 2.
Bridget Williams was absent for clauses 7, 8 and 15.

The Board reports that:

PART B - REPORTS FOR INFORMATION**1. DECLARATION OF INTEREST**

Nil.

2. DEPUTATIONS BY APPOINTMENT**2.1 ROY BICKERSTAFFE - PARKING RESTRICTIONS IN HOLMWOOD ROAD**

Mr Roy Bickerstaffe, a resident of Holmwood Road was in attendance and spoke to the Board regarding the proposed installation of parking restrictions in Holmwood Road.

Mr Bickerstaffe raised concerns regarding the original resource consenting process for commercial premises on Holmwood Road which he believed had not fully acknowledged the impact of the proposed parking issues within Holmwood Road and its surrounds. Other concerns included the impact of parking restrictions on residents and parking over driveways. Mr Bickerstaffe sought support from the Board for residents parking permits. Refer clause 10 for a decision on this matter.

2.2 DR STUART GOWLAND - PARKING RESTRICTIONS IN HOLMWOOD ROAD

Dr Stuart Gowland a resident of Holmwood Road was in attendance and spoke to the Board regarding the proposed installation of parking restrictions in Holmwood Road.

Dr Stuart Gowland supported Mr Bickerstaffe's comments and advocated strongly in favour of residents parking permits being allocated. Refer clause 10 for a decision on this matter.

3. PRESENTATION OF PETITIONS

Nil.

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Fendalton/Waimairi Community Board 4. 5. 2015

4. NOTICE OF MOTION

Nil.

5. CORRESPONDENCE

5.1 ROSS BLANK - THANK YOU

The Board **received** tabled correspondence from Mr Ross Blank thanking the Board for its congratulations to him on receiving the New Zealand Order of Merit in the New Years' Honours list for 2015.

6. BRIEFINGS

6.1 TEENA CROCKER - DOG CONTROL BYLAW REVIEW

Teena Crocker, Senior Policy Analyst was in attendance and updated the Board on current review of the Dog Control Bylaw.

7. COMMUNITY BOARD ADVISER'S UPDATE

Reminders

- Long Term Plan Board Submissions Hearing - Monday 11 May 2015 from 4 - 8pm
- Workshop on Community Board funding - Tuesday 12 May 2015 at 8.30am
- Informal meeting with New Zealand Police - Monday 18 May 2015 at 3pm
- Workshop on projects for 2015/16 funding - Monday 18 May 2015 directly after Board meeting

8. ELECTED MEMBERS' INFORMATION EXCHANGE

- Feedback on Keep Christchurch Beautiful Annual General Meeting held on Wednesday 29 April 2015. Board members were informed of the Keep New Zealand Beautiful conference to be held on 4 - 6 September 2015 in Christchurch.

PART C - REPORT ON DELEGATED DECISIONS TAKEN BY THE BOARD

9. CONFIRMATION OF MEETING MINUTES – 13 APRIL 2015

The Fendalton/Waimairi Community Board **resolved** that the minutes (both open and public excluded sections) of its ordinary meeting of Monday 13 April 2015, be confirmed.

10. HOLMWOOD ROAD- PROPOSED PARKING RESTRICTIONS

The Fendalton/Waimairi Community Board considered a report seeking approval for time limited restricted parking areas on Holmwood Road between Rossall Street and Helmores Lane.

STAFF RECOMMENDATION

It is recommended that the Fendalton/Waimairi Community Board approve:

- 10.1 That all stopping and parking restrictions on the northwest side of Holmwood Road commencing at its intersection with Rossall Street and extending in a south westerly direction for a distance of 113 metres be revoked.
- 10.2 That the stopping and parking of vehicles be prohibited at all times on the northwest side of Holmwood Road commencing at its intersection with Rossall Street and extending in a south westerly direction for a distance of 16 metres.

COUNCIL 11. 06. 2015

Fendalton/Waimairi Community Board 4. 5. 2015

10 Cont'd

- 10.3 That the parking of vehicles be restricted to a maximum period of 10 minutes on the northwest side of Holmwood Road commencing at a point 16 metres southwest of its intersection with Rossall Street and extending in a south westerly direction for a distance of 35 metres. This restriction is to apply at all times.
- 10.4 That the parking of vehicles be restricted to a maximum period of 120 minutes on the northwest side of Holmwood Road commencing at a point 51 metres southwest of its intersection with Rossall Street and extending in a south westerly direction for a distance of 62 metres. This restriction is to apply Monday to Friday only.
- 10.5 That all stopping and parking restrictions on the southeast side of Holmwood Road commencing at its intersection with Rossall Street and extending in a south westerly direction for a distance of 119 metres be revoked.
- 10.6 That the stopping and parking of vehicles be prohibited at all times on the southeast side of Holmwood Road commencing at its intersection with Rossall Street and extending in a south westerly direction for a distance of nine metres.
- 10.7 That the parking of vehicles be restricted to a maximum period of 10 minutes on the southeast side of Holmwood Road commencing at a point nine metres southwest of its intersection with Rossall Street and extending in a south westerly direction for a distance of 38 metres. This restriction is to apply at all times.
- 10.8 That the parking of vehicles be restricted to a maximum period of 120 minutes on the southeast side of Holmwood Road commencing at a point 47 metres southwest of its intersection with Rossall Street and extending in a south westerly direction for a distance of 53 metres. This restriction is to apply Monday to Friday only.
- 10.9 That the parking of vehicles be prohibited at all times on the southeast side of Holmwood Road commencing at a point 100 metres southwest of its intersection with Rossall Street and extending in a south westerly direction for a distance of 19 metres.

The Board discussed this matter and taking into account the points raised by Mr Bickerstaffe and Dr Gowland in their deputation (clause 2 refers) **resolved** the following:

- 10.10 That the staff recommendation be adopted subject to extending the P120 restrictions to include No.49 Holmwood Road and that the P120 restrictions apply Monday to Friday 8am - 5pm and that staff install parking ticks to assist with parking enforcement across driveways.
- 10.11 That staff be requested to consult further with residents on any other issues arising out of the limited off-street parking available to residents in this area including options for "residents' permits". And that staff make initial contact with residents on this particular matter by the end of May and advise the Board of the outcome of this initial contact and any time frame for further work.

11. PROPOSED ROAD NAME

The Fendalton/Waimairi Community Board considered a report seeking approval for the naming of a new cul-de-sac.

The Fendalton/Waimairi Community Board **resolved** to approve Maelor Place, for the new cul-de-sac name.

COUNCIL 11. 06. 2015

Fendalton/Waimairi Community Board 4. 5. 2015

12. WAIRAKEI ROAD PROPOSED NO STOPPING/MARKED EDGE LINE

The Fendalton/Waimairi Community Board considered a report seeking approval for new section of marked edge line and no stopping restrictions to be installed outside 356 Wairakei Road.

The Fendalton/Waimairi Board **resolved** to:

- 12.1 Approve that all changes to road markings on Wairakei Road between Spalding Street and Kendal Avenue be approved (as per **Attachment 1**).
- 12.2 Approve that all stopping and parking restrictions on the northeast side of Wairakei Road commencing at its intersection with Spalding Street and extending in a north westerly direction for a distance of 101 metres be revoked.
- 12.3 Approve that the stopping of vehicles be prohibited at any time on the northeast side of Wairakei Road commencing at its intersection with Spalding Street and extending in a north westerly direction for a distance of 18 metres.
- 12.4 Approve that the stopping of vehicles be prohibited at any time on the northeast side of Wairakei Road commencing at a point 60 metres northwest of its intersection with Spalding Street and extending in a north westerly direction for a distance of 41 metres.

13. BURNSIDE BOWLING CLUB – PERMISSION TO ERECT STORAGE SHED

The Fendalton/Waimairi Community Board considered a report seeking the approval to exercise their delegation to approve the building plans from Burnside Bowling Club Incorporated to erect a storage shed within their leased area at Burnside Park.

The Fendalton/Waimairi Board **resolved** to approve the building of a storage shed for Burnside Bowling Club Incorporated as shown in the plans attached to this report, subject to the following conditions:

- 13.1 Obtain all necessary resource and building consents required (if any) under the Building Act 2004 and the Resource Management Act 1991.
- 13.2 Meet the Area Supervisor (Greenspace) to sign a temporary access agreement and pay a bond before gaining access to the site if required. The bond is refundable less any costs incurred by the Council, except for the administration costs.
- 13.3 Ensure all contractors working on the site have a minimum of \$2,000,000 public liability insurance cover.
- 13.4 Ensure all services to the proposed building are laid underground.
- 13.5 Ensure that if any excavations are to be made within the drip-line of any trees, or branches need to be removed from the trees, the City Arborist is to be contacted beforehand to have the proposed work and methodology approved.
- 13.6 Obtain approval for the building colour scheme and materials from the Urban Parks Manager, or his designate, prior to the building being erected.

14. RESOLUTION TO EXCLUDE THE PUBLIC

The Board **resolved** that the resolution to exclude the public set out on page 25 of the agenda regarding the Sale of Reserve Land - 210 Roydvale Avenue Christchurch, be adopted.

COUNCIL 11. 06. 2015

Fendalton/Waimairi Community Board 4. 5. 2015

The meeting concluded at 5.31pm.

CONFIRMED THIS 18TH DAY OF MAY 2015

**VAL CARTER
CHAIRPERSON**

**FENDALTON/WAIMAIRI COMMUNITY BOARD
18 MAY 2015**

**Report of a meeting of the Fendalton/Waimairi Community Board
held on Monday 18 May 2015 at 4pm
in the Boardroom, Fendalton Service Centre, Corner Jeffreys and Clyde Roads**

PRESENT: Val Carter (Chairperson), David Cartwright (Deputy Chairperson), Sally Buck, Faimeh Burke, Jamie Gough, and Bridget Williams.

APOLOGIES: An apology for absence was received and accepted from Raf Manji.

An apology for lateness was received and accepted Jamie Gough who arrived at 4.16pm and was absent for clauses 1 - 8, 11 and part of clause 9.

The Board reports that:

PART B - REPORTS FOR INFORMATION

1. DECLARATION OF INTEREST

Nil.

2. DEPUTATIONS BY APPOINTMENT

Nil.

3. PRESENTATION OF PETITIONS

Nil.

4. NOTICE OF MOTION

Nil.

5. CORRESPONDENCE

Nil.

6. BRIEFINGS

Nil.

7. SUBMISSIONS COMMITTEE - MINUTES OF 22 APRIL 2015

The Board **received** the outcomes of the Fendalton/Waimairi Submissions Committee meeting held on Wednesday 22 April 2015.

COUNCIL 11. 06. 2015

Fendalton/Waimairi Community Board 18. 5. 2015

8. SUBMISSIONS COMMITTEE - MINUTES OF 28 APRIL 2015

The Board **received** the outcomes of the Fendalton/Waimairi Submissions Committee meeting held on Tuesday 28 April 2015.

9. COMMUNITY BOARD ADVISER'S UPDATE

Reminders/Notifications

- Combined Community Board Seminar on District Plan Review - Stage 2 Natural Hazards - Monday 25 May 5pm
- Bishopdale Library and Community Centre Rebuild Update at next Board meeting - 2 June 2015

District Plan Review - Stage 2 - Board Submission

The Board **decided** to make a submission on the District Plan Review - Stage 2 and **decided** to meet informally in the first instance on Thursday 23 May 2015 at 8.15am to identify areas for clarification and to reconvene at 4pm to review queries raised.

10. ELECTED MEMBERS' INFORMATION EXCHANGE

- Members who attended the recent Community Board Conference at Waitangi gave a brief review of the conference and were complimentary regarding the content and the presentations. It was agreed that ideas generated from the conference regarding community empowerment/engagement would be shared with all members.
- A visit to a potential community garden site is to be held on Friday 22 May 2015

PART C - REPORT ON DELEGATED DECISIONS TAKEN BY THE BOARD

11. CONFIRMATION OF MEETING MINUTES – 4 MAY 2015

The Fendalton/Waimairi Community Board **resolved** that the minutes of its ordinary meeting of Monday 4 May 2015, be confirmed.

The meeting concluded at 4.31pm.

CONFIRMED THIS 2ND DAY OF JUNE 2015

**VAL CARTER
CHAIRPERSON**

COUNCIL 11. 06. 2015

**HAGLEY/FERRYMEAD COMMUNITY BOARD
5 May 2015**

**Report of an extraordinary meeting of the Hagley/Ferrymead Community Board
held on Tuesday 5 May 2015 at 5.06pm in the Sumner School Hall
Dryden Street, Sumner.**

PRESENT: Sara Templeton (Chairperson), Alexandra Davids, Joe Davies, Yani Johanson, Paul Lonsdale, Brenda Lowe-Johnson and Islay McLeod.

APOLOGIES: There were no apologies.

The Board reports that:

PART B - REPORTS FOR INFORMATION

1. DECLARATION OF INTEREST

There were no declarations of interest.

2. DEPUTATIONS BY APPOINTMENT

The Board received 20 deputations regarding clause 5, Levi's Skate Project Sumner, as detailed below:

2.1 LEVI'S BRAND

Glenn Walker and Nicky Rowsell, representing Levi's Brand presented a deputation to the Board regarding the proposal for a skate area in Sumner, providing information on Levi's Skakeboarding projects and the design and location for this project.

2.2 TIM CLEMENTS ON BEHALF OF STIG ELDRED

Tim Clements presented a deputation to the Board on behalf of Stig Eldred opposing the skate park project in the proposed location.

2.3 NEW ZEALAND CASH FLOW

Denis Harwood from New Zealand Cashflow, representing the group that own the site on the corner of the Esplanade and Marriner Street presented a deputation to the Board opposing the proposed location of the skate park.

2.4 IAN PORTEOUS

Ian Porteous gave a deputation and presentation to the Board opposing the skate park project in the proposed location.

2.5 TONY SIMONS

Tony Simons, on behalf of Joyce Simons and representing the Cave Rock Apartments Body Corporate Committee, presented a deputation and supporting information to the Board supporting the provision of a skate park in Sumner in principle, but not the proposed location.

2.6 MARGARET JOBLIN

Margaret Joblin presented a deputation and circulated plans to the Board opposing the skate park project in the proposed location.

COUNCIL 11. 06. 2015**Hagley/Ferrymead Community Board 5. 5. 2015****2 Cont'd****2.7 SCOTT BUCKNER**

Scott Buckner gave a deputation and presentation to the Board in support of the skate park project in the proposed location.

2.8 KEVIN GRIMWOOD

Kevin Grimwood and Chris Martin presented a deputation to the Board in support of the skate park project in the proposed location.

2.9 THOM HONEYBONE, GEORGIA BRADLEY AND THOMAS MCATAMNEY

Thom Honeybone, Georgia Bradley and Thomas McAtamney presented a deputation to the Board in support of the skate park project.

2.10 BRUCE BANBURY

Bruce Banbury presented a deputation to the Board in support of a skate park in principle, but not the location of the proposed skate area.

2.11 JOSEPHINE LOHREY

Josephine Lohrey and Tracy Porteous presented a deputation and map to the Board opposing the location of the proposed skate area.

2.12 SHORELINE YOUTH TRUST AND FUSE YOUTH CENTRE

Brook Agnew and Cameron Haylock representing the Shoreline Youth Trust and Fuse Youth Centre presented a deputation to the Board in support of a skate park in the proposed location.

2.13 GARRY MOORE

Garry Moore presented a deputation to the Board supporting a skate area in principle and that all parties come together to identify a suitable site.

2.14 SARAH AND EDDIE AGNEW

Sarah and Eddie Agnew presented a deputation to the Board in support of the skate park in the proposed location.

2.15 SPORT CANTERBURY

Jon Derry, Sport Capability Advisor, Sport Canterbury, presented a deputation to the Board in support of the skate park project in the proposed location.

2.16 ANTONIA MCATAMNEY

Antonia McAtamney presented a deputation to the Board in support of the skate park project in the proposed location. Supporting information was circulated to Board members in advance of the meeting.

2.17 MIKE SLEIGH

Mike Sleigh presented a deputation and supporting information to the Board in support of the skate park project in the proposed location.

COUNCIL 11. 06. 2015

Hagley/Ferrymead Community Board 5. 5. 2015

2 Cont'd

2.18 DAVID BRADLEY

David Bradley presented a deputation to the Board in support of the skate park project in the proposed location.

2.19 DAVID OVENDALE

David Ovendale presented a deputation to the Board in support of the skate park project in the proposed location.

2.20 MARNIE KENT

Marnie Kent gave a deputation, presentation and provided supporting information to the Board on behalf of herself and Amelia Sykes in support of the skate park project in the proposed location.

3. PRESENTATION OF PETITIONS

3.1 IAN PORTEOUS

Ian Porteous presented a previously circulated petition with 323 signatures, the prayer of which read:

"Sumner Residents and Friends of Sumner Against the destruction of an Esplanade green reserve to make way for Levis Skate Park as outlined in C.C.C. Communication Dated February 2015."

The Board **received** the petition.

4. CORRESPONDENCE

4.1 LUCY HONE

The Board **received** correspondence from Lucy Hone in support of the proposed skate park project and location.

PART C – REPORT ON DELEGATED DECISIONS TAKEN BY THE BOARD

5. LEVI'S SKATE PROJECT SUMNER

The Board considered a report seeking its approval for a skate area at Scarborough Beach Park (opposite the corner of the Esplanade and Marriner Street in Sumner) and to approve the Concept Plan for the skate area. Staff responded to Board member questions and provided advice.

The Board received twenty deputations, a petition and correspondence regarding this matter, Part B of these minutes refers.

The Board **resolved** to approve:

5.1 The installation of a skate area at Scarborough Beach Park (opposite the corner of the Esplanade and Marriner Street in Sumner).

5.2 The landscape concept plan for the skate area as attached to the Agenda.

COUNCIL 11. 06. 2015

Hagley/Ferrymead Community Board 5. 5. 2015

The Board Chairperson declared the meeting closed at 9.07pm.

CONFIRMED THIS 20TH DAY OF MAY 2015

**SARA TEMPLETON
CHAIRPERSON**

**HAGLEY/FERRYMEAD COMMUNITY BOARD
6 May 2015**

**Report of a meeting of the Hagley/Ferrymead Community Board
held on Wednesday 6 May 2015 at 3.30pm in the Boardroom, 180 Smith Street,
Linwood, Christchurch.**

PRESENT: Sara Templeton (Chairperson), Alexandra Davids, Joe Davies, Yani Johanson, Paul Lonsdale and Islay McLeod.

APOLOGIES: An apology for absence was received and accepted from Brenda Lowe-Johnson.

An apology for lateness was received and accepted from Yani Johanson, who arrived at 4.13pm and was absent for clauses 2, 3.2, 4, 5, 7.1, 7.2, 13 and part of 7.3.

The Board adjourned at 5.23pm and reconvened at 5.28pm.

The Board reports that:

PART B - REPORTS FOR INFORMATION

1. MAIN ROAD PARKING AT REDCLIFFS VILLAGE

This item was presented to the 28 May 2015 Council meeting by way of a Chairperson's Report.

2. DECLARATION OF INTEREST

There were no declarations of interest.

3. DEPUTATIONS BY APPOINTMENT

3.1 LYFE (LINWOOD YOUTH FESTIVAL EXPERIENCE)

Apologies were received from Ash Harnett, LYFE Coordinator 2015 and Amanda Murray, Youth Town Manager. The deputation will be reschedule for a future meeting.

3.2 COMMUNITY RESILIENCE TEAM, CANTERBURY EARTHQUAKE RECOVERY AUTHORITY (CERA)

The Board received a deputation and supporting information from James Mills-Kelly, Relationship Manager with the Community Resilience Team, Social Cultural Recovery Group, CERA. James Mills-Kelly introduced himself to the Board and provided information on Redcliffs demolitions, the Leadership in Communities (LinC) Project, Summer of Fun, The Big Lunch, and work with the University of Canterbury to improve engagement with the community.

The Board expressed interest in meeting with the Operational Manger of the Residential Red Zone Clearance Project for the Port Hills.

The Board Chairperson thanked James Mills-Kelly for his deputation to the Board.

COUNCIL 11. 06. 2015

Hagley/Ferrymead Community Board 6. 5. 2015

3 Cont'd

3.3 DRUCILLA KINGI PATTERSON

The Board received a deputation and supporting information from Drucilla Kingi Patterson advising of proposed fund raising events to support community projects in the Sumner and Mt Pleasant areas. Board members received supporting information on the proposals and Drucilla Kingi Patterson discussed previous fund raising events, projects and her involvement in the community.

The Board Chairperson thanked Drucilla Kingi Patterson for her deputation and the information provided to the Board.

4. PRESENTATION OF PETITIONS

Nil.

5. NOTICES OF MOTION

Nil.

6. CORRESPONDENCE

6.1 PETER CROFT

The Board **received** tabled correspondence from Peter Croft, property owner in Redcliffs, raising concerns with the report on Main Road Parking at Redcliffs Village and the report recommendations.

The Board was advised of consultation undertaken on Main Road parking and that the report is seeking approval of the concept plan and the principle of the work, not approval of the detailed work.

The Board **decided** to request that the Infrastructure Rebuild Liaison Manager contact Peter Croft to respond to the matters raised.

Clause 1 (Part A) of these minutes records the Board's recommendation on this matter.

7. BRIEFINGS

7.1 TSUNAMI SIRENS STAGE 2

The Board received a briefing on the Tsunami Sirens Stage 2 Project from Justin Lewis, Operational Readiness Coordinator Civil Defence and Emergency Management and Sandra Novais, Project Manager. The Board was advised of installation of additional Tsunami alert sirens, information on the operation of these and the reasons, and viewed maps of the areas.

The Board Chairperson thanked the presenters for the briefing.

7.2 GARLANDS ROAD BUS STOPS

The Board received a memo and briefing on Garlands Road Bus Stops.

Clause 6.2 continued (Part C) of these minutes records the Board's decision on this matter.

COUNCIL 11. 06. 2015

Hagley/Ferrymead Community Board 6. 5. 2015

7 Cont'd

7.3 TRANSITIONAL PROGRAMME FOR SUBURBAN CENTRES - WOOLSTON

Katie Smith and Joshua Neville from the Urban Design and Regeneration Unit briefed the Board on transitional projects in Woolston, including traffic light control box murals, gateway features for Woolston Village and the former Woolston Library site.

The Board Chairperson thanked the presenters for the briefing.

8. COMMUNITY BOARD ADVISER'S UPDATE

8.1 2015/16 COMMUNITY FUNDING

The Board received a presentation and supporting information on 2015/16 Community Funding from Claire Phillips, Community Governance Manager. Board members were advised of the changes for 2015/16, Board workshops and information on Board grants and projects is being compiled for distribution.

The Board **decided** to request an analysis of funding provided to specific communities of interest and the Terms of Reference for the Funding Working Party.

8.2 DISTRICT PLAN REVIEW

Board members discussed a decision from 1 April 2015 on the District Plan Review to appoint and delegate Sara Templeton, Yani Johanson and Paul Lonsdale to participate in mediation on the Transport Chapter on behalf of the Hagley/Ferrymead Community Board. In response to advice on this matter Paul Lonsdale and Yani Johanson advised they withdraw from this appointment by the Board.

The Board discussed that Stage 2 of the District Plan Review has been notified and agreed to make a decision on whether to prepare a Board submission at the next Board meeting.

8.3 GENERAL MATTERS

- The Board received an update from the Community Board Adviser on Board related matters, including upcoming Board commitments and the Council's consultation calendar.
- The Board received a copy of its final submission to the Christchurch City Council Long Term Plan and was advised that the Board Chairperson and Deputy Chairperson will present the submission to the Council at the hearing on 11 May 2015.
- The Board received a copy of its final submission to the Christchurch City Council Developments Contribution Policy Review.
- The Board received a memo on the preparation of the Natural Hazards Strategy.

9. QUESTIONS UNDER STANDING ORDERS

Nil.

COUNCIL 11. 06. 2015

Hagley/Ferrymead Community Board 6. 5. 2015

10. ELECTED MEMBERS' INFORMATION EXCHANGE

- Board members were advised that the establishment of a Linwood Working Group, as resolved by the Council in July 2014, to look at future use of Council land and Council services is being progressed.
- Board members discussed matters relating to flooding in the ward and were advised that answers are being sought to issues in parts of the ward
- The Board was advised that Alexandra Davids has been elected Chairperson of Keep Christchurch Beautiful.

PART C – REPORT ON DELEGATED DECISIONS TAKEN BY THE BOARD

1. MAIN ROAD PARKING AT REDCLIFFS VILLAGE CONTINUED

The Board considered a report seeking the Board's approval for parking provision changes on Main Road at the Redcliffs Village Shops.

The Board's recommendation to the Council regarding the funding of raised platforms on Main Road is detailed in Clause 1 (Part A) of these minutes.

The Board received correspondence on this matter, Clause 6.1 (Part B) of these minutes refers.

The Board **resolved** to:

- 14.1 Approve the kerb alignment changes (indented parking bays) outside 176,184 and 186 Main Road, as detailed on Attachment 1 in the agenda.
- 14.2 Approve that all parking and stopping restrictions on the south eastern side of Main Road, commencing at its intersection with Augusta Street and extending in a north westerly direction for a distance of 124 metres be revoked.
- 14.3 Approve that all parking and stopping restrictions on the south eastern side of Main Road, commencing at its intersection with Augusta Street and extending in a south easterly direction for a distance of 56 metres be revoked.
- 14.4 Approve that the stopping and parking of all vehicles be prohibited at any time on the south eastern side of Main Road, commencing at its intersection with Augusta Street and extending in a north westerly direction for a distance of 11 metres.
- 14.5 Approve that the stopping and parking of vehicles be prohibited at any time on the south eastern side of Main Road, commencing at a point 33 metres northwest of Augusta Street and extending in a north westerly direction for a distance of 40 metres.
- 14.6 Approve that the stopping and parking of vehicles be prohibited at any time on the south eastern side of Main Road, commencing at a point 78 metres northwest of Augusta Street and extending in a north westerly direction for a distance of 46 metres.
- 14.7 Approve that the stopping and parking of vehicles be prohibited at any time on the south eastern side of Main Road, commencing at its intersection with Augusta Street and extending in a south easterly direction for a distance of 27 metres.
- 14.8 Approve the a bus stop be installed on the south eastern side of Main Road, commencing at a point 27 metres southeast of its intersection with Augusta Street and extending in a south easterly direction for a distance of 14 metres.

COUNCIL 11. 06. 2015

Hagley/Ferrymead Community Board 6. 5. 2015

14 Cont'd

- 14.9 Approve that the stopping and parking of vehicles be prohibited at any time on the south eastern side of Main Road, commencing at a point 41 metres southeast of its intersection with Augusta Street and extending in a south easterly direction for a distance of 15 metres.

7.2 GARLANDS ROAD BUS STOPS CONTINUED

The Board considered a memo and briefing from Stephen Hughes, Traffic Engineer, in response to requests from the Board and the Council for investigation into a decommissioned bus stop on Garlands Road outside the Tannery being designated as a coach and taxi stand.

The memo concluded that the bus stop should not be changed to coach or taxi parking and included recommendations that the bus stop area on the northern side of Garlands Road be changed to unrestricted vehicle parking consistent with parking in behind the bus stop.

Staff advice was provided that decision making must take into account all options and that sufficient time is given for that information to be received and considered. The Board agreed that it had sufficient time and information to consider this matter.

BOARD DECISION:

The Board decided to request that staff contact the Tannery on behalf of the Board to encourage the provision of taxi and coach parking facilities in their off-road carpark if they believe there is sufficient demand.

The Board resolved to:

- 6.2.1 Revoke any and all parking restrictions on the southern side of Garlands Road (State Highway 74a) commencing at a point 127 metres east of its intersection with Tanner Street and extending east for 17 metres.
- 6.2.2 Recommend to the New Zealand Transport Agency that the area in resolution 6.2.1, previously occupied by the bus stop, be resolved as no parking, as this decision has not been delegated to the Council.
- 6.2.3 Revoke any and all parking restrictions on the northern side of Garlands Road (State Highway 74a) commencing at a point 106 metres east of its intersection with Tanner Street and extending east for 15 metres.

The Board noted that no resolution was required for the area in resolution 6.2.3 to revert to unrestricted parking.

11. CONFIRMATION OF MEETING MINUTES – WEDNESDAY 15 APRIL 2015

It was **resolved**, that the minutes of the Community Board ordinary meeting of Wednesday 15 April 2015 be confirmed.

12. PROPOSED ROAD NAME: PAPA STOUR PLACE

The Board considered a report seeking approval for the naming of one new road in the subdivision which continues from Kennaway Road.

The Board **resolved** to approve the name Papa Stour Place for the new subdivision which continues from Kennaway Road.

COUNCIL 11. 06. 2015**Hagley/Ferrymead Community Board 6. 5. 2015****13. PORT HILLS ROAD - BRIDLE PATH ROAD TO MARTINDALES ROAD - PARKING SAFETY REPORT**

The Community Board considered a report regarding parking safety concerns on Port Hills Road between Bridle Path Road and Martindales Road roundabout including the installation of no stopping lines on the park side of Port Hills Road.

The Board **resolved** to receive the report, and approve that staff consult with, and report back to the Board on the proposal to prohibit parking on the western side of Port Hills Road adjacent to the children's playground.

14. APPLICATION TO HAGLEY/FERRYMEAD COMMUNITY BOARD 2014/15 DISCRETIONARY RESPONSE FUND – MT PLEASANT MEMORIAL COMMUNITY CENTRE AND RESIDENTS' ASSOCIATION INCORPORATED

The Board considered a report seeking approval for an application from Mt Pleasant Memorial Community Centre and Residents' Association Incorporated for the amount of \$793 for funding from its 2014/15 Discretionary Response Fund.

The Board **resolved** to approve a grant of \$793 from its 2014/15 Discretionary Response Fund to Mt Pleasant Memorial Community Centre and Residents' Association Incorporated to assist with costs for printing the community newsletter.

The Board Chairperson declared the meeting closed at 6.07pm.

CONFIRMED THIS 20TH DAY OF MAY 2015

**SARA TEMPLETON
CHAIRPERSON**

**HAGLEY/FERRYMEAD COMMUNITY BOARD
20 May 2015**

**Report of a meeting of the Hagley/Ferrymead Community Board
held on Wednesday 20 May 2015 at 3.29pm in the Boardroom,
180 Smith Street, Linwood, Christchurch.**

PRESENT: Sara Templeton (Chairperson), Alexandra Davids, Joe Davies,
Brenda Lowe-Johnson and Islay McLeod.

APOLOGIES: Apologies for absence were received and accepted from Yani Johanson and Paul Lonsdale.

The Board adjourned from 5.30pm to 5.43pm.

The Board reports that:

PART B - REPORTS FOR INFORMATION

1. GAYHURST ROAD BRIDGE AND APPROACHES

The Part A component of this item was presented to the 28 May 2015 Council meeting by way of a Joint Chairpersons' Report from the Burwood/Pegasus and Hagley/Ferrymead Community Boards.

Refer to Clause 1 continued (Part C) of these minutes for the Board's delegated decision on this matter.

2. DECLARATION OF INTEREST

Sara Templeton declared an interest in the Facilities Rebuild Plan: Rebuild of Heathcote Community Facility report at Clause 14 (Part C) of these minutes and took no part in the discussion or voting thereon.

3. DEPUTATIONS BY APPOINTMENT

3.1 HEATHCOTE VILLAGE PROJECT

The Board received a deputation from Jackie Foulkes, Jackie Maurice, and Sooze Harris providing feedback on the first six months of the Heathcote Administrative Support role for the Heathcote Village Project.

The Board was thanked for the support they had given to the project.

3.2 HELENE MAUTNER

The Board received a deputation from Helene Mautner of the Heathcote River/Opawaho Working Group providing an update about the Opawaho/Heathcote River.

3.3 ALL RIGHT? CAMPAIGN

The Board received a deputation from Jo Scott, Communications Consultant to provide an update about the All Right? Campaign.

Ms Scott tabled promotional materials being used in the campaign, noting the success to date of the campaign and the future plans to continue promotion of community well-being.

COUNCIL 11. 06. 2015**Hagley/Ferrymead Community Board 20. 5. 2015****3 Cont'd****3.4 LYFE (LINWOOD YOUTH FESTIVAL EXPERIENCE)**

The Board received a deputation from Ash Harnett, LYFE Coordinator 2015, reflecting on the success of LYFE 2015.

In response to a question from the Board, she indicated that LYFE could consider running a second event in the year.

3.5 MARK BEANLAND

Mark Beanland from the Dallington Residents' Association addressed the Board in relation to the report on Gloucester Street and Gayhurst Road Bridge Approaches at Clause 1 (Part A) of these minutes.

Mr Beanland suggested the reinstatement of traffic lights at the intersection of Gayhurst Road and Gloucester Street and the return of the Orbiter and other busses, to Gloucester Street once the bridge was open. Mr Beanland submitted that the safety of pedestrians using the Gayhurst Bridge was imperative.

The Chairperson thanked all presenters for their deputations.

4. PRESENTATION OF PETITIONS

Nil.

5. NOTICES OF MOTION

Nil.

6. CORRESPONDENCE

Nil.

7. BRIEFINGS**7.1 REDCLIFFS PARK BUILDING**

Grant MacLeod, Senior Capital Programme Advisor, and Lee Butcher, Project Manager, updated the Board on the Redcliffs Park building and the plans to retain the building.

A limited budget was available and alternative funding sources may be required. The current situation was that Heritage New Zealand was assisting with a site and building assessment. Once completed, an engineer can be engaged to scope the work necessary.

The Board Chairperson thanked the presenters for the briefing.

8. COMMUNITY BOARD ADVISER'S UPDATE**8.1 GENERAL MATTERS**

The Board received an update from the Community Board Adviser on Board related matters, including upcoming Board commitments and the Council's consultation calendar.

COUNCIL 11. 06. 2015

Hagley/Ferrymead Community Board 20. 5. 2015

8 Cont'd

8.2 DISTRICT PLAN REVIEW STAGE 2

Submissions close on 15 June 2015 and the Board discussed whether to prepare a Board submission.

The Board **decided** to delegate the decision on whether the Board would prepare a submission on Stage 2 of the District Plan Review to the Chairperson and Deputy Chairperson,

8.3 DISTRICT LICENSING COMMITTEE

Caliente Kitchens, trading as Tequila Mockingbird. This matter is to be determined by the District Licensing Committee following the twelve month adjournment decided upon by that Committee.

The Board **decided** to request that the Licensing adjournment for Caliente Kitchens continues.

9. QUESTIONS UNDER STANDING ORDERS

Nil.

10. ELECTED MEMBERS' INFORMATION EXCHANGE

- Pacific Island Evaluation Incorporated, which has been providing alcohol and other drug services, is to be liquidated.
- Alexandra Davids attended the Living Earth Plant meeting and advised that they are planning another meeting by the end of June for all those affected.
- Sara Templeton and Alexandra Davids attended the New Zealand Community Board conference and both found it valuable. Sara Templeton will circulate her notes from the conference.

PART C – REPORT ON DELEGATED DECISIONS TAKEN BY THE BOARD

11. CONFIRMATION OF MEETING MINUTES – 5 MAY 2015 AND 6 MAY 2015

It was **resolved**, that the minutes of the Hagley/Ferrymead Community Board extraordinary meeting of 5 May 2015 and the ordinary meeting of 6 May 2015 be confirmed.

1. GAYHURST ROAD BRIDGE AND APPROACHES CONTINUED

The Board considered a report seeking its recommendation to the Council that it approve interim safety improvements to the approaches to the new Gayhurst Road Bridge. The Board was also asked to approve the safety improvement matters that fell under its delegated authority.

Subject to the Council approving Clauses 1.1 to 1.19 (Part A) of these minutes, the Hagley/Ferrymead Community Board **resolved** under delegated authority to:

COUNCIL 11. 06. 2015**Hagley/Ferrymead Community Board 20. 5. 2015****1 Cont'd****Avonside Drive – West of its intersection with Gloucester Street – Parking and Stopping Restrictions**

- 1.20 Approve that all parking and stopping restrictions located on the northern side of Avonside Drive commencing at the original alignment of its intersection with Gloucester Street, and extending in a westerly direction for a distance of 38 metres be revoked.
- 1.21 Approve that the stopping of vehicles be prohibited at any time on the northern side of Avonside Drive commencing at Gloucester Street, and extending in a westerly and a northerly direction for a distance of 35 metres.
- 1.22 Approve that all parking and stopping restrictions located on the southern side of Avonside Drive commencing at the original alignment of its intersection with Gloucester Street, and extending in a westerly direction for a distance of 22 metres be revoked.
- 1.23 Approve that the stopping of vehicles be prohibited at any time on the southern side of Avonside Drive commencing at the new alignment of its intersection with Gloucester Street, and extending in a westerly direction for a distance of 22 metres.

Avonside Drive – East of its intersection with Gloucester Street – Parking and Stopping Restrictions

- 1.24 Approve that all parking and stopping restrictions located on the northern side of Avonside Drive commencing at the original alignment of its intersection with Gloucester Street and extending in an easterly direction for a distance of 30 metres be revoked.
- 1.25 Approve that the stopping of vehicles be prohibited at any time on the northern side of Avonside Drive commencing at Gloucester Street, and extending in an easterly direction for a distance of 30 metres.
- 1.26 Approve that all parking and stopping restrictions located on the southern side of Avonside Drive commencing at the original alignment of its intersection with Gloucester Street and extending in an easterly direction for a distance of 40 metres be revoked.
- 1.27 Approve that the stopping of vehicles be prohibited at any time on the southern side of Avonside Drive commencing at Gloucester Street, and extending in an easterly direction for a distance of 13 metres.
- 1.28 Approve that the stopping of vehicles be prohibited at any time on the southern side of Avonside Drive commencing at a point 24 metres east of Gloucester Street, and extending in an easterly direction for a distance of 16 metres.

Gloucester Street – South of its intersection with Avonside Drive – Parking and Stopping Restrictions

- 1.29 Approve that all parking and stopping restrictions located on the western side of Gloucester Street commencing at the original alignment of its intersection with Avonside Drive and extending in a southerly direction for a distance of 40 metres be revoked.
- 1.30 Approve that the stopping of vehicles be prohibited at any time on the western side of Gloucester Street commencing at Avonside Drive, and extending in a southerly direction for a distance of 40 metres.
- 1.31 Approve that all parking and stopping restrictions located on the eastern side of Gloucester Street commencing at its intersection with Avonside Drive and extending in a southerly direction for a distance of 27 metres be revoked.

COUNCIL 11. 06. 2015**Hagley/Ferrymead Community Board 20. 5. 2015****1 Cont'd**

- 1.32 Approve that the stopping of vehicles be prohibited at any time on the eastern side of Gloucester Street commencing at its intersection with Avonside Drive and extending in a southerly direction for a distance of 26 metres.

Gloucester Street – North of its intersection with Avonside Drive – Parking and Stopping Restrictions

- 1.33 Approve that all parking and stopping restrictions located on the eastern side of Gloucester Street commencing at the original alignment of its intersection with Avonside Drive and extending in a northerly direction for a distance of 12.8 metres up to the Ward Boundary of the Burwood/Pegasus Ward with the Hagley/Ferrymead Ward at the centre of the Avon River be revoked.
- 1.34 Approve that the stopping of vehicles be prohibited at any time on the eastern side of Gloucester Street commencing at the original alignment of its intersection with Avonside Drive and extending in a northerly direction for a distance of 13 metres up to the Ward Boundary of the Burwood/Pegasus Ward with the Hagley/Ferrymead Ward at the centre of the Avon River.
- 1.35 Approve that the stopping of vehicles be prohibited at any time on the western side of Gloucester Street commencing at Avonside Drive, and extending in a northerly direction for a distance of 29 metres up to the Ward Boundary of the Burwood/Pegasus Ward with the Hagley/Ferrymead Ward at the centre of the Avon River be revoked.
- 1.36 Approve that the stopping of vehicles be prohibited at any time on the western side of Gloucester Street commencing at its intersection with Avonside Drive, and extending in a northerly direction for a distance of 16 metres up to the Ward Boundary of the Burwood/Pegasus Ward with the Hagley/Ferrymead Ward at the centre of the Avon River.

Gloucester Street/Avonside Drive Intersection – Traffic Control

- 1.37 Approve that a Stop Control be placed against the west approach of Avonside Drive at its intersection with Gloucester Street.
- 1.38 Approve that a Stop Control be placed against the east approach of Avonside Drive at its intersection with Gloucester Street.

Gloucester Street / Avonside Drive Intersection- Shared Pathways – Traffic Control

- 1.39 Approve that a Give Way control be placed against the south approach of Gloucester Street at its intersection with Avonside Drive in the shared path on the western side of Gloucester Street.
- 1.40 Approve that a Give Way control be placed against the south approach of Gloucester Street at its intersection with Avonside Drive in the shared path on the eastern side of Gloucester Street.
- 1.41 Approve that a Give Way control be placed against the north approach of Gloucester Street at its intersection with Avonside Drive in the shared path on the western side of Gloucester Street.
- 1.42 Approve that a Give Way control be placed against the north approach of Gloucester Street at its intersection with Avonside Drive in the shared path on the eastern side of Gloucester Street.

12. APPLICATION TO THE HAGLEY/FERRYMEAD COMMUNITY BOARD 2014/15 DISCRETIONARY RESPONSE FUND – PHILLIPSTOWN COMMUNITY CENTRE CHARITABLE TRUST

The Board considered a report seeking approval for an application from Phillipstown Community Centre Charitable Trust for the Phillipstown Community Hub project for the amount of \$15,300 for funding from its 2014/15 Discretionary Response Fund. Approval was also sought to transfer the remaining funds of \$7,050 from its 2014/15 Youth Development Fund to its 2014/15 Discretionary Response Fund.

COUNCIL 11. 06. 2015

Hagley/Ferrymead Community Board 20. 5. 2015

12 Cont'd

The Board **resolved** to transfer the remaining funds of \$7,050 from its 2014/15 Youth Development Fund to its 2014/15 Discretionary Response Fund and approve a grant of \$13,500 from its 2014/15 Discretionary Response Fund to Phillipstown Community Centre Charitable Trust towards the Phillipstown Community Hub project.

Islay McLeod and Brenda Lowe-Johnson recorded their vote against the motion.

13. CONSIDERATION OF SUPPLEMENTARY ITEM - FACILITIES REBUILD OF HEATHCOTE COMMUNITY FACILITY

The Board **resolved** that the report be received and considered at the meeting of the Hagley/Ferrymead Community Board on 20 May 2015.

14. FACILITIES REBUILD OF HEATHCOTE COMMUNITY FACILITY

In accordance with her declared conflict of interested at Clause 2 (Part B) of these minutes, Sara Templeton vacated the Chair and left the meeting at 5.43pm.

Islay McLeod assumed the Chair at this time.

The Board considered a report that recommended revocation of the resolution 18.2 made by the Hagley/Ferrymead Community Board on 5 November 2014 and its replacement with a more appropriate request for proposal process.

The Board **resolved** to:

14.1. Revoke resolution 18.2 made by the Hagley/Ferrymead Community Board on 5 November 2014 in accordance with Standing Order 3.9.18; and

14.2 Replace it with the following resolution:

That the Board support a Request for Proposal process for the Heathcote Community Centre that:

- Is conducted on the basis of an open market tender process in accordance with the Council's standard procurement approach of all projects over \$500,000 being offered to the open market;
- The Request for Proposal Evaluation team consisting of suitably qualified Council employees and/or subject matter experts to evaluate all proposals and those scoring 70% and above are shortlisted and a recommendation provided by the Evaluation Team as to preferred Respondent;
- If there are no proposals scoring above 70% then the highest scoring proposal meeting the design and financial criteria will be provided to the Community Board;
- The shortlisted proposals and recommendation are provided to the Community Board for its consideration and:
 - Prior to reviewing the shortlisted designs all Community Board members complete a Conflict of Interest and Confidentiality declaration;
 - Those members of the Community Board with no conflict of interest review the shortlist and recommendation and a decision in relation to the the final design is made by those Community Board members on behalf of the Community Board,

COUNCIL 11. 06. 2015**Hagley/Ferrymead Community Board 20. 5. 2015****14 Cont'd**

- If the Community Board does not select the preferred respondent identified in the Evaluation Team's recommendation, then it must document its reasons for this departure and the decision reached by the Community Board.

Sara Templeton rejoined the meeting at 5.54pm and resumed the Chair.

15. RESOLUTION TO EXCLUDE THE PUBLIC

The Board **resolved** that the resolution to exclude the public set out on page 29 of the agenda regarding the consideration of nominations for the 2015 Community Service Awards, be adopted.

The Board **resolved** that the public be readmitted at 5.56pm at which point the meeting concluded.

The Board Chairperson declared the meeting closed at 5.56pm.

CONFIRMED THIS 3RD DAY OF JUNE 2015

**SARA TEMPLETON
CHAIRPERSON**

**RICCARTON/WIGRAM COMMUNITY BOARD
5 MAY 2015**

**Report of a meeting of the Riccarton/Wigram Community Board
held on Tuesday 5 May 2015 at 4pm in the Community Room,
Upper Riccarton Library, 71 Main South Road.**

PRESENT: Mike Mora (Chairperson), Natalie Bryden, Vicki Buck, Peter Laloli, and Debbie Mora

APOLOGIES: Apologies for absence were received and accepted from Helen Broughton and Jimmy Chen.

An apology for lateness was received and accepted from Vicki Buck who arrived at 4.11pm and was present for clauses 8 and 9.

The Board reports that:

PART B - REPORTS FOR INFORMATION

1. DECLARATION OF INTEREST

Nil.

2. DEPUTATIONS BY APPOINTMENT

Nil.

3. PETITIONS

Nil.

4. NOTICES OF MOTION

Nil.

5. CORRESPONDENCE

The Board **received** correspondence from the Oak Development Trust thanking the Board for the funding provided towards the Trust's Welcome to Students 2015 Event.

6. BRIEFINGS

Nil.

7. COMMUNITY BOARD ADVISERS UPDATE

The Board **received** information on upcoming Board related activities including the Council Hearings on the Board's submission on the Draft Long Term Plan on Monday 11 May 2015 and a Joint Extraordinary Meeting of the Riccarton/Wigram and Spreydon/Heathcote Community Board meeting on Monday 8 June 2015 regarding the Annex/Birmingham/Wrights Route Upgrade Project.

Clause 7 continued (Part C) of this report, records a decision made by the Board regarding this matter.

COUNCIL 11. 06. 2015

Riccarton/Wigram Community Board 5. 5. 2015

7. Cont'd

Further information was **received** on forthcoming community events including Dr Rob Gordon's presentation to Riccarton/Wigram community groups on Tuesday 12 May 2015 and the Proposed Christchurch Replacement District Plan - Stage 2 - Local Drop-In Session on Tuesday 19 May 2015.

Clause 7 continued (Part C) of this report, records decisions made by the Board regarding its Submissions Committee.

8. MEMBERS' INFORMATION EXCHANGE

Mention was made of the recent ANZAC Day local commemoration services and thanks were extended to the members who attended and represented the Board.

9. MEMBERS' QUESTIONS UNDER STANDING ORDERS

Nil.

PART C - REPORT ON DELEGATED DECISIONS TAKEN BY THE BOARD

10. CONFIRMATION OF MEETING MINUTES – 14 APRIL 2015

The Board **resolved** that the minutes of its Ordinary Meeting of 14 April 2015, be confirmed.

7. COMMUNITY BOARD ADVISER'S UPDATE CONTINUED

7.1 SUBMISSIONS COMMITTEE - MEETING MINUTES OF 1 AND 15 APRIL 2015

The Board **resolved** that the minutes of its Submissions Committee meetings of 1 and 15 April 2015, be received.

7.2 SUBMISSIONS COMMITTEE - PROPOSED CHRISTCHURCH REPLACEMENT DISTRICT PLAN - STAGE 2

The Board **resolved** to convene its Submissions Committee to consider the preparation of Board submissions on Stage 2 of the Proposed Christchurch Replacement District Plan.

7.3 RICcarton/WIGRAM AND SPREYDON/HEATHCOTE COMMUNITY BOARDS - JOINT EXTRAORDINARY MEETING

The Board **resolved** that a Joint Extraordinary Meeting of the Riccarton/Wigram and Spreydon/Heathcote Community Boards be held on Monday 8 June 2015 at 4.30pm in the Board Room, Beckenham Service Centre, 66 Colombo Street regarding off street parking options associated with the Annex/Birmingham/Wrights Route Upgrade Project.

The meeting concluded at 4.18pm

CONFIRMED THIS 2ND DAY OF JUNE 2015

**MIKE MORA
CHAIRPERSON**

**JOINT EXTRAORDINARY MEETING
BURWOOD/PEGASUS AND SHIRLEY/PAPANUI COMMUNITY BOARDS
5 MAY 2015**

**Report of a joint extraordinary meeting of the Burwood/Pegasus and Shirley/Papanui
Community Boards held on Tuesday 5 May 2015 at 4.30pm in the Boardroom,
Corner Beresford and Union Streets, New Brighton, Christchurch.**

PRESENT:

Burwood/Pegasus Community Board Tim Baker (Deputy Chairperson), David East, Glenn Livingstone,
Tim Sintes and Stan Tawa.

Shirley/Papanui Community Board Mike Davidson (Chairperson), Aaron Keown (Deputy Chairperson),
Jo Byrne, Pauline Cotter, Ali Jones and Emma Norrish.

APOLOGIES: An apology for absence was received and accepted from
Andrea Cummings, Linda Stewart and Barbara Watson.

The Board reports that:

PART B - REPORTS FOR INFORMATION**1. DECLARATION OF INTEREST**

There were no declarations of interest.

2. BRIEFING**2.1 MARSHLAND ROAD, LOWER STYX ROAD AND HAWKINS ROAD PROPOSED INTERSECTION UPGRADE**

The Community Boards **received** a pre-consultation briefing from Adrian Thein, Project Manager, Kelly Griffiths, Project Manager, Bill Rice Traffic Engineer, and Christine Toner, Consultation Leader, on the Marshland Road, Lower Styx Road and Hawkins Road proposed intersection upgrade.

The upgrade proposes to introduce traffic signals at the intersection of Marshland Road, Lower Styx Road and Hawkins Road and to widen the lanes on the west and east side of Marshland Bridge over Styx River. This will allow for a foot path and cycle lane to cater for pedestrians and cyclists.

The speed limits in the area are currently 70 kilometres per hour on Marshland Road and 80 kilometres per hour on lower Styx Road and Hawkins Road which will need to be assessed as part of a safety audit.

PART C – REPORT ON DELEGATED DECISIONS TAKEN BY THE BOARD**3. MARSHLAND ROAD PRESTONS ROAD INTERSECTION – EXTENSION OF MEDIAN ISLAND AND INTRODUCTION OF 'NO U TURN'**

The Boards considered a report seeking the approval of the Shirley/Papanui Community Board and the Burwood/Pegasus Community Board to extend the existing traffic islands at the intersection of Prestons Road and Marshland Road, on the southern and eastern approaches. Approval is also sought for the introduction of 'No U Turn' restrictions at either end of the Preston Road Islands.

COUNCIL 11. 06. 2015**Burwood/Pegasus and Shirley/Papanui Community Boards 5. 5. 2015****3 Cont'd**

The Burwood/Pegasus Community Board and the Shirley/Papanui Community Board **resolved** to:

- 3.1 Approve changes to the traffic median islands on the southern and eastern approaches to the intersection of Marshland Road with Prestons Road as detailed in Attachment 1.
- 3.2 Approve that U-turning of vehicles travelling westbound on Prestons Road be prohibited at its intersection with Marshland Road.
- 3.3 Approve that the U-turning of vehicles travelling eastbound on Prestons Road be prohibited at the eastern end of the median island on the eastern approach to the intersection, located a point 70 metres east of its intersection with Marshland Road.
- 3.4 Approve that the U-turning of vehicles travelling northbound on Marshland Road be prohibited at the northern end of the median island on the northern approach to the intersection, located a point 28 metres north of its intersection with Prestons Road.
- 3.5 Approve that the U-turning of vehicles travelling southbound on Marshland Road be prohibited at the southern end of the median island on the southern approach to the intersection, located a point 82 metres south of its intersection with Prestons Road.
- 3.6 Approve that U-turning of vehicles travelling eastbound on Prestons Road be prohibited at its intersection with Marshland Road.
- 3.7 Approve that the U-turning of vehicles travelling westbound on Prestons Road be prohibited at the western end of the median island on the western approach to the intersection, located a point 31 metres west of its intersection with Marshland Road.
- 3.8 Approve changes to the traffic median islands on the southern and eastern approaches to the intersection of Marshland Road with Prestons Road as detailed in Attachment 1.
- 3.9 Approve that the U-turning of vehicles travelling northbound on Marshland Road be prohibited at the northern end of the median island on the northern approach to the intersection, located a point 28 metres north of its intersection with Prestons Road.
- 3.10 Approve that the U-turning of vehicles travelling southbound on Marshland Road be prohibited at the southern end of the median island on the southern approach to the intersection, located a point 82 metres south of its intersection with Prestons Road.

The Board Chairperson declared the meeting closed at 5.15pm.

CONFIRMED THIS 18TH DAY OF MAY 2015

**ANDREA CUMMINGS
CHAIRPERSON**

CONFIRMED THIS 20TH DAY OF MAY 2015

**MIKE DAVIDSON
CHAIRPERSON**

**SHIRLEY/PAPANUI COMMUNITY BOARD
6 MAY 2015**

**Report of the meeting of the Shirley/Papanui Community Board
held on Wednesday 6 May 2015 at 4pm in the Board Room
Papanui Service Centre, corner Langdons Road and Restell Street, Papanui**

PRESENT: Mike Davidson (Chairperson), Jo Byrne, Pauline Cotter, Ali Jones, Aaron Keown, Emma Norrish and Barbara Watson.

APOLOGIES: Pauline Cotter departed at 4.42pm and was absent for clauses 7, 8, 9, 11, 12, 13, 14, 15, 16 and 17.
Ali Jones departed at 4.55pm and was absent for clauses 7, 8, 9, 14, 15, 16 and 17.
Barbara Watson retired from the meeting at 5.02pm, returning at 5.05pm and was absent for part of clause 7.

The Board reports that:

PART B – REPORTS FOR INFORMATION

1. DECLARATION OF INTEREST

Nil.

2. DEPUTATIONS BY APPOINTMENT

2.1 TREES FOR WATERMILL BOULEVARD – PETER LAWRENCE

Peter Lawrence advised that he was speaking on behalf of the majority of the residents of Watermill Boulevard regarding his request for trees to be planted on Watermill Boulevard.

Please refer to clause 2.1, Part C of these minutes for the Board's decision.

2.2 ROTO KOHATU RESERVE – DANIEL ABEL

Daniel Abel made a deputation to the Board on behalf of several groups of open water swimmers in Canterbury wishing to have access to swimmable fresh water within the city limits to develop skills for water safety, physical fitness and wellbeing. Mr Abel requested access to the lakes in the Roto Kohatu Reserve for the groups he is representing.

Clause 5.1 of these minutes refers.

3. PRESENTATION OF PETITIONS

Nil.

4. NOTICES OF MOTION

Nil.

Shirley/Papanui Community Board 6. 5. 2015**5. BRIEFINGS****5.1 ROTO KOHATU RESERVE**

Rodney Chambers, Area Head Ranger - Coastal and Plains Rangers Team, updated the Board on the current use of the Roto Kohatu Reserve and emphasised that the reserve is still under development with public access roading yet to be legally established. Mr Chambers highlighted health and safety issues for new groups requesting use of the reserve and advised the Board that a Reserve Management Plan is being developed, the adoption of which is required prior to making any long term decisions.

The Board **decided** to advise Mr Abel, representing the Open Water Swimmers Group, that a decision on their request to use the lakes at the Roto Kohatu Reserve for swimming would be deferred until the Management Plan for the reserve had been adopted.

Clause 2.2 of these minutes refers.

6. CORRESPONDENCE**6.1 DEPUTY COMMISSIONER CHRISTCHURCH – NEW ZEALAND POLICE**

The Board **received** a tabled letter from the Deputy Commissioner New Zealand Police Christchurch in response to the Board's letter from its 15 April 2015 meeting regarding the Vetting Service. The Deputy Commissioner advised that the Board's letter had been forwarded to the Vetting Service department in Wellington for a response to the Board.

7. COMMUNITY BOARD ADVISER'S UPDATE

The Board **received** information from the Community Board Adviser on Board-related activities, including upcoming meetings and events.

7.1 EDGEWARE VILLAGE GREEN AND POOL SITE

Further to the Board's request at its meeting on 1 April 2015, an on-site workshop meeting has been arranged for Friday 8 May at 4pm.

7.2 RENTAL BELFAST PROPERTY

Further to the Board's request at its meeting on 15 April 2015, staff confirmed that the rental for this property is set at the social housing rental level.

7.3 CLASSIFICATION OF PROPERTIES INTO SUBURBS

Further to the Board's request at its meeting on 15 April 2015, New Zealand Post responded that it is the Council who are responsible for setting suburb boundaries. The resident who asked this question has been advised accordingly.

7.4 FLOOD AFFECTED PROPERTIES

The Board noted the comprehensive response from staff regarding the request for information on the funding of EQC excess for flood affected properties from their meeting on 15 April 2015.

7.5 STYX RIVER CONSERVATION RESERVE

Further to the Board's request at its meeting on 4 March 2015, a site visit to the Styx River Conservation Reserve has been arranged for June 2015.

Shirley/Papanui Community Board 6. 5. 2015

8. ELECTED MEMBERS' INFORMATION EXCHANGE

The Board noted that:

- The St Albans Residents' Association (SARA) have a number of topics they wish to discuss with the Board. An informal meeting date with SARA will be arranged.

9. QUESTIONS UNDER STANDING ORDERS

Nil.

PART C – REPORT ON DELEGATED DECISIONS TAKEN BY THE BOARD**2. DEPUTATIONS BY APPOINTMENT CONTINUED****2.1 TREES FOR WATERMILL BOULEVARD – PETER LAWRENCE**

The Board endorsed in principle the proposal from the Watermill Boulevard residents that the residents buy, plant and maintain trees as approved by the Council and **requested** that a memorandum or report be provided by staff outlining the feasibility of this proposal and how to put it into operation.

Clause 2.1 of these minutes refers.

10. CONFIRMATION OF MEETING MINUTES – 15 APRIL 2015

The Board **resolved** that the minutes of the Board's ordinary meeting of Wednesday 15 April 2015 be confirmed.

11. CHAPEL STREET PROPOSED P120 PARKING AND BUS STOP BAY INSTALLATION

The Board considered a report seeking its approval for the installation of a bus stop on Chapel Street and reinstatement of the no stopping restrictions and P120 parking restrictions along the west side of Chapel Street.

The Board **resolved** the following:

- 11.1 That any and all previous parking or stopping restrictions on the west side of Chapel Street commencing at its intersection with Harewood Road and extending in a northerly direction to its intersection with Langdons Road be revoked.
- 11.2 That the stopping of vehicles be prohibited at any time on the west side of Chapel Street commencing at its intersection with Harewood Road and extending in a north-easterly direction for a distance of 37.5 metres.
- 11.3 That the parking of vehicles be restricted to a maximum period of 120 minutes on the west side of Chapel Street commencing at a point 37.5 metres north-east from its intersection with Harewood Road and extending in a north-easterly direction for a distance of 23 metres. This restriction is to apply Monday to Sunday from 8.00am to 6.00pm.
- 11.4 That a bus stop box be installed on the west side of Chapel Street commencing at a point 68.5 metres north-east from the intersection with Harewood Road and extending in a north-easterly direction for a distance of 17 metres.

Shirley/Papanui Community Board 6. 5. 2015**11 Cont'd**

- 11.5 That the parking of vehicles be restricted to a maximum period of 120 minutes on the west side of Chapel Street commencing at a point 85.5 metres north-east from its intersection with Harewood Road and extending in a north-easterly direction for a distance of 27.5 metres. This restriction is to apply Monday to Sunday from 8.00am to 6.00pm.
- 11.6 That the stopping of vehicles be prohibited at any time on the west side of Chapel Street commencing at a point 113 metres north-east from its intersection with Harewood Road and extending in a north-easterly direction to its intersection with Hoani Street.
- 11.7 That the stopping of vehicles be prohibited at any time on the west side of Chapel Street commencing at its intersection with Hoani Street and extending in a north-easterly direction for a distance of 12.5 metres.
- 11.8 That the parking of vehicles be restricted to a maximum period of 120 minutes on the west side of Chapel Street commencing at a point 12.5 metres north-east from its intersection with Hoani Street and extending in a north-easterly direction for a distance of 48 metres. This restriction is to apply Monday to Sunday from 8.00am to 6.00pm.
- 11.9 That the stopping of vehicles be prohibited at any time on the west side of Chapel Street commencing at a point 60.5 metres north-east of its intersection with Hoani Street and extending in a north-easterly direction for a distance of 26.5 metres.
- 11.10 That the parking of vehicles be restricted to a maximum period of 120 minutes on the western side of Chapel Street commencing at a point 87 metres north-east from its intersection with Hoani Street and extending in a north-easterly direction for a distance of 21 metres. This restriction is to apply Monday to Sunday from 8.00am to 6.00pm.
- 11.11 That the stopping of vehicles be prohibited at any time on the west side of Chapel Street commencing at a point 108 metres north-east of its intersection with Hoani Street and extending in a north-easterly direction to its intersection with Langdons Road.

12. APPLICATION TO THE SHIRLEY/PAPANUI COMMUNITY BOARD'S 2014/15 POSITIVE YOUTH DEVELOPMENT SCHEME – MYKILAH O'SULLIVAN

The Board considered a report seeking its approval of an application for funding from the Shirley/Papanui Community Board's 2014/15 Positive Youth Development Scheme for MyKilah O'Sullivan.

The Board resolved to make a grant of \$500 to MyKilah O'Sullivan from its 2014/15 Positive Youth Development Scheme towards the cost of her attendance at The World Class Dance Tour in early 2016.

13. INSTALLATION OF NO STOPPING RESTRICTIONS AND CCTV CAMERAS AT THE NORTH END OF MANCHESTER STREET

The Board considered a Chairperson's report requesting that staff compile a feasibility report on installing no stopping restrictions (yellow lines) or similar traffic management solutions and the installation of CCTV camera(s) at the north end of Manchester Street, from Bealey Avenue to Edgeware Road, on both sides and to begin consultation with appropriate residents.

The Board **resolved** to:

- 13.1 Receive this report.

Shirley/Papanui Community Board 6. 5. 2015

13 Cont'd

13.2 Request staff to:

- 13.2.1 Present a report to the Shirley/Papanui Community Board on the feasibility of installing no stopping restrictions (yellow lines) and CCTV camera(s) at the north end of Manchester Street, from Bealey Avenue to Edgeware Road, on both sides and to begin consultation with appropriate residents.
- 13.2.2 Note that this report will be provided by the Traffic Operations Team in consultation with the Strategy and Planning and Compliance Teams to ensure that any measures suggested address both traffic and nuisance concerns for residents.

14. RESOLUTION TO EXCLUDE THE PUBLIC

The Shirley/Papanui Community Board **resolved** that the resolution set out on page 17 of the agenda in relation to the following be adopted:

- Land Acquisition - 253 Queen Elizabeth II Drive
- NZTA Western Belfast Bypass – Land Purchase, Licence and Compensation for Assets
- Consideration of Nominations for the 2015 Community Service Awards

The meeting concluded at 5.37pm.

CONFIRMED THIS 20TH DAY OF MAY 2015

**MIKE DAVIDSON
CHAIRPERSON**

**SHIRLEY/PAPANUI COMMUNITY BOARD
20 MAY 2015**

**Report of the meeting of the Shirley/Papanui Community Board
held on Wednesday 20 May 2015 at 4pm in the Board Room
Papanui Service Centre, corner Langdons Road and Restell Street, Papanui**

PRESENT: Mike Davidson (Chairperson), Jo Byrne, Emma Norrish and Barbara Watson.

APOLOGIES: Apologies for absence were received and accepted from Pauline Cotter, Ali Jones and Aaron Keown.

The Board reports that:

PART B – REPORTS FOR INFORMATION

1. DECLARATION OF INTEREST

Nil.

2. DEPUTATIONS BY APPOINTMENT

Nil.

3. PRESENTATION OF PETITIONS

Nil.

4. NOTICES OF MOTION

Nil.

5. BRIEFINGS

Nil.

6. CORRESPONDENCE

Nil.

7. COMMUNITY BOARD ADVISER'S UPDATE

The Board **received** information from the Community Board Adviser on Board-related activities, including upcoming meetings and events.

Shirley/Papanui Community Board 20. 5. 2015

7 Cont'd

7.1 RATES REBATE FOR PROPERTIES STILL FLOOD AFFECTED

Further to the Board's request at its meeting on 6 May 2015, staff advised that the rates remission specific to the most severely affected properties in the March 2014 flooding events (i.e not a general flooding remission) is still being provided to 35 properties.

7.2 KAPUTONE CREEK REALIGNMENT

Further to the Board's recommendation to the Council at its meeting on 15 April 2015, staff advised that the Council had supported the realignment of the Kaputone Creek for ecological reasons with the project moving to final design, tender and construction starting before the end of 2015 with completion by the end of 2016. However, it asked for full financial costings including ongoing maintenance costs and how the capital costs will be apportioned between the New Zealand Transport Agency and the Council before any final decision is made.

7.3 DISTRICT PLAN REVIEW STAGE TWO

The Board **decided** to review the District Plan Stage Two with the intent of making a submission.

8. ELECTED MEMBERS' INFORMATION EXCHANGE

Nil.

9. QUESTIONS UNDER STANDING ORDERS

Nil.

PART C – REPORT ON DELEGATED DECISIONS TAKEN BY THE BOARD

10. CONFIRMATION OF MEETING MINUTES

3.1 JOINT EXTRAORDINARY MEETING OF THE BURWOOD/PEGASUS AND SHIRLEY/PAPANUI COMMUNITY BOARDS – 5 MAY 2015

The Board **resolved** that the minutes of the joint extraordinary meeting of the Burwood/Pegasus and Shirley/Papanui community Boards held on 5 May 2015 be confirmed.

3.2 SHIRLEY/PAPANUI COMMUNITY BOARD ORDINARY MEETING – 6 MAY 2015

The Board **resolved** that the minutes of the Board's ordinary meeting of Wednesday 6 May 2015, both open and public excluded, be confirmed.

11. APPLICATION TO THE SHIRLEY/PAPANUI COMMUNITY BOARD'S 2014/15 POSITIVE YOUTH DEVELOPMENT SCHEME – ISABELLA WALKER RALSTON

The Board considered a report seeking its approval of an application for funding from the Shirley/Papanui Community Board's 2014/15 Positive Youth Development Scheme for Isabella Walker Ralston.

Shirley/Papanui Community Board 20. 5. 2015**11 Cont'd**

The Shirley/Papanui Community Board **resolved** to make a grant of \$500 from the Positive Youth Development Scheme to assist Isabella Walker Ralston to attend The Australian Gymnastics Championships in Melbourne from 26–30 May 2015.

12. APPLICATION TO THE SHIRLEY/PAPANUI COMMUNITY BOARD'S 2014/15 POSITIVE YOUTH DEVELOPMENT SCHEME – CATHERINE MAREE HOOKER

The Board considered a report seeking its approval of an application for funding from the Shirley/Papanui Community Board's 2014/15 Positive Youth Development Scheme for Catherine Maree Hooker.

The Shirley/Papanui Community Board **resolved** to make a grant of \$500 from the Positive Youth Development Fund to assist Catherine Maree Hooker to attend the Rhythmic Gymnastics Australian National Championships in Melbourne during May 2015.

13. APPLICATION TO THE SHIRLEY/PAPANUI COMMUNITY BOARD'S 2014/15 POSITIVE YOUTH DEVELOPMENT SCHEME – CASEBROOK INTERMEDIATE SCHOOL

The Board considered a report seeking its approval of an application for funding from the Shirley/Papanui Community Board's 2014/15 Positive Youth Development Scheme for Casebrook Intermediate School.

The Shirley/Papanui Community Board **resolved** to make a grant of \$1,000 from the Positive Youth Development Scheme to assist 25 Year 7 and 8 students from Casebrook Intermediate School to attend the Papanui Youth Development Trust, Student Leadership Development Course on 28 and 29 April 2015.

The meeting concluded at 4.16pm.

CONFIRMED THIS 3RD DAY OF JUNE 2015

**MIKE DAVIDSON
CHAIRPERSON**

**SPREYDON/HEATHCOTE COMMUNITY BOARD
5 MAY 2015**

**Report of a meeting of the Spreydon/Heathcote Community Board
held on Tuesday 5 May 2015 at 5.04pm in the Board Room,
Beckenham Service Centre, 66 Colombo Street, Beckenham.**

PRESENT: Paul McMahon (Chairperson), Phil Clearwater, Melanie Coker, Helene Mautner, Karolin Potter, Tim Scandrett, and Rik Tindall.

APOLOGIES: Nil.

The Board meeting adjourned at 6.24pm and resumed at 6.31pm.

Phil Clearwater left the meeting at 6.19pm and re-entered at 6.31pm and was absent for part of clause 3.

Karolin Potter left the meeting at 7.34pm and was absent for part of clause 5.

The Board reports that:

PART A - MATTERS REQUIRING A COUNCIL DECISION

1. NEW DEED OF GRAZING LICENCE - T MCCASHIN LIMITED OCCUPYING MONTGOMERY SPUR SCENIC RESERVE

		Contact	Contact Details
General Manager responsible:	General Manager Culture Leisure & Parks	N	
Officer responsible:	Unit Manager Parks	N	
Author:	Leasing Consultant, Corporate Support Unit	Y	Jeff Woodham 941-8771

1. PURPOSE AND GENERAL ORIGIN OF REPORT

- 1.1 The origin of this report stems from the need for T McCashin Limited, previously trading as Tussock Hill Farm, to obtain approval to continue occupying Montgomery Scenic Reserve up to 31 January 2019 for the purposes of grazing sheep as part of the Councils conservation based grazing strategy for the Port Hills.
- 1.2 The purpose of this report is twofold:
 - 1.2.1 To seek the recommendation of the Spreydon/Heathcote Community Board to exercise their delegated authority to grant a new Grazing Licence to T McCashin Limited
 - 1.2.2 To seek the support of the Spreydon/Heathcote Community Board to recommend that the Council exercise the delegation granted by the Minister of Conservation to approve a new Grazing Licence to T McCashin Limited.

2. BACKGROUND

- 2.1 In 2009 the Council called for Requests for Proposals (RFP) to graze Montgomery Scenic Reserve and other sites. Tussock Hill Farm was chosen through a staff Weighted Attributes process as the successful Proposer and continued to occupy the site for the purposes of sheep grazing. A Deed of Licence dated 1 May 2009 was granted to the Proposer for a period of five years, with a right of renewal of a further five years.

COUNCIL 11. 06. 2015**Spreydon/Heathcote Community Board 5. 5. 2015****1 Cont'd**

- 2.2 Tussock Hill Farm have now changed their trading name to T McCashin Limited and although to all intents and purposes they are the same people, a deed of renewal cannot be granted to T McCashin Limited as they were not party to the original licence agreement as Tussock Hill Farm and T McCashin Limited are separate legal entities.
- 2.3 Prior to granting the new Deed of Licence approval must be obtained from the Board for the granting of a new grazing licence for a period of five years from 1 February 2014 instead of a Deed of Renewal being granted. Council staff support a new Deed of Licence being entered into with T McCashin Limited for a period of 5 years, and at the end of this period the site being put out for an RFP to graze sheep in accordance with the Port Hills Grazing Strategy.

3. COMMENT

- 3.1 The Community Board has delegated authority to approve a new lease on the subject land, the reserve being held as Scenic Reserve in the Canterbury Electronic Land Registry, (Delegation Register Item 5.7 –Granting of Leases or Licences on reserves pursuant to Sections 54, 56, 58A, 73 and 74 of the Reserves Act 1977.
- 3.2 Officers propose a new Deed of Licence being granted for a period of 5 years only, from 1 February 2014 to 31 January 2019.
- 3.3 The Minister of Conservation delegated to all territorial authorities his powers, functions and duties where the territorial authority is the administering body of the relevant reserve. In exercising the delegation provided by the Minister, the administering body (ie Council) must give consideration to those matters previously applied by the Minister, for example ensuring that:
 - 3.3.1 the land has been correctly identified;
 - 3.3.2 the necessary statutory processes have been followed;
 - 3.3.3 the functions and purposes of the Reserves Act have been taken into account in respect to the classification and purpose of the reserve as required under section 40 of the Act;
 - 3.3.4 the administering body has considered submissions and objections from affected parties and that, on the basis of the evidence, the decision is a reasonable one;
 - 3.3.5 pursuant to the requirements of section 4 of the Conservation Act 1987, the administering body has consulted with and considered the views of tangata whenua or has in some other way been able to make an informed decision.
- 3.4 The effects of the proposed use will be the same or similar in character, intensity and scale. There will be no changes to these effects by granting the proposed lease and therefore the Community Board may recommend that the Council exercise the delegations granted by the Minister of Conservation on 12 June 2013.
- 3.5 Under the provisions of Sections 119 and 120 of the Reserves Act 1977 the Council has previously advertised the proposal in November 2008 and no objections were received.
- 3.6 At the time, as part of Councils delegation, it is necessary for the Council to fulfil the requirements of Section 4 of the Conservation Act 1987, that being to consider its obligations to give effect to the Treaty of Waitangi. At the time it was considered there were no significant cultural materials or fresh water fisheries of importance to Ngai Tahu within the area of the reserve so specific consultation with Te Runanga was not required.

COUNCIL 11. 06. 2015**Spreydon/Heathcote Community Board 5. 5. 2015****1 Cont'd****4. FINANCIAL IMPLICATIONS**

- 4.1 There are no financial implications in exercising the powers delegated by the Minister of Conservation.

STAFF RECOMMENDATION

That the Council exercise the powers of the Minister of Conservation referred to in the First Schedule of the Reserves Act 1977 and Instrument of Delegation for Territorial Authorities dated 12 June 2013 that pertain to granting a licence under Section 74(2)(a) to consent to the granting of a Deed of Licence to T McCashin Limited for a period of 5 years only, from 1 February 2014 to 31 January 2019, pursuant to Section 74(2) (a) of the Reserves Act 1977, over the land known as Montgomery Spur Reserve, being approximately 126.64 hectares, being Part Lot 1 on Deposited Plan 2855 contained in the Canterbury Computer Freehold Register CB25A/1227.

BOARD CONSIDERATION

As part of its deliberations the staff member in attendance spoke to the report and responded to questions from members.

It was clarified that a licence to occupy the land is currently held in the name of Terry McCashin. The licence includes a right of renewal. The current licensee has requested that instead of exercising the right of renewal for a further term a new licence be issued in the name of a new entity now farming the property, T McCashin Limited.

BOARD RECOMMENDATION

That the Council adopt the staff recommendation.

Clause 1 Continued (Part C) records the Board's related decision on this matter.

PART B - REPORTS FOR INFORMATION**2. DECLARATION OF INTEREST**

Rik Tindall declared an interest in relation to clause 3.2, Deputation for Sydenham Heritage Trust and clause 9.1, Briefing on Community Planning for Resilience, and took no part in the discussion and voting thereon.

3. DEPUTATIONS BY APPOINTMENT**3.1 LOUISE AYLING, LOWER CASHMERE RESIDENTS' ASSOCIATION - BUPA ODOUR**

Ms Louise Ayling outlined to the Board residents ongoing concerns regarding odours from the Cashmere View Hospital and Retirement Village site, in particular those from the laundry area and the kitchens.

Marty Mortiaux, the Compliance and Enforcement Manager for Environment Canterbury was in attendance to speak to the Board and take questions on this matter. He advised that Environment Canterbury has been working with BUPA to address the odours, and an abatement notice has been issued. The installation of filtration systems in the kitchen and laundry areas is proposed to alleviate the problem and installation is underway.

Following questions from members, the Chairperson thanked Ms Ayling for her deputation and Mr Mortiaux for his attendance.

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Spreydon/Heathcote Community Board 5. 5. 2015

3 Cont'd

The Board **decided** to write to the General Manager of BUPA NZ requesting:

- 3.1.1 A meeting with representatives of the Lower Cashmere Residents' Association, Environment Canterbury and the Board, to discuss ongoing concerns around the emissions to air from the Cashmere View Hospital and Retirement Village; and
- 3.1.2 The technical specifications of the chemicals being emitted or filtered.

3.2 DOROTHY HAYWOOD, SYDENHAM HERITAGE TRUST - SYDENHAM CHURCH

Mrs Dorothy Haywood, of Sydenham Heritage Trust, addressed the Board on ongoing concerns about rubble from the demolition of Sydenham Church that remains on site. Removal of the rubble has been stalled due to a positive test for asbestos being recorded on site. There has also been a subsequent test with negative results.

She advised that the cost of removing material contaminated with asbestos was likely to be beyond the means of the Trust.

Justin Sims from the Council's Property Consultancy Team who has been working with the Trust was in attendance and spoke with the Board on this matter and answered questions from members.

The Chairperson thanked Mrs Haywood for her deputation and Justin Sims for his attendance.

The Board **decided** to request:

- 3.2.1 Staff from the Waste and Environment Management Team and Heritage staff to provide advice on obtaining definitive, robust testing of the Sydenham Church site for the presence of asbestos in order to determine the most appropriate method to clear the site.
- 3.2.2 Advice from the Historic Places Trust as to the appropriate manner in which to treat the site.
- 3.3.3 That Sydenham Church be a standing item on the agenda for all Ordinary Meetings of the Board

4. ELECTED MEMBERS' INFORMATION EXCHANGE

The Board noted:

4.1 ENGAGEMENT WITH THE PACIFIC COMMUNITY

There was discussion on the level of engagement with the Pacific community.

4.2 KEEP CHRISTCHURCH BEAUTIFUL

Helene Mautner advised the Board that she has resigned from this organisation.

4.3 PEDESTRIAN REFUGES ON TENNYSON STREET

The Board discussed an issue related to the safety of pedestrian refuges on Tennyson Street.

The Board **requested** that staff provide advice on safety concerns on the pedestrian refuges on Tennyson Street.

4.4 WARD BOUNDARIES

Members discussed the division of communities by ward boundaries.

COUNCIL 11. 06. 2015

Spreydon/Heathcote Community Board 5. 5. 2015

4 Cont'd

4.5 SUSTAINABLE GARDENS

After discussion the Board **decided** to hold a workshop on sustainable gardens.

5. COUNCILLORS' UPDATE

The Board noted:

- A proposal for a waste transfer station on Cass Street.
- Manuka Cottage
- Bus Priority lanes

6. PRESENTATION OF PETITIONS

Nil.

7. NOTICES OF MOTION

Nil.

8. CORRESPONDENCE

Nil.

9. BRIEFINGS

9.1 ALICIA PALMER, PUBLIC EDUCATION AND COMMUNITY RESILIENCE COORDINATOR, COMMUNITY RESILIENCE TEAM

Alicia Palmer briefed the Board on work promoting community resilience through the development of community response plans. There are currently three communities in the Spreydon/Heathcote ward working on response plans which are in varying stages of preparation.

9.2 JOSHUA NEVILLE, ASSISTANT PLANNER URBAN REGENERATION AND KATIE SMITH, POLICY PLANNER - NEIGHBOURHOOD URBAN REGENERATION TEAM - SYDENHAM MASTER PLAN

Joshua Neville and Katie Smith updated the Board on transitional activities in Sydenham, in particular plans for introducing art work into the Sydenham area in the form of painting murals on electrical boxes and options for a gateway feature for Sydenham currently being investigated.

10. COMMUNITY BOARD ADVISER'S UPDATE

The Board **received** information on the following:

10.1 DRAFT LONG TERM PLAN - BOARD SUBMISSION

The Board's submission on the Council's Long Term Plan was lodged on 28 April 2015.

Clause 10 (Part C) of these minutes records the Board's decision on this matter.

10.2 SPREYDON/HEATHCOTE COMMUNITY BOARD OBJECTIVES

The Board's vision and objectives have been finalised.

Clause 10 continued (Part C) of these minutes records the Board's decision on this matter.

COUNCIL 11. 06. 2015**Spreydon/Heathcote Community Board 5. 5. 2015****10 Cont'd****10.3 JOINT EXTRAORDINARY MEETING SPREYDON/HEATHCOTE AND RICcarton/WIGRAM COMMUNITY BOARDS**

A further Joint Extraordinary Meeting of the Spreydon/Heathcote and Riccarton/Wigram Community Boards is proposed to consider further information on the Annex/Wrights/Birmingham Roads Route Upgrade project.

Clause 10 continued (Part C) of these minutes, records the Board's decision on this matter.

10.4 COMMUNITY FUNDING

An update on the current funding status was provided and details of the 2015/16 Funding Round were discussed.

10.5 OFF THE GROUND FUND GRANT

The Board noted that a new garden has been installed at Waltham Cottage supported by a grant from the Board's Off the Ground Fund.

10.6 RESIDENTS' ASSOCIATIONS SEMINAR

The Board noted a proposal to hold a workshop inviting residents' associations to discuss relationships with the Board and community resilience and response.

10.7 RATES REBATE

Members were advised that applications for rates rebates for those on limited means closes at the end of June 2015.

10.8 FORMER HOON HAY VOLUNTARY LIBRARY - UPDATE

The Board was updated on investigations into possible community use of the former Hoon Hay Voluntary Library site.

10.9 DRAFT LONG TERM PLAN HEARINGS

The Board was advised that Community Board submissions on the Draft Long Term Plan are to be heard by the Council between 4pm and 8pm on Monday 11 May 2015.

11. QUESTIONS UNDER STANDING ORDERS

Nil.

PART C - REPORT ON DELEGATED DECISION TAKEN BY THE BOARD**1. NEW DEED OF GRAZING LICENCE - T MCCASHIN LIMITED OCCUPYING MONTGOMERY SPUR SCENIC RESERVE CONTINUED**

Further to Clause 1 (Part A) of these minutes, the Board considered a report seeking inter alia, a decision to grant a new Grazing Licence to T McCashin Limited.

The Board **resolved**:

- 1.1 To approve the granting of a new grazing licence to T McCashin Limited for a period of 5 years only, from 1 February 2014 until 31 January 2019, pursuant to Section 74(2) (a) of the Reserves Act 1977, over the land known as Montgomery Spur Reserve, being approximately 126.64 hectares, being Part Lot 1 on Deposited Plan 2855 contained in the Canterbury Computer Freehold Register CB25A/1227.

COUNCIL 11. 06. 2015

Spreydon/Heathcote Community Board 5. 5. 2015

1 Cont'd

- 1.2 To authorise the Property Consultancy Manager in conjunction with the Team Leader Regional Parks, to conclude and administer the terms and conditions of the lease.
- 1.3 That the Council's obligations under Section 4 of the Conservation Act 1987 have been considered, and determine that this issue does not require specific consultation with Te Runanga for the reasons set out above.

10. COMMUNITY BOARD ADVISER'S UPDATE CONTINUED

10.1 DRAFT LONG TERM PLAN - BOARD SUBMISSION

The Board **resolved** to retrospectively adopt the Spreydon/Heathcote Community Board's submission to the Christchurch City Council Draft Long Term Plan 2015/25, as lodged on 28 April 2015

10.2 BOARD OBJECTIVES

That the Board **resolved**:

- 10.2.1 That the Spreydon/Heathcote Community Board Vision and Objectives, be adopted.
- 10.2.2 That the Spreydon/Heathcote Community Board Vision and Objectives be reviewed in July 2015.

10.3 JOINT EXTRAORDINARY MEETING SPREYDON/HEATHCOTE AND RICCARTON/WIGRAM COMMUNITY BOARDS

The Board **resolved**:

- 10.3.1 That a Joint Extraordinary Meeting of the Riccarton/Wigram and Spreydon/Heathcote Community Boards be held on Monday 8 June 2015 at 4.30pm in the Board Room, Beckenham Service Centre, 66 Colombo Street to consider a report regarding off-street parking options associated with the Annex/Birmingham/Wrights Route Upgrade Project.

12. CONFIRMATION OF MEETING MINUTES – 17 APRIL 2015

The Board **resolved** that the minutes of the Board's Ordinary Meeting of 17 April 2015 be confirmed, subject to the correction of the spelling of the word "Street" in the title of Clause 13.

13. MOKIHI GARDENS - NO STOPPING RESTRICTION

The Board considered a report seeking its approval to install no stopping restrictions at the intersection of Mokihi Gardens, Annex Road and Linden Grove Avenue. .

STAFF RECOMMENDATION

That the Spreydon/Heathcote Community Board resolve to:

- 13.1 Approve that any existing parking restriction on the northern side of Mokihi Gardens commencing at its intersection with Annex Road and extending in a westerly direction for a distance of 43 metres, be revoked.
- 13.2 Approve that any existing parking restriction on the southern side of Mokihi Gardens commencing at its intersection with Annex Road and extending in a westerly direction for a distance of 47 metres, be revoked.

COUNCIL 11. 06. 2015**Spreydon/Heathcote Community Board 5. 5. 2015****13 Cont'd**

- 13.3 Approve that any existing parking restriction on the western side of Annex Road commencing at its intersection with Mokihi Gardens and extending in a northerly direction for a distance of 36 metres, be revoked.
- 13.4 Approve that any existing parking restriction on the eastern side of Annex Road commencing at its intersection with Linden Grove Avenue and extending in a northerly direction for a distance of 32 metres, be revoked.
- 13.5 Approve that any existing parking restriction on the northern side of Linden Grove Avenue commencing at its intersection with Annex Road and extending in an easterly direction for a distance of 45 metres, be revoked.
- 13.6 Approve that any existing parking restriction on the southern side of Linden Grove Avenue commencing at its intersection with Annex Road and extending in an easterly direction for a distance of 41 metres, be revoked.
- 13.7 Approve that any existing parking restriction on the eastern side of Annex Road commencing at its intersection with Linden Grove Avenue and extending in a southerly direction for a distance of 33 metres, be revoked.
- 13.8 Approve that any existing parking restriction on the western side of Annex Road commencing at its intersection with Mokihi Gardens and extending in a southerly direction for a distance of 34 metres, be revoked.
- 13.9 Approve that stopping of vehicles be prohibited at any time on the northern side of Mokihi Gardens commencing at its intersection with Annex Road and extending in a westerly direction for a distance of 43 metres.
- 13.10 Approve that stopping of vehicles be prohibited at any time on the southern side of Mokihi Gardens commencing at its intersection with Annex Road and extending in a westerly direction for a distance of 47 metres.
- 13.11 Approve that stopping of vehicles be prohibited at any time on the western side of Annex Road commencing at its intersection with Mokihi Gardens and extending in a northerly direction for a distance of 36 metres.
- 13.12 Approve that stopping of vehicles be prohibited at any time on the eastern side of Annex Road commencing at its intersection with Linden Grove Avenue and extending in a northerly direction for a distance of 32.
- 13.13 Approve that stopping of vehicles be prohibited at any time on the northern side of Linden Grove Avenue commencing at its intersection with Annex Road and extending in a easterly direction for a distance of 45 metres.
- 13.14 Approve that stopping of vehicles be prohibited at any time on the southern side of Linden Grove Avenue commencing at its intersection with Annex Road and extending in a easterly direction for a distance of 41 metres.
- 13.15 Approve that stopping of vehicles be prohibited at any time on the eastern side of Annex Road commencing at its intersection with Linden Grove Avenue and extending in a southerly direction for a distance of 33 metres.
- 13.16 Approve that stopping of vehicles be prohibited at any time on the western side of Annex Road commencing at its intersection with Mokihi Gardens and extending in a southerly direction for a distance of 34 metres.

BOARD CONSIDERATION

In considering the report, the Board discussed whether there is a need for the proposed parking restrictions in the area, taking into account members own observations of traffic in the area.

COUNCIL 11. 06. 2015**Spreydon/Heathcote Community Board 5. 5. 2015****13 Cont'd****BOARD DECISION**

The Board **resolved** not to accept the staff recommendation to install no stopping restrictions at the intersection of Mohiki Gardens, Annex Road and Linden Grove Avenue.

14. PROPOSED ACCESS WAY NAMES - NAZARETH HOUSE DEVELOPMENT

The Board considered a report seeking its approval for the naming of five new access ways within the Nazareth House Development.

The Board **resolved** to approve Larmenier Court, St Joseph's Court, St Mary's Court, St Basil's Court and Holy Family Court as access way names within the Nazareth House Development.

15. GARLANDS ROAD -NO STOPPING RESTRICTION

The Board considered a report seeking its approval to install no stopping restriction on Garlands Road near the Garlands Road/Opawa Road intersection.

The Board **resolved** to:

- 15.1 Approve that any existing parking restriction on the north side of Garlands Road commencing at its intersection with Opawa Road and extending in a westerly direction for a distance of 65 metres, be revoked.
- 15.2 Approve that stopping of vehicles be prohibited at any time on the north side of Garlands Road commencing at its intersection with Opawa Road and extending in a westerly direction for a distance of 65 metres.

The meeting concluded at 7.47pm.

CONFIRMED THIS 15TH DAY OF MAY 2015

**PAUL MCMAHON
CHAIRPERSON**

COUNCIL 11. 06. 2015**SPREYDON/HEATHCOTE COMMUNITY BOARD
15 MAY 2015****Report of a meeting of the Spreydon/Heathcote Community Board
held on Friday 15 May 2015 at pm in the Board Room,
Beckenham Service Centre, 66 Colombo Street, Beckenham**

PRESENT: Paul McMahon Chairperson, Phil Clearwater, Melanie Coker, Helene Mautner, Tim Scandrett and Rik Tindall.

APOLOGIES: Apologies for absence were received and accepted from Karolin Potter.

An apology for early departure was received and accepted from Tim Scandrett who departed at 10.03 and was absent for clauses 7, 10, 11, 12, 14, 15 and 16.

An apology for early departure was received and accepted from Phil Clearwater who departed at 10.03 and was absent for clauses 7, 10, 11, 12, 14, 15 and 16.

The Board meeting was adjourned from 9.39 to 9.48 am and from 10.03 to 10.05 am.

The Board reports that:

PART B - REPORTS FOR INFORMATION**1. EXCHANGE OF LAND - BUCHAN PLAYGROUND CHRISTCHURCH**

The Board considered a report seeking its recommendation to the Council to sell and exchange an area of 1, 230 square metres being part of Buchan Playground. The area to go to the New Zealand Sikh Society (South Island) Incorporated in exchange for an area of 602 square metres of land at 74 Wordsworth Street owned by the Society together with a cash settlement. The sale and exchange is to reconfigure the playground area ahead of a redevelopment.

STAFF RECOMMENDATION

It is recommended that the Council:

- 1.1 Approve the sale and exchange of part of Buchan Playground being part of the land at 41 Buchan Street comprised in Identifiers CB 362/180 and CB 311/139 having an area of approximately 1,230 square metres and shown on **Attachment 1** outlined yellow in exchange for land owned by the New Zealand Sikh Society (South Island) Incorporated, comprised in Identifier CB 343/261 and having an area of 602 square metres to enable the redevelopment of Buchan Playground as generally detailed in the staff report:
- 1.2 Approve that the Property Consultancy Manager be delegated the authority on the satisfactory completion of historical site investigations to offer the site to the former owners under the provisions of Section 40 of the Public Works Act 1981 should it be determined that the Council is required to undertake an offer back, at market value as determined by an independent Registered Valuer.

COUNCIL 11. 06. 2015

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1. Cont'd

- 1.3 Approve that the Property Consultancy Manager be delegated the authority on the satisfactory completion on all actions required under clause 5.2 above to sell and exchange the property described as Part of Lot 65 and Part of Part Lot 69 Deposited Plan 75 (refer **Attachment 1**) being part of the land contained in Identifiers CB 362/180 and CB 311/139 for land owned by the New Zealand Sikh Society (South Island) Incorporated comprised in Identifier CB 343/261 and further be delegated authority to manage and conclude all of the negotiations and transactions arising from the exchange of this property on terms and conditions satisfactory to him including but not limited to any issues arising from any sale or creation of access rights in any other form as detailed in the staff report.
- 1.4 Agree to deviate from the Council policy on publicly tendering property for disposal as provided for under section 80 of the Local Government Act having identified that:
- 1.4.1 The proposal to exchange part of the property at 41 Buchan Street unilaterally would be inconsistent with the Council's policy that land sales be publicly tendered; and
- 1.4.2 The reason for such inconsistency is that the policy requires that the Council land sales be publicly tendered; and
- 1.4.3 The Council has no intention to amend the policy to accommodate the decision due to the proposed transaction being a one-off exception;
- 1.4.4 That the Council approves the sale and exchange of part of Buchan Park described as Part of Lot 65 and Part of Part Lot 69 Deposited Plan 75 comprising an area subject to final survey of 1,230 square metres to the New Zealand Sikh Society (South Island) Incorporated in exchange for Part Lot 63 and part Lot 69 Deposited Plan 75 and Part of Lot 2 Deposited Plan 3397 having an area of 602 square metre.

BOARD CONSIDERATION

The Board discussed the report and the staff recommendation. In its deliberations of the staff report, the Board also had regard to the deputations on the proposal made by Messrs Rod Stuart, Barry Columbus, Graeme Patching, Mesdames Lorraine Thomson and Andrea Lynch on behalf of the Sydenham business Association and Messrs JK Shi and Jasbal on behalf of the New Zealand Sikh Society (South Island) Incorporated (refer clauses 3.2, 3.3, 3.4, 3.5, and 3.6 (Part B) of these minutes).

Following discussion, the Board **decided** to let the report lie on the table until its next ordinary or a prior extraordinary meeting to allow an opportunity for a site visit and a meeting between key stakeholders, Board members and Christchurch City Council staff.

2. DECLARATION OF INTEREST

Nil.

3. DEPUTATIONS BY APPOINTMENT

3.1 TIM PERRY, EMMA BELL - SOUTHWEST YOUTH COMMUNITY

Mr Perry, and Ms Bell addressed the meeting and spoke about the work of the Spreydon Youth Community, which runs several programmes for youth, including its 24/7 Programme in local schools.

Ms Bell outlined a recent success story helping socially isolated students integrate into the school.

Following questions from members the Chairperson thanked Mr Perry and Ms Bell for their deputation.

COUNCIL 11. 06. 2015**Spreydon/Heathcote Community Board 15. 5. 2015****3. Cont'd****3.2 ROD STUART - EXCHANGE OF LAND - BUCHAN PLAYGROUND**

Mr Stuart addressed the Board on the proposal for Buchan Playground. He owns a business near to the park area and is opposed to the land sale and exchange as he considers that the area is well utilised and there is not enough inner city Greenspace. Mr Stuart also raised concerns regarding the process proposed for the sale and exchange.

Following questions from members the Chairperson thanked Mr Stuart for his deputation.

3.3 BARRY COLOMBUS - EXCHANGE OF LAND - BUCHAN PLAYGROUND

Mr Columbus spoke to the Board on the proposal for Buchan Playground. Mr Columbus is a land owner of numerous properties adjacent to and in the vicinity of the park. He raised concerns about the proposal and the process.

Following questions from members the Chairperson thanked Mr Columbus for his deputation.

3.4 GRAEME PATCHING - EXCHANGE OF LAND - BUCHAN PLAYGROUND

Mr Patching, an owner of nearby land spoke to the Board in opposition to the proposal for Buchan Playground, and outlined the many uses of the park area, including its use for picnics, markets and other community events. Mr Patching also mentioned the mature trees on the area and the habitat that they provide for birds.

Following questions from members the Chairperson thanked Mr Patching for his deputation.

3.5 LORRAINE THOMPSON AND ANDREA LYNCH - SYDENHAM BUSINESS ASSOCIATION - EXCHANGE OF LAND - BUCHAN PLAYGROUND

Ms Thompson and Ms Lynch also addressed the Board on the proposal for Buchan Playground and indicated that they thought that the reconfiguration may give the park area more visibility from Colombo Street and mean that its use is increased. They raised concerns regarding whether the proposal that would result in a new Sikh temple being erected on the land to be sold and exchanged would allow for provision of adequate car parking.

Following questions from members the Chairperson thanked Mesdames Thomson and Lynch for their deputation.

3.6 JK SHI AND JASBAL -CHRISTCHURCH SIKH SOCIETY - EXCHANGE OF LAND - BUCHAN PLAYGROUND

JK Shi and Jasbal representing the New Zealand Sikh Society (South Island) Incorporated also spoke to the Board on the proposal for Buchan Playground. The Society currently owns an area of land on Wordsworth Street adjacent to the park area. The Society was approached by Council staff with a proposal to exchange its land for an area of the park has been working with the Council to develop the proposal. If the proposal goes ahead the society will build a new temple on the new site.

In response to concerns raised regarding possible car parking issues JK Shi and Jasbal outlined the times when the temple would be used and indicated that a traffic plan would need to be prepared as part of application for resource consent for the temple.

Following questions from members the Chairperson thanked JK Shi and Jasbal for their deputation.

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4. ELECTED MEMBERS' INFORMATION EXCHANGE

The Board noted:

- Heathcote River Group meeting is to be held on 20 June.
- 90 Hoon Hay Road
- Rik Tindall has resigned from the role of facilitator for Spreydon Neighbourhood Network.
- Representation Review proposals

5. COUNCILLORS' UPDATE

Nil.

6. PRESENTATION OF PETITIONS

Nil.

7. NOTICES OF MOTION

The following Notice of Motion was submitted by Karolin Potter.

That the Spreydon Heathcote Community Board invites the Older Persons Forum to co-host with the Board a Midwinter lunch/high tea/morning tea for older people in the ward around June 25 2015 and that the Board allocates up to \$2,000 from the Discretionary Response Fund to cover costs.

In the absence of Karolin Potter the motion put forward by Paul McMahon who with the consent of the meeting altered the motion to replace the words "around June 25" with the words "in June or July". The altered motion was seconded by Helene Mautner and on being put to the meeting was declared **carried**.

8. CORRESPONDENCE

Nil.

9. BRIEFINGS

Nil.

10. COMMUNITY BOARD ADVISER'S UPDATE

The Board **received** information on upcoming Board related activities including

- Funding Update
- Briefing on Natural Hazards Strategy - Programme of Public and Stakeholder Engagement 18 May 2015
- Workshop on the process for Community Board Submissions on the District Plan Stage Two - 18 May 2015
- The Community Clinic to be held on 16 or 17 June 2015

11. QUESTIONS UNDER STANDING ORDERS

Nil.

COUNCIL 11. 06. 2015

Spreydon/heathcote Community Board 15. 5. 2015

12. SYDENHAM HERITAGE TRUST

A memorandum to the Board is expected shortly.

**PART C - REPORT ON DELEGATED DECISIONS
TAKEN BY THE BOARD**

13. CONFIRMATION OF MINUTES – 5 MAY 2015

The Board **resolved** that the minutes of the Board's ordinary meeting of 5 May 2015 be confirmed.

Rik Tindall opposed the confirmation of the minutes, and requested his opposition be recorded.

14. SPREYDON/HEATHCOTE COMMUNITY BOARD STRENGTHENING COMMUNITIES FUNDING - 2015/16 PROJECTS

The Board considered a report seeking its approval for Board Projects that will be submitted on behalf of the Board to the Strengthening Communities Fund 2015/16

STAFF RECOMMENDATION

It is recommended that the Spreydon/Heathcote Community Board:

- 14.1 Nominate Spreydon Heathcote Community Events at \$18,500 as a Board project application to be considered for funding from the Spreydon/Heathcote 2015/16 Strengthening Communities Fund.
- 14.2 Nominate Spreydon Heathcote Community Awards at \$6,000 as a Board project application to be considered for funding from the Spreydon/Heathcote 2015/16 Strengthening Communities \
- 14.3 Nominate Neighbourhood Week at \$4,000 as a Board project application to be considered for funding from the Spreydon/Heathcote 2015/16 Strengthening Communities Fund.
- 14.4 Nominate Communicating with the Community at \$5,000 as a Board project application to be considered for funding from the Spreydon/Heathcote 2015/16 Strengthening Communities Fund.
- 14.5 Nominate Youth Achievement and Development Scheme at \$7,500 as a Board project application to be considered for funding from the Spreydon/Heathcote 2015/16 Strengthening Communities Fund.
- 14.6 Nominate Off the Ground Fund at \$7,500 as a Board project application to be considered for funding from the Spreydon/Heathcote 2015/16 Strengthening Communities Fund.

BOARD CONSIDERATION

As part of its consideration of the report the Board discussed the amounts recommended for each of the Board projects and concluded that the amount nominated for Community events should be increased by \$3,500.00 and the amount nominated for the Off the ground fund should be reduced by \$3,500.00.

BOARD DECISION

The Board **resolved** to:

- 14.1 Nominate Spreydon Heathcote Community Events at \$22,000 as a Board project application to be considered for funding from the Spreydon/Heathcote 2015/16 Strengthening Communities Fund.

COUNCIL 11. 06. 2015**Spreydon/Heathcote Community Board 15. 5. 2015****14. Cont'd**

- 14.2 Nominate Spreydon Heathcote Community Awards at \$6,000 as a Board project application to be considered for funding from the Spreydon/Heathcote 2015/16 Strengthening Communities.
- 14.3 Nominate Neighbourhood Week at \$4,000 as a Board project application to be considered for funding from the Spreydon/Heathcote 2015/16 Strengthening Communities Fund.
- 14.4 Nominate Communicating with the Community at \$5,000 as a Board project application to be considered for funding from the Spreydon/Heathcote 2015/16 Strengthening Communities Fund.
- 14.5 Nominate Youth Achievement and Development Scheme at \$7,500 as a Board project application to be considered for funding from the Spreydon/Heathcote 2015/16 Strengthening Communities Fund.
- 14.6 Nominate Off the Ground Fund at \$4,000 as a Board project application to be considered for funding from the Spreydon/Heathcote 2015/16 Strengthening Communities Fund.

15. CONVERSATIONAL SPACES IN MALLS FOR OLDER ADULTS

The Board considered a report from staff in response to the following a Notice of Motion adopted by the Spreydon/Heathcote Community Board at its meeting on 20 March 2015:

That the Spreydon/Heathcote Community Board request a report from staff regarding a possible approach to malls about the creation of conversational spaces in malls to support interaction of older and other persons contending with isolation in their daily lives.

STAFF RECOMMENDATION

It is recommended that the Spreydon Heathcote Board consider the following:

- 15.1 That the Spreydon Heathcote Community Board invite the Age Concern Canterbury Chief Executive Officer to speak to them about potential local solutions to reduce isolation. This may result in opportunities for a collaborative local project.
- 15.2 That the Spreydon Heathcote Community Board make funding small projects that focus on Older Adults activities a funding priority.

BOARD CONSIDERATION

A part of its consideration of the report the Board discussed the benefit in engaging with the community on suitable older persons activities and events that it could consider funding.

BOARD DECISION

The Board **resolved**:

- 15.1 That the Spreydon Heathcote Community Board invite the Age Concern Canterbury CEO to speak to them about potential local solutions to reduce isolation. This may result in opportunities for a collaborative local project.
- 15.2 That the Spreydon Heathcote Community Board authorises the Chair to write to Residents' Associations and Networks, and community networks, to ask for their ideas and input regarding

COUNCIL 11. 06. 2015**Spreydon/heathcote Community Board 15. 5. 2015****16. RESOLUTION TO EXCLUDE THE PUBLIC**

The Board **resolved** that the resolution set out on page 33 of the Agenda in relation to the following, be adopted.

- Exchange of Land - Buchan Playground Christchurch.
- Consideration of Nominations for Community Service Awards.

The meeting concluded at 10.58 am.

CONFIRMED THIS 3RD DAY OF JUNE 2015

**PAUL MCMAHON
CHAIRPERSON**

COUNCIL 11. 06. 2015
Spreydon/Heathcote Community Board 15. 5. 2015

ATTACHMENT 1 TO CLAUSE 11



COUNCIL 11. 06. 2015

Spreydon/Heathcote Community Board 15. 5. 2015

ATTACHMENT 2 TO CLAUSE 11

*have your say**April 2015*

Buchan Playground Redevelopment

Christchurch
City Council 

Christchurch City Council has prepared a concept plan for the upgrade of Buchan Playground. To assist us with the proposed development Council would like to determine the views of local community prior to commencing detailed design and construction. We would appreciate you taking the time to complete the enclosed comment form. The three key items for which feedback is being sought include: a, possible land swap with the Sikh Society, proposed concept plan for a new layout and possible renaming from Buchan Playground to Buchan Park.

The Sydenham Master Plan was approved by Council in 2012 following public consultation and submissions. A Master Plan action was to investigate options for better utilisation of the park land. The space was identified as not meeting the needs of local community, which is primarily Sydenham workers and shoppers. In addition, park drainage issues need to be resolved. A goal of the Master Plan is to make the park more accessible and visually appealing to increase usability and to increase safety by diminishing hidden spaces deep within the park.



have your say

www.ccc.govt.nz/haveyoursay

Please ensure that your comments reach us by 5pm on 6 May 2015.

You can comment by:

- Returning the enclosed freepost form
- Visiting the Christchurch City Council's 'Have Your Say' website: www.ccc.govt.nz/haveyoursay

If you wish to discuss any aspect of this plan or process please contact:

Kim Swarbrick, Consultation Leader
Phone (03) 941 5176
Email kim.swarbrick@ccc.govt.nz

Concept Plan

The concept plan creates a space which is inviting, easily accessible and safer for the primary park users in the area, workers and shoppers. Provision of ample seating is proposed so that adjacent employees or residents can enjoy their lunch in the park. Mature trees will be retained where possible and additional new planting up to 1m in height to improve aesthetic values. At the same time the site will be contoured to ensure improved future drainage.

Land Swap

The Sikh Society own adjacent land at 74 Wordsworth Street and their building was lost due to the earthquakes. Negotiations between Council and the Sikh Society have been underway regarding a possible land swap, which could be mutually beneficial. The Sikh Society desire a larger area, and have stated they are happy with occupying the rear of the existing park. Council wishes the park to have more street frontage, a shallower profile, improved surveillance and a better connectivity through to Colombo Street. This can be achieved by Council taking over 74 Wordsworth Street and turning it into park. The Sikh Society in exchange would inherit a larger piece of land at the rear of the existing park (paying Council for the additional land).

Renaming

Council wish to change the name Buchan Playground to Buchan Park. This is a rational option given the space is informally known as Buchan Park. The old play equipment, infrequently used, is to be removed as it no longer complies with current NZ safety standards. At this time it is considered there is insufficient demand to replace the play equipment. A full playground is provided at Sydenham Park approximately 500m away. Sydenham Master Plan identifies Buchan Park key role as servicing workers on their lunch breaks, students, families, older adults who reside nearby and visitors to the area.



Timeframe

- Consultation with community to be undertaken April/May 2015
- Report to Spreydon Heathcote Community Board for approval August 2015
- Construction to begin June 2016

haveyoursay

www.ccc.govt.nz/haveyoursay

Kim Swarbrick
 Consultation Leader
 Christchurch City Council
 PO Box 73011
 Christchurch Mail Centre
 Christchurch 8154
 Phone (03) 941 5176
 Email kim.swarbrick@ccc.govt.nz

If you wish to comment on the plan, please complete the enclosed freepost form and return by 5pm on 6 May 2015.



haveyoursay

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Christchurch
 City Council 



COUNCIL 11. 06. 2015

Spreydon/Heathcote Community Board 15. 5. 2015

ATTACHMENT 3 TO CLAUSE 11

Supplementary Report to the Exchange of Land - Buchan Playground, Buchan Street, Christchurch report to Spreydon Heathcote Community Board.

The Report to the Community Board states "The proposal to redevelop Buchan Playground is currently subject to Public Consultation (refer Attachment 2). There have been a number of submissions that have expressed concern with regards to firstly the proposed land exchange and also the possible loss of the present play equipment on the park. In both cases these are matters that will be considered by both the Board and the Council given that no final decisions have been made and the public consultation process seeks the views of the community."

The report was written prior to the close of the consultation period but provided the following feedback. "At the time of submitting this report (5th May 2015) 47 consultation responses have already been received regarding the land swap. Of those two (4%) have not indicated a preference either way. Fifteen (32%) respondents indicated their support for the land exchange to proceed. Thirty (64%) respondents replied they do not support the land swap."

Since preparing the report the consultation period has closed and a further 15 submissions have been received. A table setting out the details of each submission with regards to the issue of the land swap/land sale are attached.

At the close of the consultation period 64 submissions had been received of which 40 (65%) do not support the land swap/land sale; 18 (29%) are in support of the land swap/land sale and 4 (6%) have not expressed an opinion.

The responses with regards to the concept design and name change are considered only briefly for two reasons; firstly the landscape design is not final and can be further amended to take account of the community feedback and the wishes of the Community Board, and secondly, if the land swap/land sale is not approved by the Community Board and Council the design of the open space will need to be reconsidered if the park reverts back to the original dimensions.

In summary below are the submissions received and the staff consideration/comment of these objections with regard to the land swap/land sale.

There should be no loss of open space and Council should not sell park land.

Buchan Playground is held as a fee simple piece of land, it is not designated as a reserve under the Reserves Act. It is zoned as Open Space in the Operative City Plan. As part of the Sydenham Master Plan process Buchan Playground was identified as being too big and underutilised. The park's layout also creates a number of hiding spaces and does not meet current Crime Prevention Through Environmental Design (CPTED) principles. The proposed layout provides the park with a wider north facing frontage and eliminates these CPTED concerns.

In 2010 a project on the regeneration of the Sydenham area first indicated there were drainage and CPTED issues, and a lack of use of the playground equipment. It identified the main user group as workers and shoppers and that the park should be considered for change.

The park will be too small and should be kept to accommodate population growth in the area and it reduces the ability to use the park for festivals and events.

The park is set within an industrial and commercial area with few residential properties in the vicinity. The Sydenham Master Plan proposes that the residential population of the area will grow however this is unlikely to be at a level similar to wholly residentially zoned areas and the park space proposed is considered to be adequate for this anticipated increase.

Observations by the Parks Planners over time has indicated that Buchan Playground has low levels of utilisation, in particular those observed using the park have more regularly been lunch time workers and shoppers in comparison to use by families.

The design of the park has taken into consideration other activities such as festivals and markets. There are no proposals to limit the use of the park for any community activity.

COUNCIL 11. 06. 2015

Spreydon/Heathcote Community Board 15. 5. 2015

ATTACHMENT 3 TO CLAUSE 11

Respondent would lose the view of the park and suggests the area to the rear of 74 Wordsworth should be sold instead.

This was one of the original options considered when looking to remodel the park however the current proposal better enables the park to connect with Colombo Street.

The proposed new Sikh society building will dominate the new open space and would not be suitable for this area.

Any new building on the land will need to comply with the rules of the Operative City Plan. The Sikh Society had a facility in Sydenham at 74 Wordsworth Street prior to the 2010 & 2011 Canterbury Earthquakes. Planners and urban designers will provide advice on the design of the proposed new building and consider that a relationship between the park and the new building is advantageous from a CPTED perspective.

The park will be reduced by 40%

The proposal includes a land swap of 602m² of land at 74 Wordsworth Street and a sale of 628m² therefore the overall reduction in park space will be 19%.

That the Land Swap is a "land grab" by the Sikh Society

The Council initiated discussions with the Sikh Society seeking improvements to both the layout and improvements to the Park. The Sikh Society have worked with Council Staff on the basis that the exchange is of mutual benefit for both parties.

There should be no loss of open space in the inner city area.

The Council has recently purchased the site at 441 Colombo Street as part of the Sydenham Master Plan implementation to provide a public outdoor open space accessed directly from Colombo Street.

The smaller space will be "ugly" and less used.

The park has been identified as being too big and underutilised and research has shown that well designed smaller intimate spaces can be more attractive and well used.

Loss of native trees in the SW corner and impact on local wildlife

The arborist's report on the trees currently located in the south west corner of the park states that the condition of these trees range from fair to very poor. Trees that have been identified as being worthy of retention will be retained with the new park. New trees proposed have been chosen so that they will provide shade in the summer and allow for natural light into the park in the winter. However the landscape design is still a concept that could take into account the submissions on choice of trees. The site boundary has been amended to retain the pin oak near the SE corner of the park. Negotiations are ongoing with the Sikh Society to retain the Golden Elms on the SE corner of the park.

Having considered the submissions received, and in light of the commentary above staff remain of the view that the land sale/exchange should be recommended by the Board to Council for approval based on the following

- That the proposed remodel of the park with a land swap/land sale as set out in the staff report is still in Council's and community best interests to proceed.
- CPTED issues will be addressed.
- The site will have greater frontage to Wordsworth St and will be in closer proximity to Colombo St.
- The alignment of the Park will enable greater opportunities in landscape/park design.
- The overall drainage of the park will be improved.

**BURWOOD/PEGASUS COMMUNITY BOARD
4 MAY 2015**

**Report of a meeting of the Burwood/Pegasus Community Board
held on Monday 4 May 2015 at 4.30pm in the Boardroom,
Corner Beresford and Union Streets, New Brighton, Christchurch.**

PRESENT: Andrea Cummings (Chairperson), Tim Baker, David East, Glenn Livingstone, Tim Sintes, Linda Stewart and Stan Tawa.

APOLOGIES: An apology for lateness was received and accepted from David East who arrived at 4.34pm and was absent for clause 1.

An apology for lateness was received and accepted from Glenn Livingstone who arrived at 4.36pm and was absent for clauses 1 and 10.

The Board reports that:

PART B - REPORTS FOR INFORMATION

1. DECLARATION OF INTEREST

There were no declarations of interest.

2. DEPUTATIONS BY APPOINTMENT

Nil.

3. PRESENTATION OF PETITIONS

Nil.

4. NOTICES OF MOTION

Nil.

5. CORRESPONDENCE

Nil.

6. BRIEFINGS

Nil.

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Burwood/Pegasus Community Board 4. 5. 2015

7. COMMUNITY BOARD ADVISER'S UPDATE

The Board **received** information from the Community Board Adviser on Board related activities including upcoming meetings, current consultations and the allocations from the 2014/15 Discretionary Response Fund and Youth Development Fund.

- **Natural Hazards Strategy - Consultation & Engagement**

There will be a briefing to all Community Boards on the Natural Hazards Strategy and the consultation and engagement process.

For the purpose of the strategy, a natural hazard is an extreme occurrence of a natural process and includes meteorological events (for example strong winds, snow, high temperatures or heavy rain), geological (for example earthquakes, tsunamis and slope instability) and coastal events (for example swells, storm surges and coastal erosion).

- **Queen Elizabeth II Park - Sports House**

The Board **decided** to request staff to arrange a site visit and internal inspection by the Board of the Queen Elizabeth II Sports House for the afternoon of Monday 18 May 2015 prior to the Board meeting.

8. QUESTIONS UNDER STANDING ORDERS

Nil.

9. ELECTED MEMBERS' INFORMATION EXCHANGE

- **Land Use Recovery Plan (LURP)**

The Board noted amendments to the residential intensification mechanisms in the City Plan in the approved LURP. There was concern on the effect this would have on the development of new social housing within the ward.

The Board **decided** to request staff to provide a briefing to the Board on the implications of the Land Use Recovery Plan.

- **Parking Requirements in New Brighton**

The Board **decided** to request staff to provide a briefing on the District Plan car parking requirements for commercial development within New Brighton, with reference to the possibility that availability of existing public car parking areas (i.e. in Beresford Street) could be used in that calculation.

PART C – REPORT ON DELEGATED DECISIONS TAKEN BY THE BOARD

10. CONFIRMATION OF MEETING MINUTES – 20 APRIL 2015

It was **resolved** that the minutes of the Board's ordinary meeting of 20 April 2015 and the minutes of the Board's Submissions Committee meeting of 20 April 2015 be confirmed.

COUNCIL 11. 06. 2015**Burwood/Pegasus Community Board 4. 5. 2015****11. RESOLUTION TO EXCLUDE THE PUBLIC**

The Board **resolved** that the resolution set out in item 12 on page 19 of the Agenda in relation to the following, be adopted:

- Consideration of Community Service Awards

The Board Chairperson declared the meeting closed at 5.27pm.

CONFIRMED THIS 18TH DAY OF MAY 2015

**ANDREA CUMMINGS
CHAIRPERSON**

COUNCIL 11. 06. 2015

**BURWOOD/PEGASUS COMMUNITY BOARD
18. 5. 2015**

**Report of a meeting of the Burwood/Pegasus Community Board
held on Monday 18 May 2015 at 4.30pm in the Boardroom,
Corner Beresford and Union Streets, New Brighton, Christchurch.**

PRESENT: Andrea Cummings (Chairperson), Tim Baker, David East,
Glenn Livingstone, Tim Sintes, Linda Stewart and Stan Tawa.

APOLOGIES: There were no apologies.

The Board reports that:

PART B - REPORTS FOR INFORMATION

1. GLOUCESTER STREET AND GAYHURST ROAD BRIDGE APPROACHES

The Part A component of this item was presented to the 28 May 2015 Council meeting by way of a Joint Chairpersons' Report from the Burwood/Pegasus and Hagley/Ferrymead Community Boards.

Refer to Clause 1 continued (Part C) of these minutes for the Board's delegated decision on this matter.

2. DECLARATION OF INTEREST

Andrea Cummings declared a conflict of interest with her dual Chairpersons role and resigned from the Eastern Recreation and Sports Facility Community Advisory Group (CAG) as Chairperson and member, effective immediately.

Stan Tawa declared a conflict of interest for the deputation at Clause 3.1 (Part B) from Community Connection Nga Ngaru Trust.

3. DEPUTATIONS BY APPOINTMENT

3.1 COMMUNITY CONNECTION NGA NGARU TRUST

Kim Money, Chair of Community Connection Nga Ngaru Trust and Merekaraka presented the Trust's proposal to the Board on a promenade from North Beach to New Brighton.

Kim Money reported that the Trust's submission to the Council's Draft Long Term Plan on the proposed promenade design from North Beach to New Brighton was well received by the Council. The concept of the 7-9 metre promenade is similar to that of Christchurch Coastal Pathways and would link to existing cycle ways. The surface will be designed to give access to the disabled, the elderly and mothers with prams, i.e. a smooth surface with a gentle slope.

Kim Money thanked the Board for the support it had given the Trust in its own submission to the Draft Long Term Plan.

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Burwood/Pegasus Community Board 18. 5. 2015

3 Cont'd

3.2 SOUTH BRIGHTON RESIDENTS' ASSOCIATION - BEAUTIFICATION OF SOUTH BRIGHTON

Kirsten Carey, Treasurer, South Brighton Residents' Association, spoke to the Board on the three beautification projects that the South Brighton Residents' Association have proposed. The correspondence at Clause 6.1 (Part B) of these minutes refers.

The Board **decided** to support in principle the three beautification proposals presented by the South Brighton Residents' Association, being Bridge Street bridge sculptures, welcome sign to South New Brighton and planting of Pohutakawas on the north side of Bridge Street.

3.3 FULTON HOGAN - BEAUTIFICATION OF SOUTH BRIGHTON

Norma Kloosterman, Public Relations Manager, Rebuild Team, Fulton Hogan was unable to attend. The Board noted her letter of support as Clause 6.2 (Part B) of these minutes to the South Brighton Residents Association's beautification proposals

3.4 DALLINGTON RESIDENTS' ASSOCIATION - GLOUCESTER STREET AND GAYHURST ROAD BRIDGE APPROACHES

Mark Beanland from the Dallington Residents' Association addressed the Board in relation to the report on Gloucester Street and Gayhurst Road Bridge Approaches at Clause 1 (Part A) of these minutes.

Mr Beanland had concerns about Rupert Place and the possibility of speeding vehicles once its intersection with Dallington Terrace and Locksley Avenue has been closed.

Mr Beanland also suggested the reinstatement of traffic lights at the intersection of Gayhurst Road and Gloucester Street. The Chairperson recommended that Mr Beanland seek a deputation to the meeting of the Hagley/Ferrymead Community Board on 20 May 2015, which will be receiving the same report adjusted to cover that section of the proposal within that ward.

The Chairperson thanked all presenters for their deputations.

4. PRESENTATION OF PETITIONS

Nil.

5. NOTICES OF MOTION

Nil.

6. CORRESPONDENCE

6.1 SOUTH BRIGHTON RESIDENTS' ASSOCIATION - BEAUTIFICATION OF SOUTH BRIGHTON

The Board **received** three items of correspondence from South Brighton Residents' Association regarding the Beautification of South Brighton. These three projects were:

1. Sculpture and Bridge Street Sculptures
2. Welcome Sign to South New Brighton
3. Native planting of Pohutakawa's along the verge on the north side of Bridge Street.

The deputations at Clause 3.2 and 3.3 (Part B) of these minutes refers.

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6.2 MEETING WITH THE MINISTRY OF EDUCATION, AVONSIDE GIRLS HIGH SCHOOL AND SHIRLEY BOYS HIGH SCHOOL

The Board **received** correspondence from Mayor Lianne Dalziel advising of a meeting she will be attending with the Chief Executive, representatives from the Ministry of Education, and Avonside Girls High School and Shirley Boys High School.

The purpose of the meeting is to get an overview of what is required before staff commence discussion with the Ministry (as per the Burwood-Pegasus Community Board recommendation to Council). No decisions or recommendations affecting the site and or scope of the Eastern Recreation and Sports Centre will be made at this initial meeting.

7. BRIEFINGS

7.1 CANTERBURY EARTHQUAKE RECOVERY AUTHORITY (CERA)

Rebecca Lee was unable to attend. A written report from Rebecca Lee was tabled.

7.2 LOCAL TRAFFIC MATTERS

Mark Millar, Senior Traffic Engineer and Luke Morley, Traffic Engineer, briefed the Board on local traffic matters arising in the ward.

Mark Millar formally introduced Luke Morley who has been appointed as the new Traffic Engineer for the ward.

The Bus Shelter in Mairehau Road opposite Burwood Hospital had been reinstated.

The Board **received** an update on Bower Avenue bus stops and requested staff to formally respond to the Board's request for the results of a traffic safety audit report and assurances around the adequacy of bus stop location consultation. Staff gave an assurance this would be undertaken.

The Board **decided** to support traffic calming measures proposed by staff, under staff delegation, that would address the concerns that Mr John Donnachie of 280 Lake Terrace Road, had raised with the Board during his deputation on 20 April 2015. This involved the use of flush medians on two corners of Lake Terrace Road.

8. COMMUNITY BOARD ADVISER'S UPDATE

The Board **received** information from the Community Board Adviser on Board related activities including upcoming meetings, current consultations and the following:

8.1 BURWOOD/PEGASUS COMMUNITY BOARD'S SUBMISSION ON THE LONG TERM PLAN

The Board's Submissions Committee met on 23 April 2014 to determine and submit, under delegated authority, a submission of the Christchurch City Draft Long Term Plan 2015-2025.

The Board **decided** to receive for record purposes the Burwood/Pegasus Submissions' Committee Submission on the Christchurch City Draft Long Term Plan 2015-2025.

The Board **decided** to receive for record purposes the Burwood/Pegasus Submissions' Committee minutes of its meeting of 23 April 2015, subject to the Submissions Committee Chairperson agreeing to deletion of the words "likely to cease" in relation to residents organisations.

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8.2 NEW BRIGHTON BUSINESS LANDOWNER ASSOCIATION - FUNDING

On 20 April 2015 the Board resolved to approve a grant of \$4,000 to be paid immediately from its 2014/15 Discretionary Response Fund to New Brighton Business and Landowners Association (NBBLA) for Salary Assistance as an initial contribution with a further \$4,000 to be approved for release on 18 May 2015 upon receipt of a financial business plan; and also showing the ongoing community work that this funding would support.

Refer to Clause 8.2 continued (Part C) of these minutes for the Board's delegated decision on this matter.

9. QUESTIONS UNDER STANDING ORDERS

Nil.

10. ELECTED MEMBERS' INFORMATION EXCHANGE

- The Community Advisory Group (CAG) for the Eastern Recreation and Sports Centre had requested a meeting with the Board. The Board agreed to consider meeting with the CAG once the Council has received a report, which had been drafted at the Board's request, and which presented options to the Council for the decision making processes that lie ahead for the Eastern Recreation and Sports Centre. Once the outcome of that report was known, the Board would have the necessary information to engage meaningfully with the CAG.

- Community Boards Conference 2015

Andrea Cummings and Stan Tawa reported back on their attendance at the New Zealand Community Boards Conference in Waitangi over the period 14 to 16 May 2015. They gave a brief overview of its success. The transformation of the Paihia Foreshore was a good exemplar for the Board - photos would be distributed to Board members. Once conference workshop presentations were available, these would be shared with the Board.

- Tim Baker apologised for the incorrect advice he had given told the Board about the minimum size of dwellings in Living 1 zone under the Land Use Recovery Plan. The correct size is either 35 metres square (Council) or 45 metres square (CERA).

PART C – REPORT ON DELEGATED DECISIONS TAKEN BY THE BOARD

11. CONFIRMATION OF MEETING MINUTES – 4 MAY 2015 AND 5 MAY 2015

It was **resolved** that the minutes of the Board's ordinary meeting of 4 May 2015 and the minutes of the Board's Public Excluded meeting of 4 May 2015 be confirmed.

It was **resolved** that the minutes of the Joint Burwood/Pegasus and Shirley/Papanui Community Boards Extraordinary meeting of 5 May 2015 be confirmed.

1. GLOUCESTER STREET AND GAYHURST ROAD BRIDGE APPROACHES (CONT'D)

The Board considered a report seeking its recommendation to the Council that it approve interim safety improvements to the approaches to the new Gayhurst Road Bridge. The Board were also asked to approve the safety improvement matters that fell under its delegated authority.

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Subject to the Council approving the Joint Chairperson's Report referenced in Clause 1 (Part B) of these minutes, the Burwood/Pegasus Community Board **resolved** under delegated authority to:

Gayhurst Road and Gloucester Street – North of the Avon River – Parking and Stopping Restrictions

- 1.11 Approve that all parking and stopping restrictions on the western side of Gloucester Street commencing at the Ward Boundary of the Burwood/Pegasus Ward with the Hagley/Ferrymead Ward, at the centre of the Avon River, at a point 13 metres north of the intersection of Gloucester Street with Avonside Drive, and extending in a northerly direction for a distance of 25 metres to the intersection of Gloucester Street, Locksley Avenue, Dallington Terrace and Gayhurst Road be revoked.
- 1.12 Approve that all parking and stopping restrictions on the western side of Gayhurst Road commencing from the intersection of Gloucester Street, Dallington Terrace and Gayhurst Road and extending in a northerly direction for a distance of 260 metres be revoked.
- 1.13 Approve that the stopping of vehicles be prohibited at any time on the western side of Gloucester Street commencing from a point 54 metres north of the intersection of Gloucester Street with Avonside Drive, and extending in a southerly direction for a distance of 25 metres to the Ward Boundary of the Burwood/Pegasus Ward with the Hagley/Ferrymead Ward at the centre of the Avon River.
- 1.14 Approve that the stopping of vehicles be prohibited at any time on the western side of Gayhurst Road commencing from a point 54 metres north of the intersection of Gloucester Street with Avonside Drive, and extending in a northerly direction for a distance of 225 metres.
- 1.15 Approve that all parking and stopping restrictions on the eastern side of Gloucester Street commencing from the Ward Boundary of the Burwood/Pegasus Ward with the Hagley/Ferrymead Ward at the centre of the Avon River at a point 15 metres north of the intersection of Gloucester Street with Avonside Drive, and extending in a northerly direction for a distance of 26 metres to the intersection of Gloucester Street, Locksley Avenue and Gayhurst Road be revoked.
- 1.16 Approve that all parking and stopping restrictions on the eastern side of Gayhurst Road commencing from the intersection of Gloucester Street, Locksley Avenue and Gayhurst Road and extending in a northerly direction for a distance of 229 metres be revoked.
- 1.17 Approve that the stopping of vehicles be prohibited at any time on the eastern side of Gloucester Street commencing from a point 44 metres north of the intersection of Gloucester Street with Avonside Drive, and extending in a southerly direction for a distance of 26 metres to the Ward Boundary at the centre of the Avon River.
- 1.18 Approve that the stopping of vehicles be prohibited at any time on the eastern side of Gayhurst Road commencing from a point 44 metres of the intersection of Gloucester Street with Avonside Drive, and extending in a northerly direction for a distance of 230 metres.

Gayhurst Road – North of the Avon River – Traffic Control

- 1.19 Approve that all traffic controls on Gloucester Street from the Ward Boundary of the Burwood/Pegasus Ward with the Hagley/Ferrymead Ward at the centre of the Avon River extending in a northerly direction to its intersection with Locksley Avenue, Dallington Terrace and Gayhurst Road be revoked.
- 1.20 Approve that all traffic controls including stop controls at the intersection of Gayhurst Road, Dallington Terrace and Locksley Avenue be revoked.

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- 1.21 Approve that all traffic controls on Gayhurst Road from the intersection of Gloucester Street, Locksley Avenue, Dallington Terrace and Gayhurst Road and extending in a northerly direction for a distance of 229 metres be revoked.
- 1.22 Approve that all traffic controls at the intersection of Rupert Place with Gayhurst Road be revoked.
- 1.23 Approve that the existing zebra pedestrian crossing on Gayhurst Road located at a point 72 metres north of its intersection with Rupert Place be revoked.
- 1.24 Approve that Locksley Avenue be closed at its intersection with Gayhurst Road.
- 1.25 Approve that Dallington Terrace be closed at its intersection with Gayhurst Road.
- 1.26 Approve that Rupert Place be closed at its intersection with Gayhurst Road.

12. BURWOOD/PEGASUS 2014/15 YOUTH DEVELOPMENT FUNDING SCHEME - HOLLY ELLEN COLLEEN FLETCHER

The Board considered a report seeking its approval for funding from its 2014/15 Youth Development Funding Scheme for Holly Ellen Colleen Fletcher.

The Board **resolved** to allocate \$500 from its 2014/15 Youth Development Fund to Holly Ellen Colleen Fletcher towards the cost of her participating in the Under 23 World Rowing Championships in Bulgaria in July 2015.

8. COMMUNITY BOARD ADVISERS UPDATE (CONT'D)

8.2 NEW BRIGHTON BUSINESS LANDOWNER ASSOCIATION - FUNDING

Staff circulated to the Board confidential financial information supplied by the New Brighton Business and Landowners Association in support of approval of the release of conditionally approved funding.

The Board **resolved** to accept the financial business plan submitted by the New Brighton Business and Landowners Association and approve release of the conditionally approved \$4,000 from its 2014/15 Discretionary Response Fund to New Brighton Business and Landowners Association for Salary Assistance for the New Brighton Business and Landowners Association Manager.

13. RESOLUTION TO EXCLUDE THE PUBLIC

The Board resolved that the resolution set out in item 14 on page 26 of the Agenda in relation to the following, be adopted:

- Land Sale Ben Rarere Avenue - Disposal to Housing New Zealand.

The Board **resolved** to come out of the Public Excluded session at 7.07pm

The Board Chairperson declared the meeting closed at 7.07pm.

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CONFIRMED THIS 2ND DAY OF JUNE 2015

**ANDREA CUMMINGS
CHAIRPERSON**

MINUTES

**MINUTES OF A MEETING OF THE CHIEF EXECUTIVE AND EMPLOYMENT MATTERS COMMITTEE
HELD AT 1.09 PM ON MONDAY 1 MAY 2015**

PRESENT: The Mayor, (Chairperson).
Councillors Vicki Buck, Phil Clearwater, Jamie Gough (from 1.15) and Yani Johanson.

1. APOLOGIES

Nil

2. DECLARATION OF INTEREST

There were no declarations of interest.

3. RESOLUTION TO EXCLUDE THE PUBLIC

It was **resolved** on the motion of the Mayor seconded by Councillor Clearwater that the resolution to exclude the public be adopted.

Councillor Jamie Gough took his seat at the meeting at 1.15 p.m.

The meeting concluded 2.32 pm.

MAYOR

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**COMMUNITIES, HOUSING AND ECONOMIC DEVELOPMENT COMMITTEE
26. 5. 2015**

**An extraordinary meeting of the Communities, Housing and Economic Development Committee
was held in Committee Room 1
on 26 May 2015 at 8am.**

- PRESENT:** Councillor Andrew Turner (Chairperson)
Councillors Glenn Livingstone (Deputy Chairperson), Jimmy Chen, Yani Johanson,
Ali Jones, Tim Scandrett and Paul Lonsdale
- APOLOGIES:** Councillors Jamie Gough and Vicki Buck for absence and Councillor Yani Johanson
for early departure.

The Committee reports that:

PART B - REPORTS FOR INFORMATION**1. AMENDMENT OF DELEGATIONS - SOCIAL HOUSING REBUILD AND REPAIR PROGRAMME**

This item was presented to the Council on 28 May 2015 for consideration and a decision.

2. DECLARATION OF INTEREST

There were no declarations of interest.

3. DEPUTATIONS BY APPOINTMENT

There were no deputations.

4. COMMITTEE RESOLUTION TABLE

The Committee decided to receive the information provided in the resolution table.

PART C – DELEGATED DECISIONS**5. APOLOGIES**

The Committee **resolved** to accept apologies for absence from Councillors Jamie Gough and Vicki Buck, and an apology for early departure from Yani Johanson who left at 9.15 and was absent for part of clause 8 of the public excluded section of the meeting.

6. RESOLUTION TO EXCLUDE THE PUBLIC

The Committee **resolved** to adopt the resolution to exclude the public as set out on page 9 of the agenda.

The meeting concluded at 9.31am.

CONSIDERED THIS 11TH DAY OF JUNE 2015

MAYOR

COUNCIL 11. 06. 2015

22. CHRISTCHURCH TOWN HALL CONSERVATION PROJECT – STRATEGIC BUSINESS CASE

		Contact	Contact Details
Executive Leadership Team Member responsible:	Director of Facilities Infrastructure and Rebuild Group	N	David Adamson
Officer responsible:	Unit Manager Anchor Projects	N	Liam Nolan
Author:	Development director	Y	Peter Vause

1. PURPOSE AND ORIGIN OF REPORT

- 1.1. The purpose of this report is to provide Council with advice on a recommended course of action in relation to the repair and restoration of the Christchurch Town Hall.
- 1.2. The information contained in this report will assist council in deciding whether to accept a tender for repair of the Town hall.
- 1.3. This project is considered to be of high significance in terms of the Council's Significance and Engagement Policy due to the cost and the high level of community interest for this building and the surrounding area.

2. EXECUTIVE SUMMARY

- 2.1. A single stage business case has been prepared by Deloitte and is included in Appendix 1 of this report.
- 2.2. The business case confirms that Christchurch needs a mix of facilities to provide a platform for a diversity of civic events, arts practice and arts companies, that serves a wide range of audiences.
- 2.3. The development of a civic and performing arts facility will provide a strong signal that the CBD is returning "to normal". At the same time providing a world class facility to support a vibrant, confident and recognised civic, cultural and performing arts sector will:
 - *Support the promotion of the city (and the region) in association with other anchor projects, both nationally and internationally, as a great place to live, work and play; and*
 - *Contribute to a focused, timely and expedited recovery.*
 - *Identify Christchurch as a vibrant confident World class city.*
- 2.4. The Christchurch Venue Overview and Assessment Report contains a matrix of venues that are needed for a city of Christchurch's size.
- 2.5. One of the key requirements is a large auditorium suitable for civic events, festivals and large scale performances with seating for over 2,000. The existing Lilburn Auditorium in the Town Hall (prior to sustaining damage in the Canterbury earthquakes) could meet these requirements.
- 2.6. In terms of acoustic performance the Lilburn Auditorium in the Town hall is recognised as one of the ten best concert halls in the World.
- 2.7. The Christchurch Venue Overview and Assessment Report also identifies two further venues that are currently not available in Christchurch. Christchurch needs a mid-size auditorium for classical music and a mid-size flat-floor contemporary music venue for 500-600 seated and 1,000 standing people. Both options could be accommodated within a reconfigured James Hay Theatre.
- 2.8. From an initial long list, a number of options were identified for consideration in further detail.
 - Do nothing at an estimated cost of \$12 million (including costs to date of \$7 million)
 - Build new 1500 seat auditorium and 600 seat theatre on a new site [the Blueprint option] at a cost of \$193.5 million plus site costs
 - Repair the Town Hall Auditorium and Foyer Only at an estimated cost of \$91 million
 - Repair the Town Hall Auditorium, Foyer and James Hay at an estimated cost \$109 million

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- Full Repair and Restoration of the Town hall to a target 100% of NBS at a cost of \$127.5 million
- 2.9. Full Repair and Restoration of the Town hall including the James Hay is the preferred option for providing the venues that are needed for a city of Christchurch's size.
 - 2.10. The Town Hall restoration was consulted on through the 2012-13 Annual Plan and gained significant support from the community.
 - 2.11. The repair and strengthening of the Christchurch Town Hall forms part of the planned Capital Works Programme included in The Council's Long Term Plan 2015–25 (Capital Programme, item 1024 – Town Hall Rebuild).
 - 2.12. The preliminary cost estimate for this repair and restoration work is \$127.5M at 2014/15 baseline values, which includes contingency elements.
 - 2.13. Tenders have been received for the repair and refurbishment of the Town Hall and these provide the desired confidence and cost certainty that the Town Hall restoration can be delivered within the allocated budget
 - 2.14. To meet the financial programme, construction is programmed to commence in June 2015 with an anticipated completion date of June 2018

3. BACKGROUND

- 3.1. The Town Hall was significantly damaged in the 2010 and 2011 Christchurch earthquakes. During the February 2011 earthquake, the land beneath and around the building was severely damaged, and the Town Hall has been closed to the public since then.
- 3.2. The facility was in the midst of a refurbishment when the earthquake events occurred. The work included refining the acoustics of the James Hay Theatre to recognise the mixed usage of the space and adding additional food and beverage facilities, together with a structural and fire upgrade.
- 3.3. Since the earthquake performances and events have been held at a range of other venues including the Horncastle Arena, the Air force Museum at Wigram and other smaller community venues such as the Aurora Centre at Burnside High.
- 3.4. The Christchurch Central Recovery Plan provides a framework for developing the City Centre. The design concept for the Recovery Plan is the development of a greener, more accessible city with a compact core and a stronger built identity.
- 3.5. The Blueprint, within the Recovery Plan, lays out precincts and anchor projects to catalyse investment, growth and social energy and so bringing back people into the Central City. The Performing Arts Precinct is one of these anchor projects.
- 3.6. At the Council meeting held on 29th August 2013, Council resolved:
 57. *To commence the design development of the Town Hall restoration (based on option 1 for the southern entry) with the intention to achieve further cost certainty through a tender process and greater understanding of functional requirements via user groups. Option 1 has been recommended based on the balance of strong heritage support and limited functionality and commercial benefits of the other options.*
 58. *To confirm that the option for the Performing Arts Precinct will include the Town Hall restoration (as above), a new Court Theatre, a home for the Music Centre of Christchurch and for the CSO and to continue with the feasibility study for the precinct via stakeholder engagement to achieve a brief and project definition that meets the required Crown/CCC cost sharing agreement budget.*
 59. *To separate the budgets for the Town Hall restoration project and the other Performing Arts Precinct facilities which will provide assurance through project budgets specific as follows: \$127.5 million for the Town Hall restoration and \$30 million plus partner contributions for the other facilities.*

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- 3.7. The Town Hall restoration was consulted on through the 2012-13 Annual Plan and gained significant support from the community.
- 3.8. The repair and strengthening of the Christchurch Town Hall forms part of the planned Capital Works Programme included in The Council's Long Term Plan 2015–25 (Capital Programme, item 1024 – Town Hall Rebuild).
- 3.9. Vbase engaged Octa Associates to carry out stakeholder consultation to determine baseline functional requirements to inform the repair of the Town hall. The findings and consequential functional and technical recommendations have been reviewed by Schuler Shook.
- 3.10. Vbase subsequently engaged Octa Associates to prepare an Operational Business Case for the repaired Town hall
- 3.11. Tenders have been received for the repair and refurbishment of the Town hall and these provide the desired confidence and cost certainty that the Town hall restoration can be delivered within the allocated budget

4. COMMENT

- 4.1. A World class city has a vibrant confident and recognised civic, cultural and performing arts sector
- 4.2. Fostering the Arts and creative industries is crucial to re-building a liveable 21st century international city and creating a unique identity for Christchurch.
- 4.3. Christchurch needs a mix of civic, cultural and performing arts facilities which, as a suite provide a platform for a diversity of arts practice and arts companies, and serves a wide range of audiences.
- 4.4. The Arts and Culture deliver dividends that extend far beyond cultural production. Arts and Culture directly impact our quality of life, our international brand and our home grown talent.
- 4.5. International and local research point to a clear multiplier effect of the Arts, not only in terms of direct employment and revenue generation but also in a broader value creation loop that includes city brand recognition, educational dividends, and retention of knowledge workers. At a national level, current literature suggests that the annual contribution of the Arts to the national economy is in the order of \$425 million dollars¹.
- 4.6. The Arts and their activation potential is an attractor for other sorts of private sector investment.
- 4.7. The Performing Arts and Creative industries are crucial to the recovery of Christchurch and are a critical part of getting people back into the central city, spending their social time engaging with local and imported cultural content.
- 4.8. The development of a civic, cultural and performing arts facility will provide a strong signal that the CBD is returning “to normal” while at the same time providing a world class facility for cultural performances and events that is lacking at present. It will:
 - *Support the promotion of the city (and the region) in association with other anchor projects, both nationally and internationally, as a great place to live, work and play; and*
 - *Contribute to a focused, timely and expedited recovery.*
 - *Identify Christchurch as a vibrant confident World class city.*
- 4.9. The Ministry for Culture and Heritage commissioned a review of current Christchurch venues and developed an Optimum Facility Matrix² for Christchurch. This matrix describes an agreed list of well-appointed venues that a city the size of Christchurch would ideally have. Table 1 below shows this Optimum Facility Matrix for Christchurch

¹ Figure obtained from *Working Paper: an Economic Profile of the Arts in New Zealand*, commissioned by Creative NZ and Ministry for Culture and Heritage, 2015, pp. 27.

² Christchurch Venue Overview and Assessment report Commissioned by Ministry for Culture and Heritage, March 2014, Trim 633982

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Table 1: Optimum facility matrix for Christchurch

Facility type	Potential Solution for Christchurch	Priority
(A) a large auditorium suitable for civic events, festivals and large-scale performances (i.e. seating over 2000, plus onstage and backstage capacity for big orchestras (90+), choirs (150+)	The Town Hall main auditorium addresses this need	Top
(B) a mid-size (600?) seated auditorium acoustically suitable for traditional /symphonic / chamber music	A reconfiguration of the James Hay can address this need ³	Top
(C) a fully equipped theatre with fly tower, wings, large backstage area and orchestra pit for staged productions (ballet, opera, musicals etc.) seating audiences of c 1200	The Isaac Theatre Royal meets this need fully once operational, with enhanced capability for concerts, performance and audio visual / film pre September 2010	Top
(D) at least one theatre dedicated to a full time professional theatre company	The return of the Court Theatre to the central city addresses this need.	Top
(E) a 500 – 600 seated / 1000 standing flexible mid-size venue to accommodate touring groups, contemporary music / jazz / folk / rock and performance	A reconfiguration of the James Hay could address this need ³	High
(F) at least one theatre suited to community theatre groups	Potentially the Repertory Theatre and /or the Addington Shed once The Court relocates to the central city.	High
(G) a dance and physical theatre 'black box' performance space with moveable staging and seating (200-400) and flexible state-of-the-art technical capabilities	The city did not have a venue fully meeting these specs for contemporary dance and physical theatre. A proposed Movement Centre is under consideration as part of the Metro Sport Facility	High
(H) outdoor amphitheatre / performance space	Provides opportunity for a wide range of visible activity without the significant overheads associated with bricks and mortar infrastructure.	Med

- 4.10. Civic, Cultural and Performing arts facilities must be fit for purpose. Each art form has characteristic requirements. Facilities that try to be too multi-purpose risk diminishing the quality of the performers' experience and the quality of the audience experience through compromising acoustics, sightlines, etc.
- 4.11. One of the key requirements in the venues matrix is a large auditorium suitable for civic events, festivals and large scale performances with seating for over 2,000. A Town Hall facility with a similar sized auditorium to the existing Town Hall with similar seating arrangements will be able to deliver on this requirement
- 4.12. In terms of acoustic performance the Lilburn Auditorium in the Town hall is recognised as one of the ten best concert halls in the World.
- 4.13. The report goes on to suggest two further venue possibilities that are lacking in current facilities matrix, a mid-size auditorium for classical music and a mid-size flat-floor contemporary music venue for 500-600 seated and 1,000 standing people.
- 4.14. Both options could be accommodated within a reconfigured James Hay Theatre

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- 4.15. Shortcomings in the James Hay theatre had been identified and were in the process of being addressed at the time of the Christchurch earthquake sequence.
- 4.16. CCC in its 2013-16 Community Outcomes for Christchurch document outlines, through four strategic directions, CCC's aims to promote the social, economic, environmental and cultural interests of Christchurch.
- 4.17. Aecom/Davis Langdon have provided benchmarked cost data indicating a cost per seat of NZD \$92,156 based on 8 recent international auditorium projects including the Bridgewater Hall in Manchester.⁴
- 4.18. Replacement of the existing Town Hall with a smaller 1500 seat auditorium and 600 seat mixed use venue is estimated to cost \$193 million plus site costs,
- 4.19. Haworth and Tompkins have provided a study for conversion of the James Hay into a venue capable of operating as a 600 Chamber music venue or 1000 pax flat floor standing venue.⁵
- 4.20. Deloitte were engaged to carry out a strategic assessment of options for delivery of the optimum civic and performance venues/facilities that Christchurch needs.
- 4.21. From an initial long list, a number of options were identified for consideration in further detail.
- Do nothing at an estimated cost of \$12 million (including costs to date of \$7 million)
 - Build new 1500 seat auditorium and 600 seat theatre on a new site [the Blueprint option] at a cost of \$193.5 million plus site costs
 - Repair the Town Hall Auditorium and Foyer Only at an estimated cost of \$91 million
 - Repair the Town Hall Auditorium, Foyer and James Hay at an estimated cost \$109 million
 - Full Repair and Restoration of the Town hall to a target 100% of NBS at a cost of \$127.5 million
- 4.22. At the time of the earthquakes, the Town Hall was insured for a replacement value of \$68,924,526 and an indemnity valuation of \$32,444,334. Current Council engineering advice is that the cost of repairs exceed the replacement value sum insured, therefore Council's insurance claim is \$68,924,526. Should Council choose not to repair or rebuild the Town Hall, the maximum entitlement under the policy wording will be \$32,444,334.
- 4.23. In view of the initial assessment of the damage to the Town Hall exceeding the indemnity value, Council was entitled to this amount and agreed this with insurers in late 2011. To date \$28,124,437 of this has been received by Council.
- 4.24. At this point insurers agree that the damage is substantial, but we have not been supplied their final damage assessment reports or expected repair costs. However, they have indicated that they believe the building is not an economic loss and can be repaired within the replacement sum insured.
- 4.25. The benefits associated with the repair and restoration of the Town Hall flow from the successful achievement of Council's objectives in the form of significant social and economic benefits for Christchurch, the South Island and the wider New Zealand economy.
- 4.26. Due to the significance of the non-monetary considerations in this assessment, there is limited value in conducting a monetary cost-benefit analysis as part of this economic assessment. Accordingly, the economic assessment is based on the areas of differentiation between the five short-listed options.
- 4.27. Table 2 on the following page provides a summary of the key metrics for each option

⁴ AECOM Benchmark report on the cost of new facilities Trim 15/633817

⁵ Haworth and Tompkins James Hay Auditorium Study May 2015 trim 15/633929

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- 4.28. Essentially only three questions separate the five options in the short-list.
- Does the city need fit for purpose Civic, Cultural and Performing Arts facilities? Yes - evidence suggests that there is strong support for list of well-appointed venues that a city the size of Christchurch would ideally have. Therefore, the 'do nothing' approach is not an option.
 - Should the fit for purpose Civic, Cultural and Performing Arts facilities be provided in a new facility? No - construction of a new facility is not affordable.
 - Can the proposed repair and restoration of the Town Hall provide the fit for purpose Civic, Cultural and Performing Arts facilities hat a city the size of Christchurch would ideally have? Yes - the Lilburn Auditorium in the Town hall is recognised as one of the ten best concert halls in the World. Reconfiguration of the James Hay can deliver a mid-size auditorium for classical music and a mid-size flat-floor contemporary music venue for 500-600 seated and 1,000 standing people.
- 4.29. The analysis in the economic case identified that the preferred option is Option 1 Full repair and restoration of the Town Hall.
- 4.30. This option has the added benefit of acknowledging the significant Heritage benefits associated with repair of the existing Town Hall building.

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Table 2 Options Analysis

		Estimated Cost	Demo Cost	Indemnity Cover	Insurance contribution to repair ⁽¹⁾	Cost to Council	NPV Change in Nett Revenue over 20 years	Delivers on Council's Objectives	Meets Critical Success Factors	Meets Heritage Objectives	RMA Risk
Refer WAM report August 2013 options	Option 1 Repair all	\$127,500,000	incl	\$ 32,000,000	\$37,000,000	\$58,500,000	Baseline	yes	yes	yes	nil
	Option 2 Repair Auditorium Foyer & James Hay partial rebuild of Limes complex	\$126,529,000	incl	\$ 32,000,000	\$32,808,797	\$61,720,203	Same as Baseline	yes	no	partial	low
	Option 3 Repair Auditorium, Foyer & James Hay, New double Storey Limes Complex	\$128,558,000	incl	\$ 32,000,000	\$30,120,741	\$66,437,259	Same as Baseline	yes	no	partial	med
	Option 4 Repair Auditorium Foyer and James Hay, New Single storey Limes Complex	\$125,329,000	incl	\$ 32,000,000	\$30,120,741	\$63,208,259	(1,400,000)	yes	no	partial	high
	Option 5 Repair Auditorium, Foyer & James Hay , Rebuild Southern Entry, Demo Limes, Boaters and Cambridge	\$109,000,000	incl	\$32,000,000	\$30,120,741	\$46,879,259	(13,600,000)	yes	yes	partial	high
August 2012 options	Option 6 Repair Auditorium & Foyer plus Rebuild Southern Entry, demo James Hay, Limes and Cambridge	\$91,361,000	incl	\$32,000,000	\$20,148,506	\$39,212,494	(29,200,000)	partial	partial	partial	high
Blueprint	Option 7 New Build Auditorium and 600 seat venue on new site incl. land. Demo existing	\$193,500,000	\$5,000,000	\$ 32,000,000	\$ -	\$166,500,000	(13,600,000) Same as Option 5	yes	no	no	extreme
	Option 8 Do Nothing - Demolish existing	\$7,700,000	\$5,000,000	\$ 32,000,000		Council receives \$19 million	N/A	no	no	no	extreme

(1) The amounts under Options 2 - 6 are best case estimates and receipts may be limited to the higher of the indemnity or cost of repair.

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- 4.31. At the Council meeting held on 29th August 2013, Council resolved:
57. *To commence the design development of the Town Hall restoration (based on option 1 for the southern entry) with the intention to achieve further cost certainty through a tender process and greater understanding of functional requirements via user groups. Option 1 has been recommended based on the balance of strong heritage support and limited functionality and commercial benefits of the other options.*
58. *To confirm that the option for the Performing Arts Precinct will include the Town Hall restoration (as above), a new Court Theatre, a home for the Music Centre of Christchurch and for the CSO and to continue with the feasibility study for the precinct via stakeholder engagement to achieve a brief and project definition that meets the required Crown/CCC cost sharing agreement budget.*
59. *To separate the budgets for the Town Hall restoration project and the other Performing Arts Precinct facilities which will provide assurance through project budgets specific as follows: \$127.5 million for the Town Hall restoration and \$30 million plus partner contributions for the other facilities.*
- 4.32. The Town Hall restoration was consulted on through the 2012-13 Annual Plan and gained significant support from the community.
- 4.33. The repair and strengthening of the Christchurch Town Hall forms part of the planned Capital Works Programme included in The Council's Long Term Plan 2015–25 (Capital Programme, item 1024 – Town Hall Rebuild).
- 4.34. Vbase engaged Octa Associates to carry out stakeholder consultation to determine baseline functional requirements to inform the repair of the Town hall. The findings and consequential functional and technical recommendations have been reviewed by Schuler Shook.
- 4.35. Vbase subsequently engaged Octa Associates to prepare an Operational Business Case for the repaired Town Hall
- 4.36. The tender documentation has been prepared by Warren and Mahoney Architects.
- 4.37. The estimated cost is \$127.5 million.
- 4.38. Tenders have been received for the repair and refurbishment of the Town Hall and these provide the desired confidence and cost certainty that the Town Hall restoration can be delivered within the allocated budget
- 4.39. CCC has established a governance structure for the project. The project will be internally managed through the Council Facilities and Infrastructure Rebuild Group, The Anchor Projects Unit. The Anchor Projects Unit will communicate and interface with CERA and CCDU. The management control of the project will be through the Project Control Group (PCG) and the Project Sponsor. A separate project steering group with an independent external chair will be responsible for governance of the project.
- 4.40. The Town Hall site has 28 trees located within the vicinity of the upcoming repair works. These trees include 24 within the Town Hall site, and four (4) street trees on Kilmore Street. None of the trees within the vicinity of the work site are listed in the City Plan as a notable or heritage tree.
- 4.41. Due to the proposed repair solution and proposed construction methodology of the Town Hall, it is expected that 12 of these trees will require removal and replacement, including three (3) street trees. The condition of these trees have been assessed and determined by an Arborist (refer to Attachment 1) as :
- Poor condition - six (6) trees
 - Fair condition - six (6) trees

22 Cont'd



Figure 1: Site Plan

An additional three (3) trees may also require removal if deemed necessary during construction, such as where the structural integrity of the trees may be compromised following the removal and reconstruction of existing services and structures. The intention is to retain these trees where possible.

Based upon the repair solution and construction methodology, it is expected that the remaining trees can be protected from construction related damage and site changes through the implementation of on-site tree protection measures during the works, such as outlined in Council's Construction Standard Specifications (CSS), Part 1, 19.0: *protection of natural assets and habitats*.

Where practicable, trees that are removed from the Town Hall site, including Kilmore Street, will be replaced following the works. It is proposed that a landscape plan is developed to address this, with reference to the redevelopment of the Town Hall site and the surrounding streets and open spaces.

5. FINANCIAL IMPLICATIONS

- 5.1 The 2012-2013 Annual Plan included a budget of \$127.5 million over four years and estimated an insurance contribution of \$68.9 million. The Annual Plan resolution went on to say "Continue to work closely with the CCDU and arts community to determine how best to maximise the opportunities for arts (including the Voice of Music) in the Central City" and "approve a total budget of \$127.5 million
- 5.2 The repair, upgrade and strengthening of the Christchurch Town Hall forms part of the planned Capital Works Programme included in the Council's Long Term Plan 2015–25 (Capital Programme, item 1024 – Town Hall Rebuild).

22 Cont'd**6 STAFF RECOMMENDATION**

6.1 It is recommended that Council;

- Confirms the intention to proceed with Option 1 being the full repair and restoration of the Christchurch Town Hall.
- Considers the report "Christchurch Town Hall - Award of Construction Contract" which because of the inclusion of commercial information will be considered in the Public Excluded section of the Council meeting
- Approve the removal and replacement of 12 trees shown on the attached plan.
- Note that adopting the recommendations in this report does not mean that Council has settled the insurance position for this asset, which remains in progress.

Christchurch Venue Overview and Assessment Report

PREPARED FOR MINISTRY FOR CULTURE AND HERITAGE

March 28, 2014
Authored by: Craig Cooper

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EXECUTIVE SUMMARY

This report provides an independent, expert view of the current situation regarding performing arts venues that are both purpose built for performance and provide access to performing arts practitioners in Christchurch city. It is intended to assist decision making and to inform the CERA Planning and Community Toolset (PACT).

An Optimum Facilities Matrix outlines the agreed list of well-appointed venues that a city of the size of Christchurch would ideally have to successfully deliver to the needs of the performing arts sector.

The research scope is limited to Tier 1 venues, defined as purpose built for performing arts with clean access for performing arts presentation. This is contrasted in particular with Tier Two venues, defined as purpose built for performing arts but with priority access for specific (non-arts) communities or organizations.

Research was largely conducted in the form of site-visits and face-to-face interviews. It was revealed that while several venues are on track to meet the needs as prescribed in the Optimum Facility Matrix, many are still either uncertain or missing. The lack of a mid-scale venue suited to both classical and/or contemporary concerts has been identified. In addition there is still considerable risk attached to the achievement of a 'black box' physical theatre/dance venue and a theatre suited to community/independent sector artists.

Recommendations:

1. Review the role that James Hay Theatre will play as a key mid-sized venue in consultation with arts sector groups. This facility has a real opportunity to play a key role in addressing the current gaps in the city's venue infrastructure.
2. Actively re-engage with two of the key tenants of the Performing Arts Precinct, Court Theatre and Christchurch Symphony Orchestra. Concerns they hold about how their needs will be accommodated in the Performing Arts Precinct need to be addressed to enable both companies to find a viable alternative to current suburban locations. The future of the current Court Theatre Shed has also been identified as having the potential to play a key role for the community/independent theatre sector and its future should be clarified.
3. Actively support the development of the black box theatre spaces for contemporary performance, both the Performance Movement Centre and a YMCA building conversion project, to ensure the current projects progress. Failure of both projects will present a significant setback for the city's contemporary sector.
4. Undertake a comprehensive analysis of the operating models for each facility to ensure that the potential of the built facility will be fully realized with the appropriate organizational structures and processes in place.
5. Continue to recognise the benefits that accrue from the creation of clusters of facilities and ensure that complementary private investment is encouraged.

INTRODUCTION

Ministry for Culture and Heritage (MCH), under advice from the wider JAG group, agreed to commission this report in December 2013.

The impetus for the report came from concerns expressed by the local community regarding the lack of clarity around venue development.

The report provides an independent, expert view of the current situation and is intended to help populate the CERA Planning and Community Toolset (PACT) and assist venue developers and users in their decision making.

PURPOSE

This report seeks to provide an independent assessment of performing arts venues in Christchurch with a focus on venues – both existing and planned – that are purpose built for performance and that provide clean access to performing arts practitioners (Tier 1 Venues).

Venues have been assessed in terms of suitability to meet a specific need outlined in the Optimum Facility Matrix (Table 1), as established prior to the City Blueprint.

BACKGROUND

An Optimum Facility Matrix for Christchurch was developed prior to the Central City Recovery Plan (CCRP) and outlined an agreed list of well-appointed venues that a city of the size of Christchurch would ideally have to successfully deliver to the needs of the both the performing arts sector and its audiences (see below).



Figure 1 central city Performing Arts Precinct concept

The CCRP subsequently identified the need to provide homes for the Court Theatre, Christchurch Symphony Orchestra and Music Centre of Christchurch as key anchor tenants of a proposed Performing Arts Precinct (PAP) to be built in a quadrant to the north east of Cathedral Square. The notion of place-making and the inclusion of an outdoor amphitheatre was also part of the overall design.

The PAP was originally to include a performing arts centre comprised of two acoustically sophisticated auditoria (with 1,500 and 500 seats respectively) for the performing arts sector in the presumed loss of Christchurch Town Hall.

The subsequent decision to retain Christchurch Town Hall means that consideration must now be given to how a reinstated facility containing two key venues – Douglas Lilburn Auditorium and James Hay Theatre – can meet the identified needs of the city.

In addition, almost three years on from the February 2011 quake, almost all of the key arts companies have made use of temporary venues and in some cases, progressed plans that may not align with the original PAP concept. Other members of the sector not previously catered for with Tier 1 Venues, such as the dance/physical theatre community, have progressed new initiatives in partnership with other stakeholders.

A current snapshot of the performance venue landscape is therefore required to accurately understand the current venue context of Christchurch.

Table 1: Optimum Facilities Matrix for central Christchurch

Facility type
A. A large auditorium suitable for civic events, festivals and large-scale performances (i.e. seating over 2000, plus onstage and backstage capacity for big orchestras (90+), choirs (150+))
B. A mid size seated auditorium acoustically suitable for traditional /symphonic / chamber music
C. A fully equipped theatre with fly tower, wings, large backstage area and orchestra pit for staged productions (ballet, opera, musicals etc) seating audiences of c 1,200
D. At least one theatre dedicated to a full time professional theatre company
E. A 500 – 600 seated / 1000 standing flexible mid size venue to accommodate touring groups, contemporary music / jazz / folk / rock and performance
F. At least one theatre suited to community theatre groups
G. A dance and physical theatre 'black box' performance space with moveable staging and seating (200-400) and flexible state-of-the-art technical capabilities
H. An outdoor amphitheatre / performance space

The matrix was submitted to Christchurch City Council most recently in August 2013 to guide decision-making and has been checked regularly with the sector to ensure currency. Interaction with sector leaders during the research for this report indicated continued endorsement.

RESEARCH SCOPE AND VENUE DEFINITIONS

1. ANALYSIS OF TIER 1 VENUES

Research was focused on existing and proposed venues purpose built for performing arts with clean access for performing arts presentation defined as Tier 1 venues (refer to Table 2: Venue Categories).

The current CERA Planning and Community Toolset (PACT) lists almost 300 performances spaces in Christchurch. This includes any built space that has the potential to host some type of performance and extends to churches, halls and cafes.

While useful to understand the breadth of venue opportunities, a more detailed understanding of the restrictions of these venues was required to provide meaningful information to guide future investment in the venue infrastructure.

Venues were therefore divided into the following tiers to distinguish those that provide a key role in the professional infrastructure and those that fulfill an occasional or site-specific role.

Table 2: Venue Categories

Category	Definition	Example	Rationale
Tier 1	Purpose built for performing arts: clean access for performing arts presentation	Isaac Theatre Royal	Specifically constructed to deliver mid- to large scale theatrical events; accessible throughout the year for use by performing arts companies
Tier 2	Purpose built for performing arts: priority access for specific community e.g. school, faith group, business	Aurora Centre, Burnside High School	Built as a venue for performance within an education organization. Priority access granted to education activities. External arts clients' access generally limited to late afternoons, no access on Sundays
Tier 3	Fit for purpose: access variable: performance specification suitability (acoustics etc.) limited	St. Michael's Church	Highly suitable for acoustic music performance, challenging for amplified music and unsuited to theatrical performance
Tier 4	Found space	Disused industrial/Retail Space	Example: a vacant industrial space used to stage for a zombie-themed immersive theatre experience

Key terms

Purpose Built: a facility that has been specifically built for the presentation of performing arts events to an audience; or a facility that has been intentionally converted from its original purpose to become a space dedicated to the presentation of performing arts events

Clean Access: able to be accessed by groups whose primary focus is to provide a performing arts experience (either professional or community) without unreasonable restrictions relating to requirements e.g. season length, daytime usage, sound restrictions etc.

Fit for Purpose: well suited for the presentation of a specific kind of event, but suitability may be limited to certain performance genre

Found Space: a location whose primary purpose is not for presentation of performing arts but that has been selected for a specific event, often with the deliberate intention of providing an unusual or unique artistic experience.

James Hay Theatre

The report also acknowledges the significance of the James Hay Theatre (JHT) and the role it can play in the future of the city's infrastructure. While clearly a Tier One Venue its current configuration does not directly address the needs of the Optimal Facility Matrix.

At the time of the research (January 2014) there remained a lack of clarity regarding what could be achieved during the Town Hall restoration project within the existing budget. As a result discussion of this theatre is placed within the Recommendations section of this report.

Any recommendations contained in this report relating to this venue are made to provide a starting point for further discussion to ensure all possibilities are explored. However, it is acknowledged that final decisions will be subject to the financial or physical constraints of the project.

Despite JHT's current limitations the commitment by Council to the refurbishment of the venue was noted in the research of the report. This commitment pre-dates the quakes of 2010 and 2011 and consultation with stakeholders has recently been reviewed to bring the findings up to date.

2. CONSIDERATION OF THE ROLE OF TIER 2 VENUES

As a result of the 2010 and 2011 earthquakes, many of the Tier 2 (and some Tier 3) venues have become key locations for the presentation of professional productions. The obvious example is Burnside High School's Aurora Centre, but there are many others. While access is by definition limited for performing arts groups, even restricted access has been a vital asset during the city's recovery.

It should be noted that reliance on Tier 2 venues does not provide a sustainable way forward for the future development of the performing arts sector. Tier 2 venues are typically found in one of two

contexts; either education facilities or within contemporary places of worship. In both cases the primary objective is to provide an outcome distinct from a performing arts experience.

While these centres may be highly suitable for some genre of performance, their use by performing arts companies will always be secondary to the primary need of the facility. This means that access is highly restricted, and even actual content of performance may be restricted to align with the organization's own set of values. In addition the suburban location of these facilities diffuses the ability to cluster and/or develop a hub within the CBD.

OUTSIDE SCOPE

The following areas were not considered as part of this review:

- a. the provision of venues that are not listed on the Matrix;
- b. factors contributing to the development of a central city hub or cluster of venues i.e. some venues identified as fulfilling a need sit outside the CBD;
- c. analysis of the proposed business models that will/should sit behind the management of the venues; and
- d. facilities which may have the potential to address some of the needs identified in the Matrix with significant restoration but are currently listed for demolition.

This report is concerned solely with suitability of a building or facility to meet identified venue needs of the city. It does not consider heritage or other values. For this reason, while the potential of heritage buildings such as the Odeon and Majestic Theatres and Maclean's Mansion were noted in the researching of this report, they were deemed to be outside its scope as they are not Tier 1 venues.

METHODOLOGY

Individual face-to-face interviews and, where appropriate, site visits were conducted between 14 and 17 January 2014. Additional interviews were conducted by telephone.

The following representatives of key sector organizations were interviewed:

Neil Cox,	Chief Executive	Isaac Theatre Royal
Andre Lovatt	Chief Executive	The Arts Centre Christchurch
Liam Nolan	Project Director Major Facilities Rebuild	Christchurch City Council
Ross Gumbley	Artistic Director	Court Theatre
David Watkins	Manager	Repertory Theatre
Turloguh Carolan	Business Development Manager	V-Base
Martin Trusttum	Stakeholder Manager Creative Industries	CPIT (incl. Art Box, CHART)
Adam Hayward	Artistic Director Dance & Performance	Movement Centre, Arts Voice
Bronwyn Bijl	Director	Music Centre of Christchurch
Gretchen La Roche	General and Artistic Manager	Christchurch Symphony Orchestra
Steve Clarke	Investment Facilitator	Canterbury Earthquake Recovery Authority
Josie Ogden	Chief Executive	YMCA Christchurch
Luke Di Soma	Director	Christchurch Pops Choir & Arts Voice,
Diane Brodie, QSM	President	ShowBiz

The interviewees were asked to provide detailed information regarding the technical specification of their existing or planned venues and to outline their planned use of venue and target art forms and audiences.



FINDINGS

This section addresses each venue outlined in the Optimum Facilities Matrix and identifies a current project that has been identified as providing a complete or partial solution.

- A. A LARGE AUDITORIUM SUITABLE FOR CIVIC EVENTS, FESTIVALS AND LARGE-SCALE PERFORMANCES I.E. SEATING OVER 2000, PLUS ONSTAGE AND BACKSTAGE CAPACITY FOR BIG ORCHESTRAS (90+), CHOIRS (150+)

The decision by Christchurch City Council to retain Christchurch Town Hall has confirmed that the complex will remain a key part of the city’s cultural infrastructure. A reinstatement of Douglas Lilburn Auditorium will therefore be able to fully address the needs outlined above.

1. DOUGLAS LILBURN AUDITORIUM, CHRISTCHURCH TOWN HALL



Figure 2 Christchurch Town Hall Auditorium in its original condition

Location: 86 Kilmore Street, Christchurch Central

Website: <http://www.vbase.co.nz/venues/christchurch-town-hall>

In its original configuration, the Auditorium was able to accommodate up to 2,354 in tiered-seating. The raised stage area was able to accommodate an orchestra of up to 120 players, with choir seating for a 400-voice choir. There were no staging facilities for theatrical productions.

The Auditorium was able to deliver large-scale concert music and civic events successfully, with an appropriate acoustic for symphonic music. Some deficiencies were perceived with the back of house facilities and inadequate assembly areas and dressing rooms. The project team currently plans to address these concerns and believe it can be achieved within budget via consultation with user groups.

In addition the rebuild project provides an opportunity to address aspects of the front of house/foyer design that betrays the venue’s 40 years of operation. All work is to be conducted with the understanding that the building has Heritage 1 status under the City Plan.

Current timelines being considered by Council plan for a construction order for 2014 to be followed by a three-year construction period. This would result in the reinstatement of the Auditorium and foyer by 2017, although a staged opening of the Auditorium earlier is being investigated.

B. MID SIZE SEATED AUDITORIUM ACOUSTICALLY SUITABLE FOR TRADITIONAL /SYMPHONIC/CHAMBER MUSIC

The challenge when identifying venues that may address the needs as outlined above is an agreed definition for the term 'mid-size; this can arguably range from 300 up to 1,200 seats. There are currently two proposals in development that could meet some, or all, of the needs of this category.

1. MUSIC CENTRE OF CHRISTCHURCH



Figure 3 Architect's impression of the completed Music Centre of Christchurch, situated in the Performing Arts Precinct

Location: To be constructed as part of Performing Arts Precinct, Armagh Street (Near Cnr Colombo Street), Christchurch Central

Website: <http://www.musiccentre.org.nz/>

This Music Centre of Christchurch (MCC) is planned to be constructed as part of the PAP and will provide a purpose-built 300-350 seat concert hall with flat floor and removable seating. Alongside the venue, the building will also house spaces for rehearsing, teaching, examining, and

arts administration as well as two smaller concert spaces.

The raised-stage recital hall will be built in a traditional shoe-box configuration with acoustics designed specifically for music performance, with a flat floor and removable seating.

Two soundproofed performance rooms with a capacity of up to 100 people will also be available for casual hire. Soundproofed spaces suitable for practice rooms or teaching/composing/study purposes are also provided, as are the open-plan and enclosed office spaces.

The main venue will be designed to present acoustic music extremely successfully, and may be able to manage some limited forms of amplified music. Some spoken word performances such as poetry or comedy are also likely to be delivered well. The ability to successfully deliver more theatrical productions will be limited due to the staging and back of house facilities that will be available. The venue will therefore successfully meet part of the need identified in Venue (B), but will not deliver larger scale concerts beyond 350. There is also potential in flat-floor mode to be able to deliver to the needs of smaller scale rock gigs, though it will not be able to address the larger scale demands of Venue (E)

The centre has received \$2.5 m from the Christchurch Earthquake Appeal Trust, as well insurance contributions that will enable the build, with current planning aiming for a 2015 opening. Extended delays in land transfer, however, could lead MCC to consider other options outside the PAP.

2. CHRISTCHURCH SYMPHONY ORCHESTRA HANGAR 4 AT AIRFORCE MUSEUM OF NEW ZEALAND

Location: 45 Harvard Avenue, Wigram

Website: <http://www.cso.co.nz> and <http://www.airforcemuseum.co.nz>

Prior to the February 2011 earthquakes the CSO Foundation had reached a cost sharing agreement with the Christchurch City Council to purchase the Salvation Army Citadel building adjacent to the Christchurch Town Hall. It was intended that this facility would provide administration and rehearsal space for the orchestra as well as providing easy access to the Town Hall. The loss of this building post earthquakes has led to the CSO leasing temporary warehouse space in the outer suburb of Hornby to house their office, music library and rehearsal facilities.



Figure 4 Current event space at Wigram

With the Town Hall currently closed the CSO is currently performing in a variety of venues throughout the city, none of which are purpose built for orchestral performance. Their primary performance venue is now in the Air Force Museum of New Zealand (AFMNZ) in Hornby. As its primary purpose is not a concert space, lack of heating and external noise (e.g. wind and rain) can prove to be problematic during performances.

The current CCRP proposal includes CSO presence in the PAP with a home for administration, music library and a dedicated rehearsal space. The original proposal for the construction of a 1,500-seat concert space, however, has been superseded by the intention to reinstate the Town Hall.

CSO have also considered the concept of converting an aircraft hangar near AFMNZ to a fit-for-purpose permanent 1,200 seat concert facility that would also provide rehearsal and administration space for the orchestra. The concept is for an open stage with reflective surfaces making it ideally suited to the acoustic needs of orchestral, chamber and choral music as well as potential for bands and other amplified music based performance.

This concept would be developed in partnership with Ngai Tahu Corporation for the use of the land and the facility but preliminary estimates indicate a cost shortfall of \$2M - \$3M. Discussions with some funders in 2013 indicated a reluctance to have the CSO move to Hangar 4. This appears to be mainly due to concerns about the loss of CSO from the original PAP concept and the effect this might have on the creation of a central city arts hub. Should the CSO proceed with the Hangar 4 option they intend to present concerts in Christchurch Town Hall when it re-opens in the future.

If fully funded, CSO believes this venue could be ready by 2016.

C. A FULLY EQUIPPED THEATRE WITH FLY TOWER, WINGS, LARGE BACKSTAGE AREA AND ORCHESTRA PIT FOR STAGED PRODUCTIONS (BALLET, OPERA, MUSICALS ETC) SEATING AUDIENCES OF C 1200

The needs of this venue category will be directly addressed with the restored Isaac Theatre Royal.

1. ISAAC THEATRE ROYAL (ITR)

Location: 145 Gloucester Street, Christchurch Central

Website: <http://www.isaactheatreroyal.co.nz/>



Figure 5 Artist impression of re-opened ITR

Extensive earthquake strengthening work undertaken in 1998/99 ensured the survival of this heritage building despite significant damage.

Currently closed for the final stages of an extensive rebuild & repair programme, the main auditorium will provide a large proscenium arch stage with a height of 7.2 metres, width of 10.9 metres and depth of 15 metres, and allow for an audience capacity of up to 1,290.

The venue is scheduled to reopen mid October 2014.

The 2-year rebuild project has also provided an opportunity to further enhance the technical and production capabilities of the theatre. Disability accessibility will be significantly improved and elevator access will link all three foyer levels. Lighting and sound desks and equipment will be updated, including wireless capability for production, while the installation of surround-sound and digital projection equipment will allow for state of the art cinematic presentation.

The project will also deliver a 170 m² Community Performing Arts Space. While not addressing the needs of the Optimal Venue Matrix, this addition will provide a flat floor venue with removable seating for 100-120. With dimensions of 11.75m x 14.5m and a height of 4m, this will be a highly flexible space well suited for small theatrical productions, rehearsals, concerts, corporate events and seated banquets. The current business plan is that this will also provide a cost-effective, professional, intimate space for community arts groups.

Of most significance, however, is the potential impact of the installation of a hydraulic pit-lift across the front edge of the stage beyond the proscenium arch. This has real potential to improve the suitability of the venue for the staging of orchestral events, and may be able to address some of the needs outlined in Venue (B), the “mid size seated auditorium”, with a much larger capacity than that provided by Music Centre of Christchurch.

Without a dedicated acoustic concert design it is unlikely that ITR will be able to deliver an acoustic at the same level as a purpose-built concert hall facility. Nevertheless, there may be some orchestral events that will be highly suited to the venue due to its capacity and atmosphere (e.g. more populist or ‘event’ style programming such as Christmas, ‘themes from the movies’, etc).

D. AT LEAST ONE THEATRE DEDICATED TO A FULL TIME PROFESSIONAL THEATRE COMPANY

1. COURT THEATRE – NEW HOME, TO BE CONSTRUCTED AS PART OF PERFORMING ARTS PRECINCT

Location: To be constructed as part of Performing Arts Precinct, Armagh Street (near Cnr Colombo Street), Christchurch Central



Figure 6 Theatre Royal in Bury St Edmonds, UK shows an indicative interior for a typical Georgian theatre

Current plans for PAP include the construction of a new home for Court Theatre. Its inclusion in the CCRP plan provides the city with a unique opportunity to position Christchurch performing arts at the forefront of the national arts sector.

The company wishes to construct a purpose-built home facility to house all departments of the organization, including administration, design, workshop and rehearsal space alongside two performance spaces suited to theatrical performance.

The main space will be a modern interpretation of the Georgian ‘horseshoe’ auditorium, which allows for a thrust stage with the audience wrapped tightly around over multiple levels. This venue will seat no more than 400.

A second studio space will also be constructed to replace the former Forge Theatre, with a capacity of around 150.

It is intended that both spaces will be fully programmed by Court Theatre. While there may be some opportunities for external productions, these are more likely to be presenting partnerships rather than external hires.

The company is actively exploring and developing venue options and the current timeframe is for construction in 2016-17. There remains, however, a lack of clarity about the final financial arrangements relating to a presence for the Court Theatre in PAP. The company expects Christchurch City Council to clarify the financial position in the next few months.

The company has operated under a highly successful business model and its return to presentation within a year of the loss of its original Arts Centre venue has led to the retention of its pre-quake audience. It remains one of the largest theatre companies in NZ and the only company with full in-house production facilities.

Securing the company's venues within PAP will be a key factor in ensuring immediate activation.



Figure 7 Egg Theatre in Bath, UK provides a contemporary interpretation of the Georgian theatre, and may provide a model for a new Forge space

E. A 500 – 600 SEATED / 1000 STANDING FLEXIBLE MID SIZE VENUE TO ACCOMMODATE TOURING GROUPS, CONTEMPORARY MUSIC / JAZZ / FOLK / ROCK AND PERFORMANCE

The concept of a flat-floor auditorium addresses a gap that was identified pre-quake, and was subsequently included in the Optimum Facility matrix.

Currently, no single project aims to address this gap.

F. AT LEAST ONE THEATRE SUITED TO COMMUNITY THEATRE GROUPS

With the loss of the Repertory Theatre in central Christchurch, a valuable 400-seat theatre was lost from the venue infrastructure. The home company operated as a non-professional producer within the venue, staging three to five productions annually. Outside these seasons the venue was hired for a variety of other productions, ranging from community groups to professional music concerts and included regular use by key regional festivals such as Buskers Festival, BODY Festival and Christchurch Book Festival.



Figure 8 former Repertory Theatre, Kilmore Street frontage

Repertory Theatre Society still retains ownership of the vacant site of the original theatre building, a large mixed-use zone at 146 Kilmore Street. The society also holds the insurance money for the lost building. While many in the organization are keen to see a return to the original site, they are also open to discussing all options. Currently, a full rebuild on the original site would be beyond the means of the organization, and its members are willing to consider other options.

There are currently two possible solutions other than a full rebuild of Repertory Theatre that have the potential to deliver to the needs of community/independent theatre.

1. COURT THEATRE 'SHED'

Location: Bernard Street, Addington

Website: <http://www.courttheatre.org.nz/company/about-the-shed>

The current transitional venue for The Court Theatre is located in a disused grain store in the city-fringe suburb of Addington.

This is a large, 2,800 square-metre facility, 11 metres at its highest point, with over 100 on-site car parks.

A tiered-seating studio venue of 388 has been constructed within the shed, acoustically and thermally insulated from the rest of the building with Kingspan panels. In addition, the building houses the company's workshop, rehearsal spaces and administration.



Figure 9 converted grain store The Shed, currently the home for Court Theatre



Figure 10 current theatre interior of The Shed

This is an adapted, and not a purpose-built building. However, the venue itself effectively provides a purpose-built Tier 1 venue in a converted space. The wrap around seating configuration provides an intimate relationship to the stage and the acoustic works successfully for dramatic performance.

There are still some challenges to the ongoing operation of the facility. Outside the theatre, the large spaces are not insulated so heating of only discreet spaces within the building is the best that can be achieved, and the administration offices are still housed within portacoms within the building.

In addition the building sits adjacent to train lines, although acoustic isolation of the auditorium appears to have addressed noise transfer issues during performances.

The biggest challenge for future use, however, is the ownership of the facility and/or costs associated with leasing. It is currently leased from a commercial property investor on a three-year revolving cycle. The current lease allows of up to five cycles, thus ensuring the theatres presence for a total of 15 years.

The departure of Court Theatre from the building provides an opportunity to consider The Shed as a replacement for the function that was performed by Repertory Theatre.

2. THE ARTS CENTRE OF CHRISTCHURCH

Location: 310 Montreal Street, Christchurch

Website: www.artscentre.org.nz

The current vision document for Arts Centre Christchurch articulates the option of developing a performance space, the size and functionality of which is not yet specified pending analysis of the demand for such a space and the business model that would underpin it.



Figure 11 Arts Centre with original Court Theatre entrance

The Arts Centre is currently in discussion with tenants in relation to a two-year arrangement to use the Gymnasium building as a venue. However, it is expected that this building will eventually be converted to a hospitality use.

Should the decision be made to re-establish a venue within the complex, then it is likely to be based around some kind of reinterpretation of the old Court Theatre space. This main theatre space provided almost 300 seats and with the heritage constraints of the environment it struggled to meet the demands of an expanding

professional theatre company and its audience. Such heritage constraints will certainly remain in the future, posing a challenge to the achievement of a truly fit-for-purpose performance venue.

Nevertheless, despite the challenges, there remains the possibility that an effective community theatre space could be achieved in some form within this highly desirable location.

It should also be noted that restoration of the Great Hall is proceeding with some limited technical enhancement. However, the facility will remain essentially a Tier 3 venue, suitable for specific one-off performances such as spoken word and some music, but still reliant on significant conversion/set up to make it usable.

G. A DANCE AND PHYSICAL THEATRE 'BLACK BOX' PERFORMANCE SPACE WITH MOVEABLE STAGING AND SEATING (200-400) AND FLEXIBLE STATE-OF-THE-ART TECHNICAL CAPABILITIES

Realization of a venue of this kind will do much to move the Christchurch performing arts sector forward. Identified as a gap even before the quakes, lack of a space dedicated to contemporary, non-script based performance has impacted on the range and depth of works created in Christchurch.

There is no certainty regarding the future of the CPIT circo-arts course. Development of a future CPIT venue may therefore not be suited to this kind of performance, and current plans are for a 2020-22 construction at the earliest. There are, however, currently two potential projects that may achieve the desired outcome.

1. PERFORMANCE MOVEMENT FACILITY (MOVE)

Location: Cnr St Asaph and Antigua Street, Christchurch

Website: <http://ccdu.govt.nz/projects-and-precincts/metro-sports-facility>



Figure 12 CCRP Metro Sports Centre concept drawings

Following the 2011 quakes, a grouping of dance, physical theatre and circo-arts practitioners created a vision for a purpose-built facility for class, rehearsal and performance. When planning for the Metro Sports Facility (MSF) was developed, the facility concept was incorporated as part of the broader project, titled the Performance Movement Centre, or MOVE. Delivery of the complex is scheduled for 2017.

The MSF business case will go before Cabinet in mid-2014 for approval. MOVE's full concept included a total of six studio spaces, plus a 350/400-seat black box theatre space. There remains, however, the possibility that the full concept may be reduced in scale, or even removed all together.

Nevertheless, MOVE has the potential to cater successfully for the demands of dance/physical theatre and circo arts, with fit-for-purpose flooring and rigging capabilities. Two of the studios will be 12m high and intended to specifically cater for aerial work.

The needs of Venue (G) as outlined above will be met if MOVE's full scope proposal is incorporated into the approved MSF business case and functional brief. It will create a facility that will be unique to New Zealand and it has the potential to position Christchurch nationally as a leading centre for this genre of performance.



Figure13 indicative 'Black box' interior (Milo Smith Tower Theatre, USA)

2. YMCA STADIUM CONVERSION PROJECT

Location: Cnr Hereford Street and Rolleston Avenue

Website: <http://ymcachch.org.nz>

YMCA Christchurch occupies a central CBD site in Hereford Street, opposite both The Arts Centre of Christchurch and the Botanic Gardens. Plans are currently being developed to redevelop the old basketball stadium building, which currently houses a recreational climbing wall.

The intention is to create two arts-focused spaces

- A free-to-the-public street art exhibition space of size and scope unique in the world, providing street art opportunities for local and international artists, international street art festivals and events, as well as education/workshop opportunities for young people. This will be complimented by a permanent exhibit of works by internationally acclaimed street artist Banksy which has been gifted to Christchurch City care/of the YMCA.
- A flexi-form black box theatre space. In line with the objectives of YMCA to fill a community need, the venue will be intentionally affordable for independent artists and community groups.



Figure 14 current YMCA climbing wall facility

Initial scoping work has been funded by Canterbury Community Trust and will be progressed in the following months. The project will be funding-dependent for the capital expenditure but it is intended that ongoing operational costs will be absorbed within YMCA's own operating budget.

With an internal height of approximately three floors there is real potential to develop a fit-for-purpose performance space suited to a range of contemporary performance including dance/physical theatre and circo-arts.

As with any existing building conversion certain elements will provide challenges that will require creative solutions to overcome. Pack-in, for example, will require the installation of lifts as the performance space will sit on the second floor of the building; load-baring restrictions may impact on circus/aerial work.

Nevertheless, there is real potential to create an ideal space for emerging talent to be showcased and for new works to be supported across a variety of genre. The co-location of street art exhibitions will further develop a specific youth-focused aesthetic. With this target demographic in mind, a capacity within the 200-seat range may prove to be most suited to the type of artist that the performance space will attract and technical restrictions will be of less significance due to the budget limitations of the clients.

H. OUTDOOR AMPHITHEATRE / PERFORMANCE SPACE

This remains a component of the PAP, but final design is subject to the finalization of the proposed overall PAP design.

There is also the potential for an outdoor performance space to be created as part of the Avon River Precinct design. This space may be connected to the new retail, office and hospitality development on Oxford Terrace and reach across the Avon River.

SUMMARY OF FINDINGS

The following table outlines the current match between planned/existing venues and the requirements as outlined in the Optimum Facilities Matrix:

Table 3: Optimal Facility – Project Alignment

Facility type	Venue to achieve this		Currently Proceeding
A. A large auditorium 2000+	Christchurch Town Hall Auditorium		YES
B. Mid-size seated auditorium for traditional/ symphonic / chamber music	Up to 350	Music Centre of Christchurch	YES
	1,200+	Isaac Theatre Royal	Possible Limited Option pending acoustic
	Up to 1,200	CSO Hangar	Potential Option outside CBD
C. Theatre for staged productions 1200+	Isaac Theatre Royal		YES
D. Dedicated theatre company venue	New Court Theatre in PAP		LIKELY
E. Mid-size contemporary music venue seated/standing	NONE		NONE
F. Community theatre venue	Repertory Theatre (rebuild)		UNCERTAIN
	The Shed		UNCERTAIN
	Arts Centre Performance Space		UNCERTAIN
G. Dance/physical theatre flexible 'black box'; 200-400	Converted space (200+ seats)	YMCA building conversion	UNCERTAIN
	Purpose – built (400 seats)	Metro Sports Facility (MOVE)	UNCERTAIN
H. An outdoor amphitheatre	PAP concept		LIKELY
	Avon River Precinct concept		

Particular attention must be paid to the gaps identified for Venue (E) and potential gap in (B). In addition, there is still considerable risk around the realization of (F) and (G).

RECOMMENDATIONS

1. REVIEW THE ROLE JAMES HAY THEATRE WILL PLAY AS A KEY MID-SIZED VENUE

As can be noted in Research Scope and Venue Definitions Section and again in Table 3 (above) James Hay Theatre (JHT) does not currently address an identified need. The reinstatement of Christchurch Town Hall’s ‘second space’ therefore provides a significant opportunity for a thorough reconsideration of this key venue’s role.

As already noted Council has consulted with the sector to update pre-earthquake plans for refurbishment. V-Base will be reviewing the business case and the functional requirements of the theatre in association with the design team.

The venue was initially conceived as a mid-sized 800-seat proscenium arch theatre for dramatic presentation complete with facilities for full theatrical production including proscenium arch and flytower. Wing space and back stage considerations, however, were less than ideal.

Later modifications were made to increase capacity to slightly more than 1,000 seats, which compromised the experience of a more intimate performer-audience relationship, particularly for those seated at the rear of the theatre.

Thereafter the theatre appears to have struggled to find a clear role and market - rather too large to achieve the intimacy necessary for a mid-scale dramatic experience, it remained slightly too small and inflexible to successfully deliver larger-scale musical theatre or commercial music concerts. Pre-2011 utilization data indicates utilization of 155 event days (43%) annually. Half of these were non-performing arts events.



Figure 15 original James Hay Theatre interior

Another factor affecting the relevance of the pre-quake JHT was the successful redevelopment of the Isaac Theatre Royal, which saw the establishment of a fit-for-purpose fully appointed proscenium arch theatre seating 1,200 seat. The fact that this theatre will reopen in an even more enhanced state in October 2014 makes a direct reinstatement of the pre-quake James Hay configuration even less relevant to the needs of the city.

As identified above, Table 3: Optimal Facility – Project Alignment clearly identifies two facilities currently lacking in the current venue provision; the mid-size auditorium for classical music (larger than that provided by MCC) and the mid-size flat-floor contemporary music venue. There is an opportunity to investigate whether these requirements can be met by a re-developed James Hay Theatre.

There appear to be two broad areas that provide opportunities for enhancement:

1. the original acoustic is not currently appropriate for acoustic music; and
2. the current raked, fixed seating does not allow for a standing event.

Current technologies may provide possible solutions. Recent refurbishment of Auckland's Aotea Centre has demonstrated what can now be achieved with contemporary acoustic technology. The inclusion of new reflective surfaces with the installation of a Virtual Acoustic Environment system has transformed the venue's previously sub-optimal acoustic to such a degree that both New Zealand Symphony Orchestra and Auckland Philharmonia Orchestra are planning returns to regular presentations within the auditorium.

A similar system in JHT could make this a suitable venue for the CSO or similar acoustic music performances, sitting mid-way between MCC and Douglas Lilburn Auditorium.

Auckland's Bruce Mason Centre, opened in 1996, provides an example of 1,000+ seated theatre that can convert to flat floor from a theatrical rake to a flat floor for the staging of standing concerts, increasing capacity to up to 1,600.

A more recent example of a fully automated conversion system was installed in the 2006 Schermerhorn Symphony Center in Nashville, USA. Here a system of motorized seating wagons transported via a lift mechanism to a storage area underneath the chamber reportedly allows a crew of five to convert the hall from raked seating to flat floor in less than two hours.

Finally, it should also be noted that an improved seating configuration could also make the venue highly suited to mid-scale dramatic performances, particularly if the seating capacity was brought more in line with the original intent of the theatre.

While solutions are available, however, it will require further investigation to determine what is possible in JHT in light of the physical and financial limits of the project.

2. AN ACTIVE RE-ENGAGEMENT WITH TWO OF THE KEY TENANTS OF THE PERFORMING ARTS PRECINCT, COURT THEATRE AND CHRISTCHURCH SYMPHONY ORCHESTRA

It is now clear that the original PAP concept to include a purpose-built, mid-sized concert hall will not proceed. The needs of CSO therefore need to be considered in light of the range of other venues that will be available in the central city.

Douglas Lilburn Auditorium in the Town Hall can clearly provide for the large scale events. Music Centre of Christchurch, however, while highly appropriate for small scale concerts, will not provide a suitable venue for any of the CSO's current programming.

It appears that Isaac Theatre Royal may have potential to address some of the needs of certain kinds of concert performance (though not all) requiring 1,200 seats. New staging facilities appear likely to be provide adequate stage space. However, the acoustic remains uncertain.

The James Hay Theatre therefore needs careful consideration in regards to the role it could play as a mid-scale acoustic music venue. Issues of the acoustic capability and the optimal audience capacity, as noted above, need to be addressed with a specific understanding of the outcome it seeks to achieve. Consultation with CSO in the development of both Town Hall venues, therefore, will need to be conducted to ensure the PAP concept remains relevant for this organization.

Securing the place of Court Theatre as an anchor tenant is key to ensuring PAP has an immediate critical mass of audience from day one. In addition, the return of the company to central Christchurch will release a now established venue, The Shed, for wider community use.

Confirmation of financial arrangements, particularly in relation to rental charges and tenure agreements appear to be delaying any clear timetable with Court Theatre. Given the obvious success of the company's current business at The Shed, however, the company is under no immediate pressure to move. This poses a significant risk to the viability of PAP and needs to be addressed.

In addition, securing a future for The Shed as a community venue will require further investigation with the commercial owners. It is unlikely that a single community/independent company will have the sole resources to take on the lease alone, so the role of government agencies in negotiating any deal and developing a comprehensive business plan will be essential.

3. ACTIVELY SUPPORT THE PROGRESS OF BOTH BLACK BOX VENUES

Both MOVE and the YMCA project have the potential to contribute strongly to the city's venue infrastructure for contemporary performance. MOVE has the potential to fully deliver on the requirements as set down as Venue (G). However, this is only if the approved construction includes a purpose-built performance space.

The YMCA project has its own momentum and has already engaged the interest of potential funders and sponsors. The challenges of working within an existing building will mean that it will be a significant challenge to create a performance space that is truly 'state of the art' without significant compromise. If the requirements of MOVE are not fully incorporated into MSF then the YMCA project has the potential to deliver some of the sectors needs but may operate most successfully as a development/emerging artist space.

There remains considerable uncertainty for both venues. Should neither progress, a critical venue for contemporary performance will be lacking from the overall venue mix. It should be noted that both venues sit within organizations that are outside a traditional arts environment. Both organizations' primary focus is not to simply manage arts venues for performance outcomes and therefore appropriate support from venue specialists will be essential.

Active encouragement in both projects will serve to highlight the significance that these venues will play for the Christchurch contemporary arts sector, particularly in light of the fact that these gaps were identified in the venue infrastructure before the 2010 and 2011 earthquakes.

4. ANALYSIS OF BUSINESS MODELS TO ENSURE DESIRED OUTCOMES ARE MET

As noted, assessment of how each of the venues will be operated falls outside the scope of this report. However, the construction of a facility can only fulfill the needs identified in the Optimum Facility Matrix if it is supported by an appropriate – and sustainable - business model.

Accordingly, it is recommended that comprehensive analysis of the operating models for any proposed venues is undertaken before capital work is begun.

Purely commercial models for many of the key facilities are unlikely to yield the desired outcomes in relation to levels of utilization and art form that are presented. For any publically-funded venues, models that provide both clear social as well as commercial returns on investment will return greater value to the city.

5. CONTINUE TO RECOGNISE THE BENEFITS THAT ACCRUE FROM THE CREATION OF CLUSTERS OF FACILITIES AND ENSURE THAT COMPLEMENTARY PRIVATE INVESTMENT IS ENCOURAGED

As noted, this report does not consider the optimal location for the key venues, only whether they are, or will be, available.

Nevertheless, the presence of facilities can bring broader artistic, social and economic benefits to their immediate location. A return of the Court Theatre to the CBD, for example, will return 150,000 annual audience members helping to support commercial development and social activation of inner city spaces, especially during the evenings.

It is also important to consider the effect of multiple facilities in close relationship to one another. These performance clusters or hubs can serve to magnify the benefits of these facilities, creating a critical mass of energy and activity. The inclusion of the PAP in the CCRP acknowledges this key role that performing arts can play in revitalizing a CBD.

Fully activated 'precincts' cannot be created by facilities alone and are typically achieved alongside private commercial operators who deliver pre- and post-show activation in the form of bars, cafes, restaurants and retail outlets. It is important to ensure complementary planning and development occurs between public and private investors in order to successfully integrate performance venues into the city rebuild.



Christchurch Town Hall

Strategic and Economic Case

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Introduction & Conclusion

Background

1. In 2010 and 2011 Christchurch experienced a number of major earthquakes which damaged or destroyed a number of the city's civic, cultural and entertainment infrastructure.
2. Included in the damaged civic infrastructure was the Christchurch Town Hall for the Performing Arts (Town Hall) which was an iconic building with facilities for events, concerts and community meetings for groups up to 2,500 people.
3. As a consequence Christchurch currently does not have an appropriate civic and event space to meet this need.
4. This business case considers the need for such a space in Christchurch and possible options for its provision.

Purpose

5. This Business Case covers the options for the proposed repair or development of the Town Hall facilities in Christchurch. It builds on the high-level project development work completed prior to and during the development of the Recovery Plan and other decisions taken to date, and sets out:
 - The problems that need to be addressed by any investment and the benefits that will be achieved if the problems are adequately addressed;
 - The range of investment options that can be considered and their benefits and costs; and
 - A Recommended Option that best balances the achievement of the desired benefits with the costs of doing so.
6. The options presented in this Business Case test the assumptions and objectives of the previous Christchurch City Council (CCC) resolutions and further assess alternative combinations of scope and scale to develop and analyse the relative costs and benefits of options. It does briefly consider alternative sites/strategic locations.
7. This Business Case draws on the principles contained within The Treasury's guidelines for Better Business Cases for Capital Proposals: Single Stage Business Case with specific focus on the Strategic and Economic Cases.

The Preferred Option

8. From an initial long list, a number of options were identified for consideration in future detail. These options are:
 - Do nothing at an estimated cost of \$12 million (including costs to date of \$7 million)
 - Build new 1500 seat auditorium and 600 seat theatre on a new site [the Blueprint option] at a cost of \$193.5 million plus site costs
 - Repair the Town Hall Auditorium and Foyer Only at an estimated cost of \$91 million
 - Repair the Town Hall Auditorium, Foyer and James Hay at an estimated cost \$109 million

- Full Repair and Restoration of the Town Hall to a target 100% of NBS at a cost of \$127.5 million
9. The options were considered against a number of critical success factors (including strategic fit and user needs, potential affordability, potential achievability and potential value for money) and investment objectives (including scale, location and location, service solutions, service delivery, implementation and funding) as noted in the Report.
10. The preferred option based on those critical success factors and investment objectives are:
- Restoration on the existing site.
 - Restoration of the full Town Hall, including redeveloping the James Hay Theatre to fulfil the requirements of a mid-sized venue within the Optimal Facilities Matrix and is 'fit-for-purpose' for end users.
 - Facilities will be opened in one big bang.
 - It will be repaired within the total budget of \$127.5 million, which has now been confirmed by an RFP for the works.
 - It will be funded in accordance with previous resolutions of CCC of funding of \$127.5 million including insurance proceeds, which have been included in CCC financial plans.
11. If total cost compared to budget does become an issue, a fall-back position could be a Town Hall without the same level of meeting and dining facilities, which could meet budget requirements but would not fully meet heritage objectives.

The Strategic Case - Making the Case for Change

Strategic Context

12. In 2010 and 2011 Christchurch experienced a number of major earthquakes which damaged or destroyed a large portion of Christchurch and its infrastructure.
13. Rebuilding Christchurch is one of the key priorities of the Government's growth agenda (EGI Min (12) 3/1). As the second largest city in New Zealand, Christchurch provides a vital contribution to the regional and national economy. Not only is the redevelopment of the central city crucial to the recovery of Christchurch and the Canterbury region, it provides a unique opportunity to create a more vibrant and productive central city that contributes more strongly to the Canterbury and New Zealand economies.
14. Immediately following the Canterbury earthquakes, Christchurch experienced reductions in GDP due to declining business productivity from relocation, congested traffic levels as a result of roading infrastructure works and the significant impact on tourism opportunities. In a report prepared by SGS1 Economic and Planning Pty Ltd (Australian independent policy advice professionals), the impact of reduced productivity resulting from the earthquake on the economy of Christchurch was estimated at around \$356 million (in 2010 dollars) or 2.3 per cent of Christchurch GDP. These reductions have the effect of lowering not only the GDP of Christchurch, but also the GDP of New Zealand. The fall in New Zealand GDP was estimated by SGS at 0.2 per cent on a permanent basis, if nothing was done to restore the central city.
15. As a response to the earthquakes impact the Government and CCC established processes to identify the priorities for, and to facilitate, redevelopment of the central city.
16. The Christchurch Central Recovery Plan provides a framework for developing the City Centre. The design concept for the Recovery Plan is the development of a greener, more accessible city with a compact core and a stronger built identity.
17. The Blueprint, within the Recovery Plan, lays out precincts and anchor projects to catalyse investment, growth and social energy and so bring back people into the Central City. The Performing Arts Precinct (including a Town Hall) is one of these anchor projects.
18. The Crown/ Christchurch City Council Cost Sharing Agreement that followed from the Christchurch Central Recovery Plan confirmed CCC as the lead for the Performing Arts Precinct (which includes the Town Hall).
19. The Town Hall closed following the February 2011 earthquake as a result of significant damage. The extent of the damage was outlined in Warren and Mahoney's report to CCC's Community, Recreation and Culture Committee in September 2012.

"There are serious issues with the building following the earthquakes of September 2010 and February 2011. Lateral spread adjacent to the river and a significant liquefiable layer under the building have caused serious damage to the ground floor and foundations....The Limes Room has lifted up towards the river and separated from the rest of the complex. There is also a 400mm difference of level across the auditorium concourse, north to south"¹.

20. As a consequence Christchurch currently does not have an appropriate civic and event space to meet this need.
21. This business case considers the need for such a space in Christchurch and possible options for its provision.

Organisational Overview

22. Christchurch is the second largest city in New Zealand with 368,900 residents. It is the main centre for the wider Canterbury region of 560,000 people and the main centre in the South Island with a population of 1 million people.
23. Christchurch also acts as the main gateway for South Island visitors with over 1.2 million domestic visitor nights and 850,000 international visitor nights per annum.
24. Christchurch was devastated by a series of major earthquakes in 2010 and 2011, which resulted in damage and destruction of most of the central city and the subsequent demolition of many central city buildings.
25. Christchurch, through CCC, has a vision for Christchurch City:

Our future Christchurch is a world-class boutique city, where people enjoy a sustainable lifestyle, a healthy environment, a strong economic base and the diverse landscapes of the city and peninsula.

26. The key aims or community outcomes can be classified into the following categories²:
 - **Liveable city** - a well built environment improves the lives of Christchurch residents by ensuring the right mix of houses, buildings and urban spaces. Following the earthquakes, Christchurch has a unique opportunity to rebuild its urban form in a way that enhances our lives.
 - **Strong communities** - making Christchurch a safe place to live, participation in a wide range of recreational activities and having a sense of connection to the community are important elements of what makes up a strong community.
 - **Healthy environment** - the Christchurch district has landscapes and indigenous biodiversity that are unique and important to the area and CCC works with a range of groups to protect the environment.
 - **Prosperous economy** - a prosperous economy is integral to achieving our goals for the city.
 - **Good governance** – to ensure that all statutory obligations are being met, that the CCC provides leadership on key issues for the district, that decisions are transparent and that all decisions take account of community views.

¹ Warren and Mahoney's report 21 September 2012.

² Per CCC website: The 2013–16 Community Outcomes

27. The core activities of CCC fall under the following classifications:
- City planning and development
 - Community support
 - Cultural and learning services
 - Democracy and governance
 - Economic development
 - Parks and open spaces
 - **Recreation and leisure**
 - Refuse minimisation and disposal
 - Regulatory services
 - Provision of roads and footpaths
 - Treatment and disposal of sewage
 - Water supply
 - Stormwater drainage and flood protection
 - Corporate activities.
28. The Local Government Act 2002 states that recreational facilities and community amenities are one of the core services that a local authority must consider when performing their role³.
29. This strategic case relates to the Christchurch Town Hall which comes under the CCC's Recreation and Leisure activity.

History of the Town Hall

30. The Town Hall was officially opened on 30 September 1972 by Governor General Sir Denis Blundell. It was designed by Sir Miles Warren and Maurice Mahoney of Warren and Mahoney Architects.



31. The facility comprises a 2,500 seat auditorium, a 1,000 seat James Hay Theatre and a series of assembly rooms including the central foyer, Boaters Restaurant, The Limes Room and The Cambridge Room.

³ LGA 2002, section 11A: Core services to be considered in performing role

32. Prior to the February 2011 earthquake the Town Hall was the main performance venue for the Christchurch Symphony Orchestra, the Christchurch City Choir and several theatrical amateur groups. The various spaces were also utilised for graduation ceremonies, conferences and seminars.
33. Boaters Restaurant is located on the ground floor of the complex.
34. The building was considered a landmark public building in New Zealand and has won the NZ Institute of Architects Gold Award in 1973 and Enduring Architecture Award in 2000. The Auditorium and acoustics were celebrated by many performers and audiences (and were emulated by Wellington's Michael Fowler Centre in 1983). In addition the Town Hall building is regarded as "an exemplar of modern architecture, where form follows function, and is still regarded as a world class facility for acoustics "in the round"⁴.
35. The Town Hall is owned by Vbase Limited, a subsidiary entity of CCC, who also provided the operations and management of the facilities (previously in conjunction with the Convention Centre, AMI stadium and the Horncastle Arena).

Christchurch Earthquakes

36. The Town Hall was significantly damaged in the 2010 and 2011 Christchurch earthquakes. During the February 2011 earthquake, the land beneath and around the building was damaged, and the Town Hall has been closed to the public since then.
37. The facility was in the midst of a refurbishment when the earthquake events occurred. The work included refining the acoustics of the James Hay Theatre to recognise the mixed usage of the space and adding additional food and beverage facilities, together with a structural and fire services upgrade.
38. Since the earthquake performances and events have been held at a range of other venues including the Horncastle Arena, the Airforce Museum at Wigram and other smaller community venues such as the Aurora Centre at Burnside High.

Town Hall Services

39. The Town Hall was linked to the Christchurch Convention Centre (now demolished, with the new Convention Centre planned to be located across Victoria Square from the existing Town Hall) and operated as an extension of the Conference Centre for conferences and events.
40. The Town Hall, consists of the following key facilities:
 - The Douglas Lilburn Auditorium (the "Auditorium") which was able to deliver large-scale concert, conference and civic events, with appropriate acoustics for symphonic music.



⁴ Warren and Mahoney Architectural Statement to CCC 21 September 2012.

- The James Hay Theatre which was designed as a smaller mixed use space able to deliver, music, theatre, convention and lecture/debating facilities.



- Other spaces including the Limes Room, Cambridge Room and Boaters Restaurant providing meeting and other open plan event space.

41. The main users of the facility prior to closing were:

- The Auditorium:
 - Local performance groups including the Christchurch Symphony Orchestra and the Christchurch City Choir.
 - Prize giving ceremonies and graduations including the University of Canterbury, CPIT and some local high schools.
 - Conference Plenary Sessions.
- James Hay Theatre:
 - Smaller scale local performances, such as Arts Festival shows.
 - School performances and prize giving ceremonies.
- Limes Room and Cambridge Room:
 - Local corporates and schools for various events.
 - Weddings.

42. The table below details the number and type of events that were hosted in the Town Hall during 2010.⁵

Event Type	No of Events
Cocktail	16
Concert - All Types	74
Conference	4
Gala Dinner	22
Graduation / Prizegivings	24
Meeting / Seminar	62
Church Services	34
Theatre - All Types	23
Other	28
Total	287

⁵ Operational Business Case, November 2014, Appendix 3 Financial Model

Existing Arrangements and Needs

Current and Expected Operating Environments

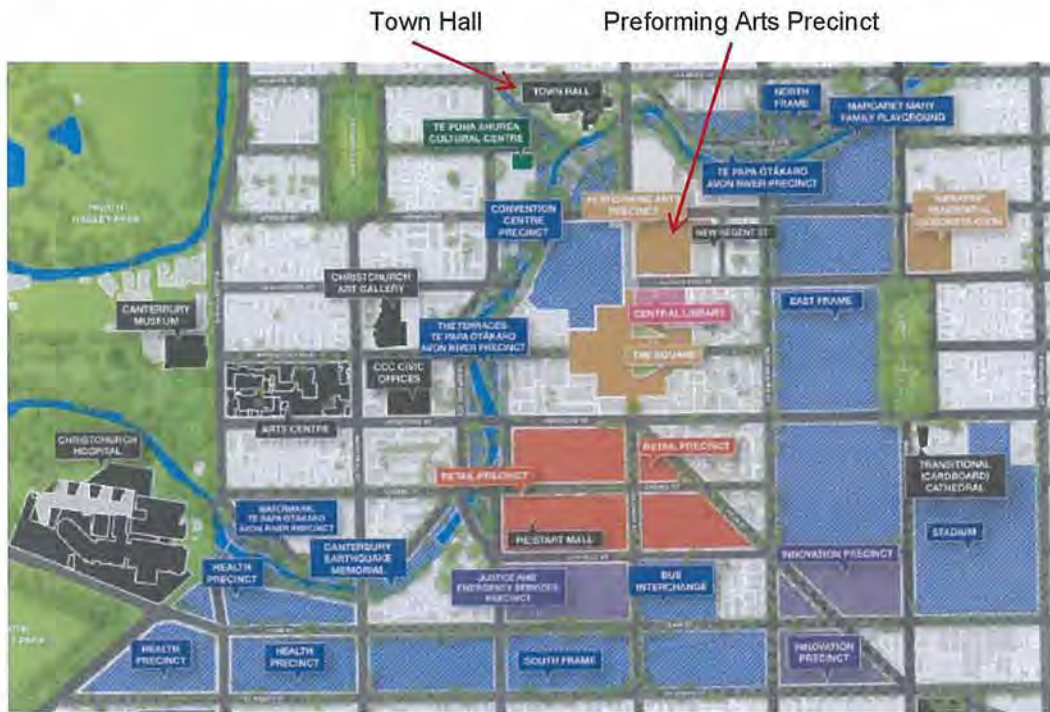
43. Following the closure performances and events previously held at the Town Hall shifted to several alternative locations. Large scale events have shifted to Horncastle Arena (capacity 6,000 to 8,000) which is the only venue in Christchurch that can currently host large (2,000+ people) events. Graduation ceremonies for CPIT and the University of Canterbury are currently held at Horncastle Arena. The Christchurch Symphony Orchestra utilised various locations following the earthquake but currently holds most performances at the Air Force Museum at Wigram. Other smaller community facilities are also utilised such as the Aurora Centre at Burnside High which can seat up to 700 people. The recent reopening of the Isaac Theatre Royal (capacity 1,200 seated) also has the potential to absorb some events.
44. **Current Facilities:** A *Christchurch Venue Overview and Assessment Report* was completed for the Ministry of Culture and Heritage in March 2014. The report assessed the available and proposed facilities and “outlines the agreed list of well-appointed venues that a city of the size of Christchurch would ideally have to successfully deliver to the needs of the performing arts sector”. The findings are outlined in the Optimal Facility Matrix shown below.

Facility Type
A. A large auditorium suitable for civic events, festivals and large-scale performances (i.e. seating over 2,000, plus onstage and backstage capacity for big orchestras (90+), choirs (150+))
B. A mid size seated auditorium acoustically suitable for traditional / symphonic / chamber music
C. A fully equipped theatre with fly tower, wings, large backstage area and orchestra pit for staged productions (ballet, opera, musicals etc) seating audiences of c1,200
D. At least one theatre dedicated to a full time professional theatre company.
E. A 500-600 seated / 1,000 standing flexible mid size venue to accommodate touring groups, contemporary music / jazz / folk / rock and performance.
F. At least one theatre suited to community theatre groups.
G. A dance and physical theatre 'black box' performance space with moveable staging and seating (200-400) and flexible state-of-the-art technical capabilities.
H. An outdoor amphitheatre / performance space.
<small>Source: Christchurch Venue Overview and Assessment Report, Craig Cooper for the Ministry for Arts and Culture. March 2014</small>

The report concluded that Christchurch had a need for a Town Hall facility that incorporated a large auditorium suitable for civic events, festivals and large-scale performances, with the possibility of also accommodating a mid-sized venue.

45. **Political:** The Christchurch Central Recovery Plan and Christchurch Blueprint, released in July 2012, provided for a Performing Arts Precinct in the central city. The outline of this precinct is to provide facilities for music and performing arts including providing permanent homes for the Christchurch Symphony Orchestra, the Court Theatre and the Music Centre of Christchurch.
46. Christchurch Central Development Unit announced in June 2014 that the Music Centre of Christchurch will soon commence construction with a \$14m facility proposed providing a 329 seat concert hall and two other venues seating 60 and 100 people. A significant portion of the land required for the remaining Performing Arts Precinct has also been purchased by the Government.

47. The original Blueprint is shown below



48. **Economic:** Canterbury is home to over 560,000 residents and contributes around 12 percent of national gross domestic product (GDP). Until the earthquakes, Canterbury was a national growth success story. Between 1999 and 2006, it had the largest net population growth of any region in New Zealand and in the decade to 2009 its economy was growing faster than the national trend⁶.
49. The City is the economic driver of one of the largest regions in New Zealand, contributing \$28 billion a year to the national economy. The City's top industries are manufacturing, professional and associated services and agriculture⁷.
50. The city sees the reopening of performing arts facilities in the inner city as an important project and key to re-energising and re-occupying the CBD. Performing arts facilities will draw large numbers of people back into the central city, facilitating civic participation and supporting the development of economic activity within the CBD. These venues will also be utilised by out of town visitors who come for concerts or performances that only specific performing arts facilities can attract.
51. Through the Town Hall project and the Performing Arts Precinct, the CCC is seeking to demonstrate its intent and its commitment to a future Christchurch with a strong urban central city. This will give confidence to, and encourage private sector investment, to help deliver the range of activities and experiences expected from a modern metropolitan centre. This will encourage a quicker return of people into central Christchurch and the increase in GDP from both domestic and international visitors; will in turn catalyse development of further projects by the private sector.

⁶ Christchurch Central Recovery Plan p15.

⁷ http://www.stats.govt.nz/browse_for_stats/economic_indicators/NationalAccounts/RegionalGDP_HOTPYeMar13.aspx (RegionalGDPYeMar13HOTP.pdf)

52. **Social/demographic:** The city CBD is currently without a significant civic meeting space – a place that can be used for graduations, public meetings, large scale concerts or presentations. There are currently no options for large meeting spaces in the CBD. Options outside the CBD include Horncastle Arena, but these facilities do not fully replace the experience the city expects of a central civic amenity.
53. Christchurch communities and surrounding towns have changed since the earthquakes - many people have shifted house and new residents have moved in and made Christchurch their home. Performance venues such as the Town Hall and the Performing Arts Precinct facilities will be significant anchors in the recovery of the central city and will be a strong signal that life is returning to normal in Christchurch and the wider Canterbury District.
54. **Heritage:** The Town Hall is a Group 1 listed heritage item in the Christchurch City Plan. Any alteration or change to the Town Hall is subject to the rules and heritage provisions of the Christchurch City Plan.
55. Following the closure of the Town Hall there has been strong support from various heritage and cultural groups for the repair of the facility in at least some form. This feedback formed a large part of CCC's consultation process when evaluating options for the Town Hall in 2012.⁸

What is CCC Seeking to Achieve?

56. Two strategic objectives have been identified as the drivers for the provision of a civic and event facility in Christchurch:
 - Make Christchurch a liveable city
 - Regeneration of Christchurch.
57. **Make Christchurch a liveable city:** CCC in its 2013-16 Community Outcomes for Christchurch document outlines, through four strategic directions, CCC's aims to promote the social, economic, environmental and cultural interests of Christchurch. One of the four strategic directions is to make Christchurch a liveable city. The following community outcomes under the liveable city strategic direction, have been identified as relevant to the provision of a civic and event facility in the CBD:
 - The central city is a vibrant and prosperous business centre
 - The central city has a distinctive character and identity
 - The central city is used by a wide range of people and for an increasing range of activities
 - Streetscapes, public open spaces and public buildings enhance the look and function of the city.⁹

A civic and event facility in the CBD in conjunction with the Performing Arts Precinct and the new Convention Centre, will provide a key amenity that supports the community outcomes outlined above. Such a facility will increase the range of activities available for people to attend which in turn will create a more vibrant central city and support for hospitality venues in the surrounding areas.

⁸ CCC, Meeting Minutes, 22 November 2012

⁹ Per CCC website: The 2013–16 Community Outcomes

58. **Regeneration of Christchurch:** A civic and event facility in conjunction with the Performing Arts Precinct and the Convention Centre will act as vital anchors in the recovery of Christchurch drawing people and businesses back to the CBD. The development of a civic and event facility will provide a strong signal that the CBD is returning "to normal" while at the same time providing a world class facility for cultural performances and events that is lacking at present.

Key Stakeholders

59. **Residents of Christchurch:** The residents of Christchurch make up the largest stakeholder group and include ratepayers and renters of all ages.
60. As part of the 2012/2013 Annual Plan process residents were able to make submissions on the proposal to repair or replace the Town Hall. As noted in the meeting minutes of the CCC the overwhelming majority of submitters to the draft annual plan were in favour of the option to repair the Town Hall to 100% of New Building Standard.¹⁰
61. **Performers, Event Promoters:** The key users of a civic and event facility include the performers, event management groups and community groups/schools/etc who will hire the various spaces.
62. A consultation report with key stakeholders was prepared in November 2014 as part of the **Christchurch Town Hall Operational Business Case**. Several key stakeholders were consulted as part of this process, seven music groups including the Christchurch Symphony Orchestra and New Zealand Symphony Orchestra and several event promoters including the Jazz Festival, Buskers Festival, Body Festival and South Island Dance Network.
63. As a result of this consultation process key themes emerged about the user needs:
- An accessible building and spaces with good movement
 - Flexibility of spaces to allow for multiple uses and create user experience
 - Supporting and hosting spaces
 - Catering facilities to offer food and beverage
 - Storage.¹¹
64. **Local and Central Government:** CCC has shown its commitment to the Performing Arts Precinct and to the Town Hall by committing \$157.5 million to the projects.¹²
65. Central Government acknowledge the importance of the arts in rejuvenating the Christchurch CBD as outlined in the Christchurch Central Recovery Plan. At present Central Government have committed to providing the land for the Performing Arts Precinct but have made no commitments around funding this or the Town Hall project.¹³
66. The stakeholders acknowledge the significance of the Town Hall's location, architectural and heritage values, and the potential synergies between a Town Hall, new Convention Centre and the Performing Arts Precinct, with each project having strong potential to complement each other.

¹⁰ CCC Meeting Minutes, 22 November 2012

¹¹ Christchurch Town Hall Stakeholder Review, Consultation Report, November 2014, p7

¹² CCC, Three Year Plan, 2013-2016, p52

¹³ CCC, Cost Sharing Agreement, p17

67. **Tourists and out of town visitors:** A civic and event facility will act as a key destination for tourists and out of town visitors. Events hosted at a performance venue provide a focal point for a reason to visit Christchurch. A large performance venue will bring in headline performances that will attract visitors from throughout the South Island, such visitors may stay on after a show increasing the tourist spend in the city.
68. **Businesses:** The opening of a civic and event facility in the central city will bring in new events and performances to the CBD which will rejuvenate the surrounding area, in particular bars and restaurants providing entertainment spaces pre and post events.
69. **Community, cultural and special interest groups:** The fate of the Town Hall has been largely debated since its closure in 2011. Strong support for its restoration in at least some form was promoted by Heritage Management Group and the original architects Warren and Mahoney.
70. The following are excerpts from Heritage Management Groups report to CCC in 2012 prior to CCC deciding whether to repair the Town Hall and to what extent:

"The Town Hall complex is the most significant, internationally recognised civic building in New Zealand, which is emphasised by its Group 1 City Plan heritage listing.

The loss of any major design element in the Town Hall complex will result in a significant diminution of the sense of place and the significance of the whole complex as it is recognised and understood by the community.

Any proposal to retain only the main auditorium with new, limited ancillary spaces would be contrary to maintaining the sense of place, the sense of solidity, continuity of architectural style, visual weight, spatial axes and the landmark presence of the existing Town Hall complex."

71. Warren and Mahoney also provided input during 2012 about the proposal to repair only a portion of the Town Hall complex. The following is an excerpt of an email from Warren and Mahoney dated 5 October 2012 and presented to CCC in November 2012 as part of their decision making process for repairing the Town Hall:

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

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

Resources Available

72. The current budget for the Town Hall project, as initially outlined in the 2012-2013 Annual Plan and later confirmed in the 2013-2016 Three Year Plan is \$127.5 million. This budget is comprised of \$69 million from the estimated insurance contribution, and the balance \$59.5 million to be funded by CCC as part of their commitment under the Crown/ CCC Cost Sharing Agreement to build the Performing Arts Precinct¹⁴.
73. The total budget for the Performing Arts Precinct is \$157.7 million (including \$127.5 million for the Town Hall).

¹⁴ Town Hall Conservation and Performing Arts Precinct Report to CCC, 19 August 2013.

Alignment to Existing Strategies

74. The provision of a civic and event facility falls within the wider anchor project of building a new Performing Arts Precinct.

National Government Strategies

75. In January 2012 the Government outlined its four main priorities for the next three years:

- responsibly manage the Government's finances;
- deliver better public services;
- build a more competitive and productive economy; and
- rebuild Christchurch.

Rebuilding Christchurch and, to a lesser extent, building a more competitive and productive economy are particularly relevant to this investment proposal.

76. In order to 'rebuild Christchurch' the Government established CERA to lead and coordinate the ongoing recovery effort following the devastating Canterbury earthquakes.

77. CERA developed the **Recovery Strategy for Greater Christchurch** which provides a roadmap for the rebuild and recovery of greater Christchurch.

78. The Recovery Strategy sets out a vision for the 'recovery':

'Greater Christchurch recovers and progresses as a place to be proud of – an attractive and vibrant place to live, work, visit and invest, mō tātou, ā, mō kā uri ā muri ake nei – for us and our children after us'¹⁵.

79. This vision is supported by six components of recovery with associated goals and work programmes:

- *Leadership and integration - CERA, the public and private sector and communities coordinate with each other to contribute to the recovery and future growth of greater Christchurch*
- *Social recovery - Strengthen community resilience, safety and wellbeing, and enhance quality of life for residents and visitors*
- *Cultural recovery - Renew greater Christchurch's unique identity and its vitality expressed through sport, recreation, art, history, heritage and traditions*
- *Natural environment recovery - Restore the natural environment to support biodiversity and economic prosperity and to reconnect people to the rivers, wetlands and Port Hills*
- *Built environment recovery - Develop resilient, cost effective, accessible and integrated infrastructure, buildings, housing and transport networks*
- *Economic recovery - Revitalise greater Christchurch as the heart of a prosperous region for business, work, education, and increased investment in new activities.*

¹⁵ CERA (2012). Recovery Strategy for Greater Christchurch Mahere Haumanutanga o Waitaha. Christchurch.

80. The **Christchurch Central Recovery Plan (CCRP)** outlines the future development of central Christchurch. It incorporates a spatial **Blueprint Plan** developed by a professional consortium working with CERA's Christchurch City Development Unit (CCDU).
81. The Recovery Plan defines the form of the central city and identifies the locations of key anchor projects throughout the CBD needed to boost the recovery. The Recovery Plan outlines a new Performing Arts Precinct as one of the key anchor projects, located near the new Convention Centre between Armagh and Gloucester Streets. This precinct would be able to provide facilities for the Christchurch Symphony Orchestra, the Court Theatre and the Music Centre of Christchurch.

Local Government Strategies

82. CCC has a vision for Christchurch City:

Our future Christchurch is a world-class boutique city, where people enjoy a sustainable lifestyle, a healthy environment, a strong economic base and the diverse landscapes of the city and peninsula.

83. The Performing Art Precinct including a civic and event facility is expected to play a critical role in revitalising Christchurch's city centre. With a long-standing tradition of providing civic amenities including the Town Hall, combined with a strong sense of community ownership, CCC anticipates that a civic and event facility will be a valued civic amenity that attracts high usage.
84. CCC, is committed to building a Performing Arts Precinct (for the city of Christchurch in accordance with the CCRP).
85. Prior to the earthquakes CCC had already committed to a refurbishment of the Town Hall which was underway at the time of the earthquake.
86. In June 2013 the Crown (via CERA) and CCC announced their **cost sharing agreement** which set out the funding contributions from each party for the various anchor projects. The agreement noted the CCC was to be responsible for project delivery and the Crown was to provide the required land.¹⁶ The Government Press Release on the Cost Sharing Agreement (27 June 2013) noted that the CCC contribution was to be \$158 million (including Town Hall Rebuild) and the Crown's contribution was to be \$8 million (including land).

Regional Strategies

87. As a key amenity a civic and event facility alongside the proposed Performing Arts Precinct will be focal points for the Canterbury region. With limited large scale facilities available any new or repaired meeting and performance spaces will be well utilised.
88. Since the earthquakes and with the resulting population growth of outlying towns, it is presumed that many neighbouring ratepayers will look to the city to supplement their local leisure, cultural and recreational experiences. It is likely many of the residents in the surrounding rural areas and smaller towns will commute to the city to work, do business, shop, attend schools and tertiary institutions, access special services, and visit family and friends.

¹⁶ CCC, Cost sharing agreement, p17

Sector Strategies

89. The building of the Performing Arts Precinct provides a once in a life time opportunity to enhance and transform the delivery of specialised venue space in the CBD.
90. As outlined earlier a report was recently prepared by Craig Cooper for the Ministry for Culture and Heritage which reviewed current Christchurch venues and the optimum facilities for central Christchurch. The table below shows this Optimum Facility Matrix for Christchurch as developed prior to the Central City Recovery Plan which outlined an agreed list of well-appointed venues that a city the size of Christchurch would ideally have.

Facility Type	Possible Suitable Facility
A. A large auditorium suitable for civic events, festivals and large-scale performances (i.e. seating over 2,000, plus onstage and backstage capacity for big orchestras (90+), choirs (150+))	Town Hall Auditorium or similar facility
B. A mid size seated auditorium acoustically suitable for traditional / symphonic / chamber music	Redeveloped James Hay Theatre or a Music Centre of Christchurch in the Performing Arts Precinct
C. A fully equipped theatre with fly tower, wings, large backstage area and orchestra pit for staged productions (ballet, opera, musicals etc) seating audiences of c1,200	The restored Isaac Theatre Royal in the Performing Arts Precinct
D. At least one theatre dedicated to a full time professional theatre company.	Court Theatre - New home proposed to be constructed in the Performing Arts Precinct
E. A 500-600 seated / 1,000 standing flexible mid size venue to accommodate touring groups, contemporary music / jazz / folk / rock and performance.	Possibly a redeveloped James Hay Theatre
F. At least one theatre suited to community theatre groups.	The Court Theatre Shed or a restored Arts Centre Space
G. A dance and physical theatre 'black box' performance space with moveable staging and seating (200-400) and flexible state-of-the-art technical capabilities.	Possibly as part of the Metro Sports Facility; or a conversion of space in the YMCA
H. An outdoor amphitheatre / performance space.	Avon River Precinct or a space in the Performing Arts Precinct

Source: Christchurch Venue Overview and Assessment Report, Craig Cooper for the Ministry for Arts and Culture. March 2014

91. The matrix was submitted to CCC in August 2013 to guide decision making and has been checked regularly with the sector to ensure it is relevant. Interaction with sector leaders during the research phase of the report indicate continued endorsement of the Matrix.¹⁷

Key Inter-dependencies to the Town Hall Project

92. The Performing Arts Precinct and the Convention Centre have been identified as anchor projects in the CCRP, which makes them key components of the Christchurch rebuild. The success of the Performing Arts Precinct and Convention Centre, in conjunction with a performance venue such as the Town Hall, will depend on the projects working together to provide facilities that are fit for purpose and user needs.
93. As outlined the **Performing Arts Precinct High Level Feasibility Study** the Performing Arts Precinct (incorporating a performance venue such as the Town Hall) needs to provide facilities for three key users. A music centre, a home and performance space for the Christchurch Symphony Orchestra and a new space for the Court Theatre.¹⁸ A facility such as the Town Hall will be able to provide for some of these needs. However, these facilities need to be planned together and in conjunction with end users to ensure they are successful.

¹⁷ Christchurch Venue Overview and Assessment Report, Craig Cooper, p 4

¹⁸ Performing Arts Precinct High Level Feasibility Study, Sheppard & Rout Architects Ltd, August 2013

94. The budget for the Town Hall project of \$127.5 million comes out of the wider Performing Arts Precinct budget of \$157.5 million, which based on the 2013-2016 Annual Plan is to be fully funded by CCC and insurance proceeds. CCC resolved at their August 2013 meeting that the budgets for the Town Hall project and Performing Arts Precinct are to be kept separate.¹⁹

Other Current or Planned Facility Projects

95. The Isaac Theatre Royal reopened in November 2014 following an extensive repair and rebuild. The auditorium seats up to 1,292 people over three levels. The Theatre is primarily designed for staged productions (ballet, opera, musical, etc.) and does not have specific acoustics for concerts. The Isaac Theatre Royal and the Town Hall did not operate in direct competition prior to the earthquakes given the specific purposes the Isaac Theatre Royal is designed for.
96. It was announced in 2014 that that the Music Centre of Christchurch will soon begin construction in the Performing Arts Precinct at the cost of \$14.0 million. The Music Centre will provide a 329 seat concert hall and two other venues that can seat 60 and 100 people. Positive negotiations are continuing with the Court Theatre and the Christchurch Symphony Orchestra to ensure they have facilities within the Performing Arts Precinct.

¹⁹ CCC, Meeting Minutes 29 August 2013

Investment Objectives

The following investment objectives have been formulated based on the strategic themes CCC is aiming to achieve.

Investment Objectives

Strategic Themes	Investment Objectives
Make Christchurch a liveable city	- Provide Christchurch with a focal point for civic activity and a world class performing arts venue.
Regeneration of Christchurch	- Build a Town Hall facility to serve as an anchor project in the central Christchurch rebuild.

Investment Objective One: Provide Christchurch with a focal point for civic activity and a world class performing arts venue.

Summary of the existing arrangements and user needs

Investment Objective 1	Provide Christchurch with a focal point for civic activity and a world class performing arts venue.
Existing Arrangements	- The Town Hall prior to the earthquakes was able to provide facilities for a variety of events and performances for a wide range of users. - Concerns already existed about the acoustic quality and the seating arrangements of the venues, in particular the James Hay Theatre.
User Needs	As outlined in the Optimal Facilities Matrix a Town Hall facility could potentially cater for the following key facilities: - A large auditorium suitable for civic events, festivals and large-scale performance. - A mid-size seated auditorium acoustically suitable for traditional/symphonic/chamber music. - A 500-600 seated/1,000 standing flexible mid size venue to accommodate touring groups, contemporary music/jazz/folk/rock and performance.

97. **Existing arrangements:** The Town Hall, consists of the following key performance facilities:
- The Douglas Lilburn Auditorium (the "Auditorium") which was able to deliver large-scale concert, conference and civic events, with appropriate acoustics for symphonic music. This space could seat 2,500 people.
 - The James Hay Theatre which was designed as a smaller mixed use space able to deliver, music, theatre, convention and lecture/debating facilities. This space could seat 1,000 people.
98. When the earthquakes occurred a refurbishment programme was already underway to improve the meeting spaces, acoustics and safety aspects of the building. These refurbishments were part of a wider acknowledgement that improvements needed to be made to the facilities.
99. **User needs:** An Optimum Facility Matrix for Christchurch was developed prior to the Central City Recovery Plan and outlined an agreed list of well-appointed venues that a city the size of Christchurch would ideally have to successfully deliver to the needs of both the performing arts sector and its audiences. Out of this Optimum Facility Matrix there were three facilities identified that could potentially be provided for in a Town Hall facility.
100. The provision of a civic and event space that incorporates some or all of these facilities will act as a focal point within the central city.

Investment Objective Two: Reinstate a Town Hall facility to serve as an anchor project in the central Christchurch rebuild.

Summary of the existing arrangements and user needs (continued)

Investment Objective 2 Reinstate a Town Hall facility to serve as an anchor project in the central Christchurch rebuild.	
Existing Arrangements	<ul style="list-style-type: none"> - Widespread earthquake damage in Christchurch and wider Canterbury which resulted in approximately 1,000 full or partial demolitions in central Christchurch - Businesses and facilities that were located in the central city prior to the earthquakes have relocated to temporary or new premises outside the city zone - CCC and Government are committed to the regeneration of Christchurch and the Christchurch CBD. - CCC is committed to providing new performance venues within the Performing Arts Precinct.
User Needs	<ul style="list-style-type: none"> - Offer the facilities, services and amenities that would be expected in any equivalent sized city in New Zealand or worldwide - Provide civic infrastructure and amenity for Christchurch and act as a catalyst for surrounding development and business investment - Attract residents, visitors, tourists and workers back into the central city - Signify that normality and 'business as usual' is attainable post-earthquakes in central Christchurch

101. **Existing Arrangements:** The damage in central Christchurch caused by the Canterbury earthquakes is widespread.
102. The Town Hall occupies a prominent position within the CBD facing onto Kilmore Street on the north and Victoria Square to the south. The site is located near the proposed Performing Arts Precinct and Convention Centre.
103. The dislocation of the CBD following the February 2011 earthquake has already had a substantial cost to the economy, with preliminary estimates suggesting that the lack of a central city is costing the New Zealand economy between two to four hundred million dollars per year²⁰.
104. **User Needs:** If Christchurch is going to become a 'world-class city' then it will need a world-class civic amenity that would be expected in any equivalent sized city worldwide.
105. A Town Hall facility would form part of a cluster of anchor projects around the CBD including the Convention Centre Precinct, Performing Arts Precinct and Cathedral Square. The Town Hall is also in close proximity to the Avon River Precinct. The design of each project within this cluster should be informed by the design of the others to maximise their collective potential.
106. Definite plans about the Town Hall facility has the potential to kick start the development of the Performing Arts Precinct. With a fit-for-purpose Town Hall and Performing Arts Precinct some of the key facility needs within the performing arts sector will be met. The development of these projects would also signify that normality is returning to the central city and provide impetus to the rebuild.

²⁰ CCRP, p15

Potential Scope and Key Service Requirements

Components:

107. Requirements for a Town Hall based on the existing facility were outlined in the Operational Business Case prepared by Octa Associates Limited in November 2014 after consultation with several user groups. The key requirements are outlined below.
108. An accessible building and spaces with good movement:
- Car parking in good proximity or public transport
 - Defined and accessible entrances
 - Good back of house and public routes.
109. Flexibility of spaces to allow for multiple uses and create user experience:
- Modern equipment and infrastructure that can be easily adapted to suit different needs.
 - Auditoriums that can be quickly and cost effectively dressed to suit different capacities.
 - Spaces with the quality of finish so they can be used in a number of different ways without compromising the function of the space.
110. Supporting and hosting spaces:
- Varied spaces in terms of both number of rooms and sizes.
111. Storage:
- Storage space needs to be maximised.
 - Located throughout the building to reduce movement of furniture and equipment as much as possible.²¹

Size:

Seating Capacity

112. The Town Hall in its arrangements prior to the earthquake had approximately 2,500 seat capacity in the Auditorium and 1,000 seat capacity in the James Hay Theatre.
113. The Christchurch Venue Overview and Assessment Report outlines in the optimal facility matrix ideal capacity and venues that are needed for a city of Christchurch's size. One of the key requirements is a large auditorium suitable for civic events, festivals and large scale performances with seating for over 2,000. A Town Hall facility with a similar sized auditorium to the existing Town Hall with similar seating arrangements will be able to deliver on this requirement.

²¹ Christchurch Town Hall Operational Business Case, Octa Associates Ltd, November 2014

114. The report goes on to suggest two venue possibilities that are lacking in the optimal facilities matrix, a mid-size auditorium for classical music and a mid-size flat-floor contemporary music venue.
115. It is not clear what seating size would be needed for a “mid-size” auditorium for classical music - it has been suggested anywhere between 300 and 1,200 seats. A key user of such a facility would be the Christchurch Symphony Orchestra.
116. A mid-size flat-floor contemporary music venue under the optimal facility matrix would need capacity for 500-600 seated and 1,000 standing people.
117. Both options could be accommodated within a reconfigured James Hay Theatre or as part of a new Town Hall facility.

Quality:

118. If the existing Town Hall facility was repaired previous commitments by CCC indicate the building would be repaired to 100% of New Building Standards.²²

²² <http://www.ccc.govt.nz/thecouncil/newsmedia/mediareleases/2013/201308291.aspx>

Main Benefits

119. The monetary and non-monetary benefits listed below are largely based on the benefits identified in the **Christchurch Town Hall Operational Business Case**.
120. Key monetary benefits are listed in the table below.

Analysis of potential benefits that can be expressed in monetary terms

Main Benefits	Who Benefits?	Direct or Indirect?	Description
Increase Visitor Numbers	Christchurch City	Direct	An estimated 5-10% of visitors to the Town Hall prior to the earthquake were from out-of-town and spent on average \$400 per visitor night.
A cost effective community facility	Community Groups	Direct	A Town Hall can provide a cost effective large scale space for community groups who cannot afford to pay commercial rates.
Contribute to the economy	Residents of Christchurch	Indirect	A Town Hall will potentially create new jobs, generate household income, attract and retain residents and support the tourism sector.

121. Key non-monetary benefits are listed in the table below.

Analysis of potential benefits that cannot be reliably expressed in monetary terms

Main Benefits	Who Benefits?	Direct or Indirect?	Description
Key Performing Arts Venue	Arts community including performers and event promoters.	Direct	The opening of a Town Hall facility will signify the reopening of a premier performing arts venue in the city and will provide momentum for the remainder of the Performing Arts Precinct.
Improve educational outcomes	All stakeholders, but predominately local schools.	Indirect	Children who participate in or exposed to the arts are better motivated and have greater self-esteem.
Rejuvenation of the CBD	Residents of Christchurch	Both	A Town Hall facility will contribute to creating a vibrant and diverse community, and at the same time contributing to economic growth.
Increased sense of wellbeing	Residents of Christchurch	Indirect	The operation of a key arts venue will improve personal well-being, enjoyment and improves a sense of belonging.

Main Risks

122. Risks result from uncertain events that either improve or undermine the achievement of benefits. The main risks that might create, enhance, prevent, degrade, accelerate or delay the achievement of the strategic objectives are summarised in the table below.

Initial risk analysis

Main Risks	Consequence (H/M/L)	Likelihood (H/M/L)
Service Risks		
Levels of use may be low	High	Medium
Public safety in a new or repaired Town Hall	Medium	Low
Acoustics and venue space are insufficient	Medium	Low
Accessibility, storage and back of house are insufficient	Medium	Low
Project budget is exceeded	Medium	High
Scope creep	Medium	High
External and environmental risks		
Competition with other venues	High	Low
Rebuild fails to take off	Medium	Low
Business risks		
Project experiences funding shortfall	High	Medium
Council funding or insurance is lower than required	High	Medium
Partnerships with performers and promoters are weak	Medium	Medium
Limited or low quality pool of contractors	High	Medium
Contractor pulls out or becomes insolvent	Medium	Low

123. The following section includes a description of each risk and the key mitigation strategies. It is important to note that the majority of these risks relate to the building phase and the initial operation of the Town Hall rather than the long term outcomes.
124. **Levels of use may be low:** A Town Hall facility may take some time to be fully utilised. This can be mitigated by:
- Confidence that the city is anticipating a Town Hall facility being opened and that residents and out-of-town visitors will be keen to use it as a destination point for an event
 - The expectation that a Town Hall facility will generate a lot of interest
 - Planning and promoting 'activity' at the Town Hall from day one: a full programme of events and activities to generate use
 - Understanding what else will be happening around a Town Hall facility at the time of opening and in subsequent years and linking the Town Hall to these activities
 - Promoting for business use
 - Promoting as a key visitor and tourist destination
 - Continuing to directly communicate with stakeholder groups
 - Time since the 2011 earthquakes.

125. **Public safety:** The perception that even a repaired Town Hall will feel unsafe in the event of future seismic activity or other natural disaster. This can be mitigated by:
- Adopting an internal design for the Town Hall that makes it an open and accessible place and consciously attending to known aspects that might compromise safety (lighting, access ways etc.)
 - Clear communication with stakeholders during the rebuild process about the strengthening work being undertaken and how it will result in a stronger and more resilient structure than was there before.
 - Building a Town Hall or repairing the existing Town Hall to high seismic standards (100% of New Building Standards).
126. **Acoustics, venue space, access, storage and back of house are insufficient:** Concern that a Town Hall facility, will not deliver on the desired level of acoustics and space usage. This can be mitigated by consultation with the key users of the facilities during the design process and the engagement of specialist acoustic and theatre services consultants. The resulting venue spaces need to be fit-for-purpose for the end users and the performances that are going to be held in them. This can be achieved by having a clear design process that incorporates the needs of the end users.
127. **Project Budget is exceeded:** This is a risk that could be caused by cost escalations, unexpected expenses or extensions to the original design requirements. This is more of a risk in a repair because of unknown factors that may only be uncovered when the repair work is underway. This risk has now been minimised through an RFP process for the repair of the Town Hall which has indicated that a full repair can be achieved within the budget of \$127.5 million.
128. **Scope creep:** This is a risk where the scope, as outlined in the original design concept that the budget was based on, increases. This risk is mitigated by putting together a high quality concept design team and continued monitoring by the project control group.
129. **Competition with other venues:** Based on current plans there will be several performance and event space venues within the CBD including the Isaac Theatre Royal, Convention Centre and facilities in the Performing Arts Precinct. Depending on how a Town Hall facility is configured and utilised these venues could end up in competition with each other. This risk can be mitigated by:
- Ensuring a Town Hall facility focuses on non-competitive areas of the market and not directly competing with the Isaac Theatre Royal, Convention Centre and Performing Arts Precinct.
 - Focus on less competitive market segments such as shorter small to medium sized events on the assumption the new Convention Centre will focus on larger multi-day events.
 - Coordination with the Performing Arts Precinct to ensure the needs of users can be met by the Town Hall where relevant and there is no overlap of services between the Town Hall and the Performing Arts Precinct.
 - Co-operation in venue management to ensure an event goes to the appropriate venue (all major venues were under one control before the earthquake, though this is unlikely after the central city redevelopment).

130. **Rebuild fails to take off:** The success of The Blueprint and rebuild of central Christchurch is not guaranteed. A high number of residents and workers have relocated outside the central City and are unable or unwilling to return in the short to medium term. This is mitigated by providing the city with key anchor projects (like a Town Hall facility) to revitalise the area and draw people back into the central city.
131. **Project experiences funding shortfall:** This has been mitigated to some extent by the budget set aside by the CCC for the Town Hall project and building the Performing Arts Precinct, and guaranteed fixed price procurement. There is also still potential to seek funding from alternative sources such as philanthropic funding.
132. **CCC or insurance funding is less than expected:** This risk can be mitigated by clear communication, cost sharing discussions with relevant parties and confirmation of insurance and funding before commitment to a Town Hall development.
133. **Partnerships with performers and promoters:** A crucial requirement for the success of a Town Hall is the use of the facility by performing groups and event promoters. Partnerships need to be maintained with these key stakeholders throughout the design process to ensure their needs are met. This risk can be mitigated by:
 - Promoting the Town Hall's potential
 - Actively communicating
 - Keeping an open mind
 - Entering into formal MOUs and other agreements.
134. **Limited or low quality pool of contractors:** The project will be delayed if no worthwhile tender proposals are received; however this can be mitigated with strong market engagement and project management. This risk has been recently mitigated through the RFP process for the Town Hall repair which received tenders from a number of high quality contractors of good reputation.
135. **Contractor pulls out or becomes insolvent:** This will cause project delays and increase costs. This risk will be mitigated by conducting a thorough due diligence on the contractor during the tender process.

Key Constraints and Dependencies

136. The proposal is subject to the constraints and dependencies set out in the table below. These dependencies will be carefully monitored during the project.

Key constraints and dependencies

Constraints	Description
Budget	The budget is a key constraint. Trade-offs may need to be made to ensure that the budget is not exceeded.
Insurance Settlement	The insurance settlement on the Town Hall has not yet been received and represents a significant portion of the budget.
Fit-for-purpose venue	As outlined in the Optimal Facilities Matrix, there are three venue types that a Town Hall facility could fulfil, an Auditorium, a mid-size seated auditorium and/or a mid-size flexible standing or seated venue.
Dependencies	Description
Rejuvenation of the CBD	Success of a Town Hall facility relies in part of the success of the rebuild in general.
Competition from surrounding venues	Success of a Town Hall facility relies on working with surrounding venues to ensure the needs of all users are met and ensuring there is no overlap in available facilities.

The Economic Case - Exploring the Preferred Way Forward

The Economic Case

137. The purpose of the economic case is to identify the investment option that optimises value for money.
138. Having determined the strategic context for the investment proposal and established a robust case for change, the economic case identifies the preferred option for delivering the required services.
139. This economic case:
 - identifies critical success factors;
 - identifies a wide range of options available for delivering the required services;
 - Undertakes an initial options assessment to identify a limited number of short-listed options;
 - undertakes cost benefit analysis of the short-listed options;
 - assesses any intangible benefits and costs; and
 - assesses risk and uncertainty.

Critical Success Factors

140. The following are the critical success factors identified for the provision of a Town Hall facility.

Critical Success Factors

Generic Critical Success Factors	Proposal-Specific Critical Success Factors (CSFs)
Strategic fit and user needs	CSF1: A Town Hall facility that works in conjunction with the Performing Arts Precinct and Convention Centre
Potential affordability	CSF2: Within CCC budget of \$127.5m
Potential achievability	CSF3: Completion of a 'fit for purpose' Town Hall facility by 2018
Potential value for money	CSF4: Existing quality and cultural significance.

CSF1: A Town Hall facility that works in conjunction with the Performing Arts Precinct and Convention Centre

141. The future success of a Town Hall facility will depend largely on the facility working in conjunction with other venues in the Performing Arts Precinct and the Convention Centre. Close proximity can create a performing arts and event centre for Christchurch. An overlap in the available facilities could potentially result in competition between the facilities.
142. Between the Town Hall and the Performing Arts Precinct some of the key facilities required in the Optimal Facilities Matrix can be met. If planned and developed in conjunction, these facilities will be well utilised and will meet the needs of the performing arts sector.

CSF2: Within Christchurch City Council budget of \$127.5 million

143. The funding for the Town Hall project totals \$127.5m comprised of an expected \$69 million from the estimated insurance contribution (a \$32 million minimum from the indemnity insurance value and the balance from expected additional insurance contribution to a full repair) and the balance of \$59.5 million to be funded by CCC. The land the existing Town Hall is situated on is owned by CCC.
144. As a core goal and critical success factor, the project construction costs should not exceed the allocated project budget. If this critical success factor is at risk then appropriate adjustments of scope (for example to quality or size) must be made to the project design scope in order to meet the budget or other sources of funding identified.

CSF3: Completion of a 'fit for purpose' Town Hall facility by 2018

145. This critical success factor encompasses the design and construction of a "fit for purpose" Town Hall facility. A Town Hall facility at a minimum needs to be able to provide the following:
- A large auditorium suitable for civic and performance events that can seat over 2,000.
 - In conjunction with the Performing Arts Precinct facilities for the Christchurch Symphony Orchestra and other local performance groups.
 - Sufficient foyer and meeting space for pre and post event gatherings.
146. While there is no set time frame for the provision of a Town Hall facility, by 2018 it is expected a significant portion of the rebuild will be complete including the Performing Arts Precinct and the Convention Centre.

CSF4: Retention of the existing quality and cultural significance.

147. The quality of a Town Hall facility should be no less than the existing Town Hall prior to the earthquakes. Previous resolutions by CCC confirm their commitment to have a Town Hall at 100% of New Building Standards.
148. The existing Town Hall facility was a significant civic amenity within the CBD and is a heritage listed building. As part of the 2012/2013 Annual Plan process residents were able to make submissions on the proposal to repair or replace the Town Hall, the overwhelming majority of submitters to the draft annual plan were in favour of the option to repair the Town Hall. This support indicates the important place the facility holds with Christchurch residents.
149. A new or restored Town Hall facility will need to at a minimum meet the quality and cultural significance of the Town Hall prior to the earthquakes.

Long-List Options and Initial Options Assessment

Options identification

150. A long list of in-scope options for delivering the required services is set out below under the following five dimensions:

Possible long-list options classified by the five dimensions of choice

Dimension	Base Case	Options within each Dimension
Scale, scope and location (SSL)		
In relation to the proposal, what levels of coverage are possible?	<p>The closed Town Hall incorporated the Auditorium, James Hay Theatre and several function rooms.</p> <p>Since the Town Hall closure events and performances have relocated to several venues around the City (which are not necessarily fit for purpose), or lost to the city.</p>	<p>SSL1: Full restoration of the Town Hall incorporating the Auditorium, James Hay Theatre and all function rooms at a total project cost of \$127.5 million.</p> <p>SSL2: Restoration of the Town Hall incorporating the Auditorium, James Hay Theatre and redesigned function rooms at a total project cost of \$125.4 to \$128.6 million.</p> <p>SSL3: Restoration of the Auditorium, James Hay Theatre and foyer only at a total project cost of \$109 million.</p> <p>SSL4: Restoration of the Auditorium and foyer area only at a total project cost of \$91.4 million. Provision of other facilities within the Performing Arts Precinct.</p> <p>SSL5: Build a new Town Hall incorporating an auditorium, theatre and function rooms at an estimated project cost of \$193.5 million.</p> <p>SSL6: Build a new Town Hall incorporating an auditorium and foyer space only at an estimated project cost of \$157 million. Provision of other facilities within the Performing Arts Precinct.</p>
Service solution (SS)		
How can services be provided?	Performances and events are hosted at various venues throughout the city such as Horncastle Arena.	<p>SS1: Retain the current facility offerings and add additional facilities as required</p> <p>SS2: Restore or build a new Town Hall on the existing site</p> <p>SS3: Build a new Town Hall on a different site</p>
Service delivery (SD)		
Who can deliver the services?	Town Hall service management prior to the earthquakes was run by Vbase.	<p>SD1: CCC via subsidiary entity Vbase</p> <p>SD2: Outsource management services to a private provider</p> <p>SD3: Public private partnership (PPP) between CCC and a private provider</p>
Implementation (I)		
When can services be delivered?	n/a	<p>I1: Big bang delivery</p> <p>I2: Staged delivery</p> <p>I3: Deferred delivery</p>
Funding (F)		
How can it be funded?	None	<p>F1: Solely funded by CCC</p> <p>F2: Cost sharing between CCC and Crown</p> <p>F3: Cost sharing with third party</p>

151. A list of estimated cost of the options, the potential funding from insurance and the net cost to CCC are attached in Appendix 1.

Long list options assessment to determine the short-list

152. The long-list options in each of the five dimensions were assessed using a two part process:

- Options were initially assessed against the critical success factors. Any option that fails to meet any of the critical success factors is automatically rejected at this point. Where an option is the only one remaining in a particular dimension at this stage, it is automatically short-listed (as the preferred approach must include one option from each dimension).
- The remaining options are then assessed against the investment objectives. Each long-list option is assessed as achieving (y), partially achieving (p) or not achieving (n) the investment objective. Then the short-list is constructed from the remaining options under each of the five dimensions.

Long list options assessment

153. The table below assesses the long-list options against the critical success factors. The advantages and disadvantages of each of the long list options are discussed below. Short listed options are covered in more detail in the next section.

Long-list options assessment

Critical Success Factors (CSF)	Scope				Service solution				Service delivery			Implementation			Funding				
	Yes	Yes	Yes	No	Yes	No	Yes	No	Yes	Yes	Yes	No	No	Yes	No	Yes	No	No	
CSF1: Facility that works in conjunction with Performing Arts Precinct and Convention	Y	Y	Y	Y	Y	N	Y	P	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y
CSF2: Within CCC budget of \$127.5 m	Y	Y	Y	N	Y	Y	Y	Y	Y	Y	Y	P	Y	Y	Y	Y	Y	Y	Y
CSF3: Completion of a 'fit for purpose' Town Hall by 2018	Y	Y	Y	Y	Y	N	Y	N	Y	Y	Y	Y	P	Y	Y	Y	Y	Y	N
CSF4: Existing quality and cultural significance	Y	Y	Y	Y	Y	N	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y
Pass Critical Success Factors?	Yes*	Yes	Yes	No	Yes	No	Yes	No	Yes	Yes	Yes	Yes	No	No	No	Yes	No	No	No
Investment Objectives (IO)																			
IO1: Make Christchurch a liveable city	N	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y
IO2: Regeneration of Christchurch	N	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y
Investment Objectives Assessment Total	N	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y
Option Short-listed?	Yes*	Yes	Yes	Yes	Yes	No	No	No	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	No	No

* The Status Quo option is carried forward to the short-list and will act as the baseline for determining relative value for money

The Status Quo or Do Nothing Option

154. **Description:** Since the closure of the Town Hall, events and performances have relocated to several venues around the city including the Horncastle Arena and the Airforce Museum at Wigram. If nothing is done to the Town Hall these facilities can continue to be used except for the Airforce Museum which the operators want to revert to a museum when the Convention Centre is available.
155. **Advantages:**
- A number of events and performances have been established at alternative venues with people now becoming familiar with them.
 - CCC will not be required to spend the \$127.5 million Town Hall budget which could be redirected to other projects in the Performing Arts Precinct or other areas.
156. **Disadvantages:**
- The current facilities being utilised, while adequate, do not fully replace the experience the city expects of a central civic amenity.
 - The current facilities being used are often either too big or too small for what is required.
 - The acoustic and other qualities of the facilities currently being used are not of appropriate standard in many cases.
 - If the Town Hall is left as is it will become an eye-sore within the central city and a constant reminder of what has been lost.
 - The lack of a Town Hall facility within the CBD does not support CCC's objectives of making Christchurch a liveable city and supporting the regeneration of Christchurch.
 - The development of the Performing Arts Precinct could also be impaired if there is no firm position from CCC on the Town Hall's future.
 - Performers and event organisers may be turned off Christchurch if insufficient facilities are available at the expected standard potentially meaning Christchurch will miss out on events.
157. **Conclusion:** The status quo option was only ever intended by CCC as temporary until plans can be made for a Town Hall facility and the Performing Arts Precinct. The current standard of facilities provided by the alternative venues are not viable options for the future, as expectations for a city the size and standing as Christchurch are much higher.
158. The status quo option has been carried forward to the short-list to act as a baseline for determining relative value for money of the short listed options.

Scale, Scope and Location Dimension

SSL1: Full restoration of the Town Hall incorporating the Auditorium, James Hay Theatre and all function rooms at a total project cost of \$127.5 million.

159. **Description:** Full restoration of the Town Hall is based on CCC's earlier resolutions to fully restore the entire Town Hall facility to 100% of New Building Standards. The restoration will include the Auditorium, James Hay Theatre and all function rooms. The project budget of \$127.5 million²³ was agreed by CCC in their 2013-2016 three year plan²⁴ and has recently been confirmed in the RFP process.

160. **Advantages:**

- This would achieve a full restoration of the Heritage Listed building and at the same time bring the building up to 100% of New Building Standards.
- This option also has the potential to deliver two facilities within the Optimal Facilities Matrix, provided alterations are made to the existing James Hay Theatre configuration.
- The facilities would meet the quality expectation with regard to heritage, acoustics, iconic building status, etc.

161. **Disadvantages:**

- A potential disadvantage is how the restored facility will work in with the Performing Arts Precinct and the Convention Centre in terms of locations and some possible competition in facilities.

162. **Conclusion:** This option meets all the critical success factors and has been put on the short list for consideration.

SSL2: Restoration of the Town Hall incorporating the Auditorium, James Hay Theatre and redesigned function rooms at a total project cost of \$125.4 million to \$128.6 million.

163. **Description:** This option is the same as SSL1 with the exception of a redesign to the function rooms (or southern entrance) to the Town Hall facility. Three alternative options were presented to CCC for redesign of the southern entrance and partial retention and restoration, full two storey replacement or a full single storey replacement of function areas.

164. **Advantages:**

- This option also has the potential to deliver two facilities within the Optimal Facilities Matrix, provided alterations are made to the existing James Hay Theatre configuration.
- A full replacement of the southern entrance, and either one or two storeys of function areas, provides the opportunity to redesign the layout of the function rooms to ensure optimum facility space is created that can complement the available spaces in the Convention Centre.

²³ These costs have subsequently been confirmed by way of an RFP for the works.

²⁴ Christchurch City Three Year Plan, p52

165. **Disadvantages:**

- As with SSL1 a potential disadvantage is how the restored facility and the redesigned function space will fit with the Performing Arts Precinct and the Convention Centre and whether the function spaces would replicate facilities that are expected to be available in the Convention Centre and nearby hotels.
- In the case of some of the possible external modifications the Town Hall would be modified from its existing look, principally on its southern aspect. This does not meet the Heritage objectives in full.
- If significant changes are made to the Town Hall this could reduce the insurance proceeds available for repair increasing the net cost to CCC.

166. **Conclusion:** This option meets the critical success factors and has been put on the short list for consideration.

SSL3: Restoration of the Auditorium, James Hay Theatre and foyer only at a total project cost of \$109 million.

167. **Description:** Full restoration of the Auditorium and James Hay Theatre to 100% of New Building Standards, with the function rooms and ancillary spaces demolished.

168. **Advantages:**

- The main advantage of this option is the cost savings that can be achieved within the current total budget of \$127.5 million which is a critical success factor (though the net cost to CCC does not decrease by the same amount due to reduction in the insurance contribution to the repairs).
- This option also has the potential to deliver two facilities within the Optimal Facilities Matrix, provided alterations are made to the existing James Hay Theatre configuration.
- This option also ensures a restored Town Hall does not replicate or act in direct competition with the Convention Centre which is expected to have some smaller meeting/function areas similar to the function rooms in the existing Town Hall.
- A Heritage Report to CCC in 2012 noted that the Town Hall's sense of place would be diminished by the demolition of any of the existing Town Hall but that "retention of the auditorium, the foyer and James Hay theatre would balance the need for some demolition and the retention of the greatest level of sense of place"²⁵.

169. **Disadvantages:**

- A potential disadvantage as with SSL1 and SSL2 is ensuring the facilities are 'fit for purpose' and work in conjunction with the Performing Arts Precinct. The facilities that are restored need to fulfil user requirements to ensure the facilities are fully utilised.
- Removing the function spaces is expected to reduce the insurance repair contribution meaning these options are expected to be more costly to CCC (net of insurance) than the full restoration option.

²⁵ Christchurch Town Hall: Report For CCC. Peer review of the report prepared by Heritage Management Services. Ian Bowman, Architect and Conservator. 28 September 2012. The report continues "A possible option that would comply with the need to demolish the wing facing the Avon but retain an understanding of the original architectural composition would be to retain the concrete frames only of the Cambridge and Limes rooms with the remainder of the building".

- Removal of the meeting and dining spaces reduces the potential income and contribution from the operation of the Town Hall.
- The Town Hall would be modified from its existing look on its southern aspect (as is the case with some of the suggested modification in SSL2).

170. **Conclusion:** This option meets the critical success factors and has been put on the short list for consideration.

SSL4: Restoration of the Auditorium and foyer area only at a total project cost of \$91.4 million. Provision of other facilities within the Performing Arts Precinct.

171. **Description:** Full restoration of the Auditorium and foyer space only to 100% of New Building Standards. The James Hay Theatre and function spaces are demolished.

172. **Advantages:**

- The main advantage of this option is the cost savings that can be achieved within the current total budget of \$127.5 million which is a critical success factor (though the net savings are only \$19.3 million due to a reduction in insurance contribution to repairs under this option). Being below the total project budget provides scope to make further improvements to the facility and redirect funding to other projects in the Performing Arts Precinct.

173. **Disadvantages:**

- The disadvantage of this option is that it only fulfils one of the facility requirements in the Optimal Facilities Matrix. Another facility would need to be considered within the Performing Arts Precinct to ensure all venue requirements are fulfilled, in particular that there is a performing space for the Christchurch Symphony Orchestra. It is unlikely this could be built for the saved capital cost of \$19.3 million.
- Removal of the James Hay Theatre and function spaces reduces the expected insurance contribution to repairing the Town Hall to \$52 million (compared to \$69 million for the full restoration), meaning the net cost to CCC does not decrease in proportion to the total cost decrease.
- Removal of the James Hay Theatre and function spaces reduces the potential income and contribution from the operation of the Town Hall (estimated at \$29.2 million lost contribution over 20 years).

174. **Conclusion:** This option meets all the critical success factors and has been put on the short list for consideration.

SSL5: Build a new Town Hall incorporating an auditorium, theatre and function rooms at an estimated project cost of \$193.5 million.

175. **Description:** Build a new Town Hall with equivalent facilities and quality to the existing venue, incorporating an auditorium, mid-sized theatre and function rooms to 100% of New Building Standards.

176. **Advantages:**

- The main advantage of this option is the scope it provides to build facilities that fit within the Optimal Facilities Matrix. A new purpose built facility can be tailored with the end users in mind while at the same time creating a modern facility that reflects the liveable city CCC wants to create.

177. **Disadvantages:**

- The expected cost is in excess of the total Performing Arts Precinct total budget of \$157.5 million and the Town Hall component of that budget of \$127.5 million.
- A new building reduces the expected insurance contribution to the Town Hall to \$32 million, being indemnity value. This means the net cost to CCC of provision of the existing Town Hall facilities in a new building is \$166.5 million compared to \$58.5 million for restoring the existing Town Hall in full.
- Replacing the existing Town Hall facility removes a significant architectural and heritage building from the CBD.

178. **Conclusion:** Based on the cost being in excess of budget this option fails one of the Critical Success Factors and is excluded from further consideration.

SSL6: Build a new Town Hall incorporating an auditorium and foyer space only at an estimated project cost of \$157 million²⁶. Provision of other facilities within the Performing Arts Precinct.

179. **Description:** Build a new Town Hall with an auditorium and foyer space only to 100% of New Building Standards.

180. **Advantages:**

- The main advantage of this option is the cost savings that could be achieved by building only an auditorium space compared to a full Town Hall replacement.

181. **Disadvantages:**

- The disadvantage of this option is that it only fulfils one of the facility requirements in the Optimal Facilities Matrix. The provision of other facilities will need to be accommodated within the Performing Arts Precinct and existing budget.
- A new building reduces the expected insurance contribution to the Town Hall to \$32 million, being indemnity value. This means the net cost to CCC of provision of a new auditorium only Town Hall facility is \$125 million compared to \$58.5 million for fully restoring the existing Town Hall.
- As with SSL5 replacing the existing Town Hall facility removes a significant architectural and heritage building from the CBD.

182. **Conclusion:** Based on the cost being in excess of budget this option fails one of the Critical Success Factors and is excluded from further consideration.

²⁶ This option has not been fully costed. The estimate is based on a high level estimated reduction in the cost estimated by Aecom to build a new Town Hall including an Auditorium and a 600 seat venue of \$193.5 million.

Service Solution Dimension

SS1: Retain the current facility offerings and add additional facilities as required.

183. **Description:** This option envisions that the venues currently being used around city remain as the main civic and event performance venues. Additional facilities can be added as and when required. The existing Town Hall is either moth-balled or demolished.

184. **Advantages:**

- The main advantage of this option is the benefit of not spending the allocated Town Hall budget, which could be redirected to other projects in the Performing Arts Precinct as and when needed.

185. **Disadvantages:**

- This option will not fulfil the Critical Success Factors of providing a 'fit for purpose' facility and a facility that can work in conjunction with the Performing Arts Precinct. Having no civic or event space in the CBD is not a viable long term option as such a facility is needed, as outlined in the Optimal Facility Matrix, for a city the size and standing of Christchurch.
- Christchurch is also likely to miss out on key events if a full suite of venue options are not available. This will make Christchurch less attractive to out of town visitors if there is no focal point for coming.
- The cost of mothballing or demolishing the Town Hall.

186. **Conclusion:** This option fails three Critical Success factors and does not meet the key Investment Objective of making Christchurch a liveable city and is therefore excluded from further consideration.

SS2: Restore or build a new Town Hall on the existing site

187. **Description:** Restore the Town Hall or build a new Town Hall on the existing site on the corner of Colombo and Kilmore Streets.

188. **Advantages:**

- The advantage of this option is the land is already owned by CCC.
- While the location is not within the proposed Performing Arts Precinct it is close (within 100 metres) and is also adjacent to the Avon River Precinct and Victoria Square which have proposed redevelopment plans. Together these areas will provide a focal point in the CBD going a long way towards the Investment Objective of making Christchurch a liveable city.
- The sites previously proposed (the corners of Colombo Street and Armagh Street) are only about 100 metres from the existing Town Hall site. In addition, when the Performing Arts Precinct was planned in the CCRP it was expected that the 17 storey Forsyth Barr building on the corner south west corner of Colombo and Armagh Streets would be demolished. It is now to be retained and redeveloped as a hotel. Thus the Performing Arts Precinct plan for location of a new Town Hall has been compromised.

189. **Disadvantages:**

- The disadvantage of having a Town Hall venue on this site is the (small) distance from the rest of the proposed Performing Arts precinct (as noted above).

190. **Conclusion:** This option meets all the critical success factors and as it is the only 'service solution' option to do so, it has been included on the short-list.

SS3: Build a new Town Hall on a different site

191. **Description:** This option envisions building a new Town Hall facility on a different site, ideally still located within the CBD.

192. **Advantages:**

- The main advantage of this option is the additional scope it will potentially add to a new Town Hall if an alternative site can be selected that better fits the design requirements.

193. **Disadvantages:**

- A key feature of the Blueprint plan is the location of various areas in the CBD into precincts. The Convention Centre and the Performing Arts Precinct are located near the existing Town Hall site. If the Town Hall was located elsewhere in the CBD it may lose its connection with the Performing Arts Precinct and the vision of locating the performing arts within one cluster may be lost.
- In addition the cost to build a new Town Hall are in excess of repairing the existing Town Hall.

194. **Conclusion:** This option fails the critical success factor assessment as it does not meet the ideal of a Town Hall facility that works in conjunction with the Performing Arts Precinct and Convention Centre and is therefore excluded from further consideration.

Service Delivery Dimension

SD1: Services delivery by CCC via subsidiary entity Vbase

SD2: Outsource management services to a private provider

SD3: Services delivery by public private partnership (PPP) between CCC and a private provider

195. **Description:** Once the Town Hall is operational, facilities management could be delivered under various management models, each of which has various possible advantages and disadvantages.
196. Which model is applied is not important in the decision as to the civic, event and performance facilities required in Christchurch and the options for providing a Town Hall facility. As such this dimension has been left for future evaluation.

Implementation Dimension

I1: Big bang delivery

197. **Description:** Under this scenario the Town Hall facility would be fully opened to the public on day one. This means that on opening day visitors will be able to visit the entire facility and all venues would be fully operational for performances.

198. **Advantages:**

- The public would have full access to 'their' Town Hall from day one and there would be no impacts related to a staged opening. Completing the entire build process in one phase would be cheaper than having two or more phases.

199. **Disadvantages:**

- One potential disadvantage is the time delay it may take to have the entire Town Hall facility ready all at the same time. This may be countered by the disruption caused and possible health and safety issues with a staged delivery.

200. **Conclusion:** This option meets all the critical success factors and as it is the only 'implementation' dimension option to do so, it has been included on the short-list.

12: Staged delivery

201. **Description:** Under this scenario the Town Hall would be opened to the public in stages. For example, only the auditorium and foyer is opened on day one and the remainder of the facilities (theatre and function rooms) may be opened in stages over the next few years.

202. **Advantages:**

- This would allow the project to be built or restored in phases deferring the capital expenditure costs until a later date which may assist with financing.

203. **Disadvantages:**

- A staged delivery would need to be considered in the design phase to ensure that the areas not completed could be securely blocked off from the public and then completed / opened at a later date without any disruption to the facilities available at that time. This would increase the design and construction costs of the building or restoration.
- In addition a staged delivery may not deliver the required facilities until a much later date. There is a risk that the delayed facilities may not be provided.

204. **Conclusion:** This option does not meet all of the critical success factors and therefore it has not been included in the short list.

13: Deferred delivery

205. **Description:** Under this scenario the Town Hall project would be deferred until residents and workers have moved back into the Christchurch central city.

206. **Advantages:**

- Deferred delivery would allow the Town Hall to be constructed or restored after the bulk of the rebuild which could potentially:
 - Reduce construction costs as there may be many construction companies competing for the remaining rebuild work
 - Allow the Town Hall to open when residents and workers have moved back into the central city, this would reduce risk associated with the success of the rebuild.

207. **Disadvantages:**

- The key disadvantage of this option is that a deferred opening date would delay the project beyond the 2018 timeframe meaning the Town Hall would not act as one of the 'anchor projects' that are crucial in providing impetus to the rebuild.
- In addition it would mean that the required facilities would not be available until potentially a much later date.
- A delay in delivery would also increase construction costs.

208. **Conclusion:** This option fails the critical success factor assessment as the Town Hall would not be operational by 2018.

Funding Dimension

F1: Solely funded by CCC

209. **Description:** The cost of provision of a Town Hall will be funded by:

- Indemnity Insurance of \$32 million on the existing Town Hall.
- Up to \$37 million additional insurance contribution if the existing Town Hall is repaired in full, reducing if less than full restoration is undertaken (excluding meeting and dining spaces, excluding James Hay Theatre, etc).
- The balance by CCC.

CCC have already committed to funding \$127.5 million (including the indemnity and repair insurance proceeds) for the Town Hall project as part of the wider Performing Arts Precinct budget.²⁷

210. **Advantages:**

- Only having one source of funding would streamline the funding process and make the administration side simpler.
- Agreement for this funding source has already been reached.

211. **Disadvantages:**

- It is publically known that CCC is struggling to cover all the rebuild commitments / projects that it has committed to. Sole funding from CCC could potentially put the Town Hall project at risk of deferral or cancellation if the full funding could not be obtained.
- Another disadvantage is the risk around a portion of the funding that is dependent on the insurance claim on the Town Hall being paid out in full. This claim is yet to be settled.

212. **Conclusion:** This option meets all the critical success factors and as it is the only 'funding' dimension option to do so, it has been fast-tracked directly to the short-list.

F2: Cost sharing between CCC and Crown

213. **Description:** Cost share arrangement of the \$127.5 million budget between CCC and Crown.

²⁷ Town Hall Conservation and Performing Arts Precinct Report to CCC, 19 August 2013.

214. **Advantages:**

- A cost share arrangement would place less pressure on CCC funding requirements.

215. **Disadvantages:**

- The current Crown/ CCC cost share agreement considered the costs of the wider central Christchurch facilities and the costs were shared between parties, with CCC taking responsibility for the Performing Arts Precinct. It is unlikely that additional Crown support can be achieved, without trade-offs on other project funding cost shares.

216. **Conclusion:** This option fails the critical success factor as this option is unlikely to proceed further and would create a significant delay to the project if it was pursued and therefore has not been included on the shortlist.

F3: Cost sharing with third party

217. **Description:** Under this scenario part of the \$127.5 million budget would be funded by a third party.

218. **Advantages:**

- This would reduce CCC's commitment to the Town Hall project and may free up funds for other projects.

219. **Disadvantages:**

- Having funding (ownership) with a third party would potentially reduce the insurance contribution to the Town Hall project to indemnity value (\$32 million). This would increase the net cost of providing a Town Hall by up to \$37 million (which would be contributed by insurance (on top of the \$32 million indemnity value) if the existing Town Hall was repaired in full).
- The Town Hall is an element of Civic Infrastructure and a public benefit asset, which does not typically operate at a profit after depreciation and funding costs.
- If a commercial third party was involved in funding the Town Hall they would undoubtedly seek a long term rental agreement with CCC to secure a reasonable return on investment. The return a commercial operator would require is likely to be well in excess of the cost to CCC if they could build/ repair the Town Hall themselves.
- Having third party funding on the existing Town Hall would be complicated by the ownership and status of the land and the value of the existing damaged facility.

220. **Conclusion:** This option fails the critical success factor as this option is unlikely to proceed further and would create a significant delay to the project if it was pursued and is therefore not included on the short list.

The Short-listed Options

221. Based on the long list analysis the following details have been confirmed about the preferred option:
- Restore or build a Town Hall facility on the existing site
 - Facilities will be opened and operational in one big bang
 - It will be funded in accordance with CCC's existing funding agreements and insurance.
222. On the basis of this analysis, the recommended short-list option for further assessment are as follows:
- **Option 1:** Status quo option (retained as a baseline comparator)
 - **Option 2:** Restoration of the Auditorium and foyer only
 - **Option 3:** Restoration of the Auditorium and James Hay Theatre only
 - **Option 4:** Restoration of the Auditorium and James Hay Theatre with redesigned function rooms
 - **Option 5:** Full restoration

Economic Assessment of the Short-Listed Options

223. A significant portion of the benefits associated with this business case cannot be reliably or reasonably quantified in monetary values. The non-monetary benefits are significant in nature and will dictate the choice of the preferred option alongside the expected capital cost of the short listed options.
224. As shown in the main benefits section of the Strategic Case, the benefits associated with a Town Hall will flow from the successful achievement of the investment objectives in the form of significant social and cultural benefits for Christchurch.
225. Accordingly the economic assessment will focus on the expected capital cost of each option and then assess against the non-monetary benefits that differentiate between the six short listed options.
226. In essence four questions separate the five short-listed options.
- **Does Christchurch need a Town Hall?**
 - **Should the Town Hall be restored with the Auditorium only?**
 - **Should the Town Hall be restored with the Auditorium and James Hay Theatre only?**
 - **Should the Town Hall be restored with full facilities?**

Does Christchurch Need a Town Hall?

227. This has fundamentally been answered in the strategic case and the assessment of the long list options sections. Key points from these sections are summarised below.
228. Following the earthquakes performances and events that would normally be located at the Town Hall were forced to relocate to other venues around the city. While the venues utilised are adequate they do not fully replace the experience a city the size and standing of Christchurch would expect. As the number of facilities currently available is limited there is the potential for Christchurch to miss out on performances and events if the facilities are not available at the right times²⁸ and the quality of the facilities are not up to the required standards.
229. The lack of a Town Hall facility within the CBD does not support CCC's objectives of making Christchurch a liveable city and supporting the regeneration of Christchurch.
230. The development of the Performing Arts Precinct could be impaired or delayed if there is no firm commitment from CCC about the Town Hall's future.
231. While it is recognised that the inner city is currently an emerging and somewhat uncertain environment, the benefit of the current situation is that it is dynamic, evolving, and constantly presenting new opportunities. This strengthens, rather than weakens, the case for a Town Hall.
232. As outlined in the Optimal Facility Matrix there are three venues that could potentially be incorporated within a Town Hall facility:
- A large auditorium (2,000+ seats) suitable for civic events, festivals and large-scale performance.
 - A mid-size seated auditorium acoustically suitable for traditional, symphonic and chamber music.
 - A 500-600 seated / 1,000 standing flexible mid-size venue to accommodate touring groups, contemporary music, jazz, folk, rock and performance.
233. At a minimum there is a need for a Town Hall facility that incorporates a large auditorium. Such a facility could also incorporate the mid-sized venue requirements/ flexible performance space. If a mid-sized venue / flexible performance space was not incorporated within the Town Hall a separate facility would need to be contemplated within the Performing Arts Precinct to meet this need.
234. This business case supports that Christchurch does need a Town Hall that at a minimum incorporates a large auditorium. It confirms that there is a compelling case for change and that the base case (or 'do nothing' scenario) is not a viable option for future Christchurch.

²⁸ Vbase advise that last year the Horncastle Arena turned down four major concert events because the Arena was booked for events that better suited the Town Hall had it been available.

Restoration of the Town Hall

235. The Town Hall building is considered a landmark public building in New Zealand and has won the NZ Institute of Architects Gold Award in 1973 and Enduring Award in 2000. The Auditorium and acoustics are celebrated by many performers and audiences. In addition the Town Hall building is regarded as an exemplar of modern architecture, where form follows function, and is still regarded as a world class facility for acoustics "in the round"²⁹. It is recognised by Professor Trevor Cox, Professor of Acoustic Engineering at University of Salford, UK, and President of the Institute of Acoustics from 2010 to 2012 as one of the ten best concert halls in the world and the only one in the Australasia³⁰.
236. As part of the 2012/2013 Annual Plan process residents were able to make submissions on the proposal to repair or replace the Town Hall. The overwhelming majority of submitters to the draft annual plan were in favour of the option to repair the Town Hall. There was also strong support from heritage groups for the repair of the facility in at least some form. This support shows the strength of feeling the existing Town Hall provokes and the need to consider the cultural significance a Town Hall facility, either repaired or replaced, would have with stakeholders.
237. As outlined in the preceding sections it has been shown that there is a need for a Town Hall facility within the CBD to meet CCC's strategic objectives of making Christchurch a liveable city and supporting the restoration of the existing Town Hall.

Should the Town Hall be restored with the Auditorium only?

238. This question considers the feasibility of restoring the existing Town Hall Auditorium and foyer only with the remainder of the spaces to be demolished. It is estimated the project cost of restoring the Auditorium and foyer space only would be in the vicinity of \$91.4 million.
239. The Town Hall Auditorium is of high quality and considered a world class facility. Preserving this facility would mark an important step in the rebuild of Christchurch while still maintaining a connection with the 'old' Christchurch.
240. The primary advantage of this option is the cost savings that could be achieved within the \$127.5 million restoration budget. However this is offset to some degree by the reduction in insurance contribution to repair and the forecast loss of contribution from operation of a smaller venue with less facilities, so the net capital cost savings to CCC would only be \$19.3 million.
241. This cost saving would need to be weighed against the fact only one facility within the Optimal Facility Matrix would be met by the Town Hall. The cost savings of \$19.3 million is unlikely to be sufficient to build a quality, high acoustic standard mid-sized venue to bridge the gap.

²⁹ Warren and Mahoney Architectural Statement to CCC 21 September 2012.

³⁰ <http://www.theguardian.com/travel/2015/mar/05/10-worlds-best-concert-halls-berlin-boston-tokyo>

242. A further key disadvantage of only restoring the Auditorium revolves around the heritage nature of the facility and the loss of “sense of place” the Town Hall would face if the James Hay Theatre and function rooms were demolished.

243. The retention of the Auditorium only and demolition of the rest of the Town Hall is strongly opposed by Heritage advocates³¹ as it would:

“Significantly diminish its landmark status, its contribution to the Kilmore and Colombo streetscapes and to the landscape quality of the Avon and Victoria Park.”

“Only in the extreme case, as a last resort, and where there are severely limited funds, could the retention only of the auditorium be considered. If this were the worst case, the sense of place would be even further reduced, as would its heritage values.”

244. The restoration of only the Auditorium would meet the minimum requirements of a Town Hall facility at the lowest cost, but would not address the requirement for a mid-sized venue. Restoration of the Auditorium only should be used as the base option when considering the extent of the Town Hall restoration.

Should the Town Hall be restored with the Auditorium and James Hay Theatre only?

245. This question considers the feasibility of restoring the existing Town Hall Auditorium, James Hay Theatre and foyer only with the remainder of the spaces (the Limes and Cambridge Rooms and Boaters Restaurant) to be demolished.

246. This option has the potential to meet the facility requirements as outlined in the Optimal Facility Matrix.

- The Auditorium is high quality and considered world class.
- The James Hay Theatre could be redeveloped to meet the requirements for a mid-size seated auditorium acoustically suitable for traditional, symphonic and chamber music and a 500-600 seated / 1,000 standing flexible mid-size venue to accommodate touring groups, contemporary music, jazz, folk, rock and performance.

247. If the James Hay Theatre is restored it needs to be completed in such a way that it not only fulfils the facility requirements but that it is ‘fit-for-purpose’ for end users. The Christchurch Town Hall Operational Business Case noted:

“The implication of the report and the decision not to build the previously envisaged new auditoria in the Performing Arts Precinct is that the James Hay Theatre may need significant acoustic and seating changes, which may exceed the existing rebuild budget allowances.”³²

³¹ Report to the CCC Community, Recreation and Culture Committee 30 October 2012. Christchurch Town Hall: Report for CCC – Peer review of report prepared by Heritage Management Services. Ian Bowman, Architect and Conservator, 28 September 2012.

³² Christchurch Town Hall Operational Business Case, November 2014, p 8.

The expected total cost of repair includes provision for the appropriate redevelopment of the James Hay theatre within the \$127.5 million budget.

248. Whilst this option would require the demolition of Boaters Restaurant and the Limes and Cambridge Rooms, heritage reports note:

"Retention of the auditorium, the foyer and James Hay theatre would balance the need for some demolition and retention of the greatest level of sense of place. A possible option that would comply with the need to demolish the wing facing the Avon but retain an understanding of the original architectural composition would be to retain the concrete frames only of the Cambridge and Limes rooms with the remainder of the building³³".

249. This option at an estimated cost total cost of \$109 million is expected to have a net cost to CCC (after indemnity and repair insurance) of \$46.8 million (a savings of \$11.6 million compared with full restoration) but does not fully meet Heritage objectives.
250. Vbase, operators of the Town Hall, note that the loss of the Limes and Cambridge Rooms and Boaters Restaurant, would have a detrimental impact on the operations and contribution of the total complex (estimated at \$13.6 million over 20 years in present value terms).
251. On balance this option provides an option for fulfilling the facility requirements while retaining a significant portion of the existing Town Hall if cost is a major issue.

Should the Town Hall be restored with full facilities?

252. This option has the support of a CCC resolution.
253. As outlined above restoration of the Auditorium and James Hay Theatre would meet the event and performance facility requirements for Christchurch as defined in the Optimal Facilities and provide linkages to the Performing Arts Precinct.
254. The additional spaces that would be retained in a full restoration include the Cambridge and Limes Rooms, Boaters Restaurant and other function spaces. Various options were presented to CCC about the restoration or replacement of these spaces with CCC resolving to fully restore the function rooms. The function rooms if restored may replicate meeting and small event facilities that would be included in the new Convention Centre and nearby hotels.
255. An RFP on the full repair of the Town Hall (incorporating some upgrade of the James Hay Theatre) has confirmed the capital cost is within the budget of \$127.5 million (including a significant contingency).
256. This full repair option meets the Heritage objectives, whilst the full repair with amendments to the restaurant and meeting facilities would have an impact on the building façade and therefore not fully meet the heritage objectives.

³³ Report to the CCC Community, Recreation and Culture Committee 30 October 2012. Christchurch Town Hall: Report for CCC – Peer review of report prepared by Heritage Management Services. Ian Bowman, Architect and Conservator, 28 September 2012.

The Preferred Option

257. The preferred option is comprised of the following selections from each of the five dimensions:

- Restoration on the existing site.
- Restoration of the full Town Hall, including redeveloping the James Hay Theatre to fulfil the requirements of a mid-sized venue within the Optimal Facilities Matrix and is 'fit-for-purpose' for end users.
- Facilities will be opened in one big bang.
- It will be repaired within the total budget of \$127.5 million, which has now been confirmed by an RFP for the works.
- It will be funded in accordance with previous resolutions of CCC of funding of \$127.5 million including insurance proceeds, which have been included in CCC financial plans.

258. If total cost compared to budget does become an issue, a fall-back position could be a Town Hall without the same level of meeting and dining facilities, which could meet budget requirements but would not fully meet heritage objectives.

Appendix 1: Estimated Cost of Options

	Estimated Cost	Demo Cost	Indemnity Cover	Insurance contribution to repair (1)	Cost to Council	NPV Change in Net Revenue over 20 years	Delivers on Council's Objectives	Meets Critical Success Factors	Meets Heritage Objectives	RMA Risk
Refer WAM report August 2013 options	Option 1 Repair all	\$127,500,000	incl	\$32,000,000	\$37,000,000	\$58,500,000	Baseline	yes	yes	nil
	Option 2 Repair Auditorium Foyer & James Hay partial rebuild of Limes complex	\$126,529,000	incl	\$32,000,000	\$32,808,797	\$61,720,203	Same as Baseline	yes	partial	low
	Option 3 Repair Auditorium, Foyer & James Hay, New double Storey Limes Complex	\$128,558,000	incl	\$32,000,000	\$30,120,741	\$66,437,259	Same as Baseline	yes	partial	med
	Option 4 Repair Auditorium Foyer and James Hay, New Single storey Limes Complex	\$125,329,000	incl	\$32,000,000	\$30,120,741	\$63,208,259	(\$1,400,000)	yes	partial	high
August 2012 options	Option 5 Repair Auditorium, Foyer & James Hay, Rebuild Southern Entry, Demo Limes, Boaters and Cambridge	\$109,000,000	incl	\$32,000,000	\$30,120,741	\$46,879,259	(\$13,600,000)	yes	partial	high
	Option 6 Repair Auditorium & Foyer plus Rebuild Southern Entry, demo James Hay, Limes and Cambridge	\$91,361,000	incl	\$32,000,000	\$20,148,506	\$39,212,494	(\$29,200,000)	partial	partial	high
Blueprint	Option 7 New Build Auditorium and 600 seat venue on new site incl. land. Demo existing	\$193,500,000	\$5,000,000	\$32,000,000	\$ -	\$166,500,000	(\$13,600,000) Same as Option 5	yes	no	high
	Option 8 Do Nothing - Demolish existing	\$7,700,000	\$5,000,000	\$32,000,000		Council receives \$19 million	N/A	no	no	high

(1) The amounts under Options 2 - 6 are best case estimates and receipts may be limited to the higher of the indemnity or cost of repair.

Table provided by Christchurch City Council and net revenue (incomes less cost of sales and direct operating costs) from Vbase.

New Concert Hall Christchurch, New Zealand



Initial Benchmarking

The following report looks at the costs of a number of performing arts facilities around the globe. It takes the base cost and updates it to current day costs (2Q '15) assuming a location in Christchurch, New Zealand.

These examples are all located in non seismological locations, and therefore have little or no provision to cover any special structural needs required by local codes. We have spoken to our local office, who have suggested a premium of circa 10% on the total cost for specific seismological design.

Project	GFA m ²	Seats	Adjusted cost NZD per m ²	Adjusted cost NZD per seat
House of Music Denmark	20,879	2,000	8,987	93,823
Wales Millennium Centre	37,000	2,500	9,853	145,824
Aylesbury Waterside, UK	7,500	1,500	10,780	53,900
The Sage Gateshead, UK	18,000	2,050	10,675	93,732
Bridgewater Hall, Manchester UK	12,000	2,400	14,700	73,500
Copenhagen Opera House	41,000	2,500	16,646	273,000
Walt Disney Music Centre Los Angeles	25,733	2,265	23,095	262,384
Average	23,159	2,174	13,534	142,309

On the basis of the above, we believe a rate of between 11,550 and 13,650 NZD/m² inclusive of seismological design would be appropriate for this project.

This would include a 5% design development contingency and a 10% construction contingency.

The construction cost will form part of a wider project budget, which will include for inflation, professional fees, loose FF&E, client in-house costs, surveys & investigations, client contingency plus potentially VAT and site purchase.

As a general rule of thumb the construction cost equates to circa 60% of the total project cost.

Conversion Rate: £1 = 2.1NZD at May 2015

New Concert Hall Christchurch, New Zealand



Initial Benchmarking

House of Music, Denmark

Architect Coop Himmelbl(au) Austria

Completed 2014

GFA =	20,879 m ²
Local cost	851,000,000 Danish Krone
Convert to GBP	85,100,000 GBP
Update to current	89,355,000 GBP
New Zealand equivalent	187,645,500 NZD
Cost/m2 GBP	4,280 GBP/m ²
Adjust for NZD	8,987 NZD/m ²
Seats	2,000
Cost/ seat	44,678 GBP
Cost/ Seat NZD	93,823 NZD

NB - 1,300 in Concert Hall plus 3 small venues

Wales Millennium Centre, Cardiff, UK

Architect Percy Thomas

Completed 2004

GFA =	37,000 m ²
Local cost	124,000,000 GBP
Convert to GBP	124,000,000 GBP
Update to current	173,600,000 GBP
New Zealand equivalent	364,560,000 NZD
Cost/m2 GBP	4,692 GBP/m ²
Adjust for NZD	9,853 NZD/m ²
Seats	2,500
Cost/ seat	69,440 GBP
Cost/ seat NZD	145,824 NZD

1900 main space plus 350 & 250



New Concert Hall Christchurch, New Zealand



Initial Benchmarking

Aylesbury Waterside

Architect RHWL Arts Team

Completed 2010

GFA =	7,500 m ²
Local cost	35,000,000 GBP
convert to GBP	35,000,000 GBP
Update to current	38,500,000 GBP
New Zealand equivalent	80,850,000 NZD
Cost/m2 GBP	5,133 GBP/m ²
Adjust for NZD	10,780 NZD/m ²
Seats	1,500
Cost/ seat GBP	25,667 GBP
Cost/ seat NZD	53,900 NZD

NB - 1,200 in Multi purpose hall plus 300 elsewhere



Sage Gateshead, UK

Architect Norman Foster

Completed 2001

GFA =	18,000 m ²
Local cost	61,000,000 GBP
Convert to GBP	61,000,000 GBP
Update to current	91,500,000 GBP
New Zealand equivalent	192,150,000 NZD
Cost/m2 GBP	5,083 GBP/m ²
Adjust for NZD	10,675 NZD/m ²
Seats	2,050
Cost/ seat	44,634 GBP
Cost/ seat NZD	93,732 NZD



New Concert Hall
Christchurch, New Zealand



Initial Benchmarking

Bridgewater Hall, Manchester, UK

Architect	RHWL
Completed	1996
GFA =	12,000 m ²
Local cost	42,000,000 GBP
Convert to GB	42,000,000 GBP
Update to current	84,000,000 GBP
New Zealand equivalent	176,400,000 NZD
Cost/m2 GBP	7,000 GBP/m ²
Adjust for NZD	14,700 NZD/m ²
Seats	2,400
Cost/ seat	35,000 GBP
Cost/ seat NZD	73,500 NZD
Substantial anti-vibration measures	



Copenhagen Opera House

Architect	Henning Larsen
Completed	2004
GFA =	41,000 m ²
Local cost	2,500,000,000 Danish Krone
Convert to GB	250,000,000 GBP
Update to current	325,000,000 GBP
New Zealand equivalent	682,500,000 NZD
Cost/m2 GBP	7,927 GBP/m ²
Adjust for NZ	16,646 NZD/m ²
Seats	2,500
Cost/ seat	130,000 GBP
Cost/ seat NZD	273,000 NZD
Very high quality	
1500 Main space and estimated 1000 in other auditoria	





New Concert Hall
 Christchurch, New Zealand

Initial Benchmarking

Walt Disney Music Centre

Architect Frank Gehry

Completed 2003

GFA =	25,733 m ²
Local cost	NA GBP
Convert to GBP	NA GBP
Update to current	283,000,000 GBP
New Zealand equivalent	594,300,000 NZD
Cost/m2 GBP	10,998 GBP/m ²
Adjust for NZD	23,095 NZD/m ²
Seats	2,265
Cost/ seat GBP	124,945 GBP
Cost/ seat NZD	262,384 NZD



Arboricultural Report

Christchurch Town Hall Earthquake Repairs Project 100 Kilmore Street Christchurch

6 May 2015



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Appendix 1: Tree Inspection Results

1.0 Executive Summary

This report was commissioned by Patrick Cantillon, Senior Project Manager, FI-Anchor Projects Unit, Christchurch City Council. The report provides information relating to existing trees that are within the vicinity of the proposed works required for the Christchurch Town Hall project, to assist with project design, consultation and construction.

The project will involve substantial works for the required earthquake repairs and strengthening of the existing building and surrounds; including the building foundations, jet grout columns, paving, retaining walls and terracing, and provisions for utility services including Orion sub-stations.

The project will involve works within the vicinity of existing trees that are to be retained, tree removals, tree pruning and replacement tree planting. A tree survey was carried out within the project area to quantify the potential effects on trees located within the vicinity of the proposed works. The condition of each tree was evaluated using the Christchurch City Council tree assessment system. At the time of the survey there were twenty-eight (28) trees identified within the vicinity of the works, which included the following:

- Twenty-four (24) trees within the Town Hall site.
- Four (4) street trees (Kilmore Street).

The tree inspections for this report were carried out during April 2015, and included non-invasive visual tree assessment techniques. The condition of each tree was scored using the Christchurch City Council tree assessment system. Measurements are approximate. The potential effects of the proposed works were evaluated to determine where trees will require removal and where trees can be retained within the vicinity of the works.

Due to the extent of works required for the repairs to the Town Hall building and surrounding site features, it is expected that twelve (12) trees will require removal, including three (3) street trees. The condition of these trees was assessed as:

- Poor condition: six (6) trees.
- Fair condition: six (6) trees.

Up to three (3) trees may also require removal if deemed necessary during construction, such as where the structural integrity of the trees may be compromised following the removal and reconstruction of existing retaining structures. The intention is to retain these trees. However, it is recognised that there may be a high level of risk to tree health and stability due to the nature of the works and the close proximity of the trees, which may not be possible to mitigate.

In addition to the above, four (4) trees have been identified as requiring specific tree protection measures to prevent damage that may result from the works. This is to be developed as required during construction.

Based upon the design, it is expected that the remaining trees can be protected from construction related damage and site changes through the implementation of on site tree protection measures during the works, such as outlined in Council's Construction Standard Specifications (CSS), Part 1, 19.0: protection of natural assets and habitats.

Trees that are removed from the Town Hall site can be replaced following the works. It is proposed that a landscape plan is developed to address this, with reference to the redevelopment of both the Town Hall site and the surrounding streets and public open spaces.

Large-leaved Lime (*Tilia platyphyllos*) trees are the recommended species for Kilmore Street in the Christchurch Central Streets and Spaces Design Guide (2015). Recommendations in this document also include that Kilmore Street be redeveloped to become a two way street, and increased urban amenity through new street trees occurs. It is therefore likely that the existing street trees would be removed and replaced during the implementation of the Central City projects.

2.0 Site & Tree Details

Figure 1: Site Plan below shows the locations of trees that are within the vicinity of the Town Hall building and associated repair works. The potential effects of the proposed works on tree health and stability have been evaluated to determine where trees will require removal and where trees can be retained within the vicinity of the works.

There was a clear understanding that trees are to be retained wherever possible. Due to the nature and extent of works required for the repairs to the building and surrounding site features and the close proximity of some trees, tree removals will be necessary to effectively carry out the construction works.

The project will involve substantial works for the building repairs and strengthening; including the building foundations, jet grout columns, paving, retaining walls and terracing, and provisions for utility services including Orion sub-stations. This will result in the removal of twelve (12) trees within the near vicinity of the building.

In some locations it will not be possible to quantify the potential effects of the works prior to the works occurring, and any additional tree removals are expected to be confirmed during construction. This relates to trees identified as "possible tree removals"; on the south-eastern side of the building an additional two (2) trees may require removal, and within the terraced area on the southern side of the building an additional one (1) tree may require removal.

It is expected that the remaining trees that are retained within the vicinity of the works can be protected from significant construction related damage and site changes through the implementation of on site tree protection measures during the works.

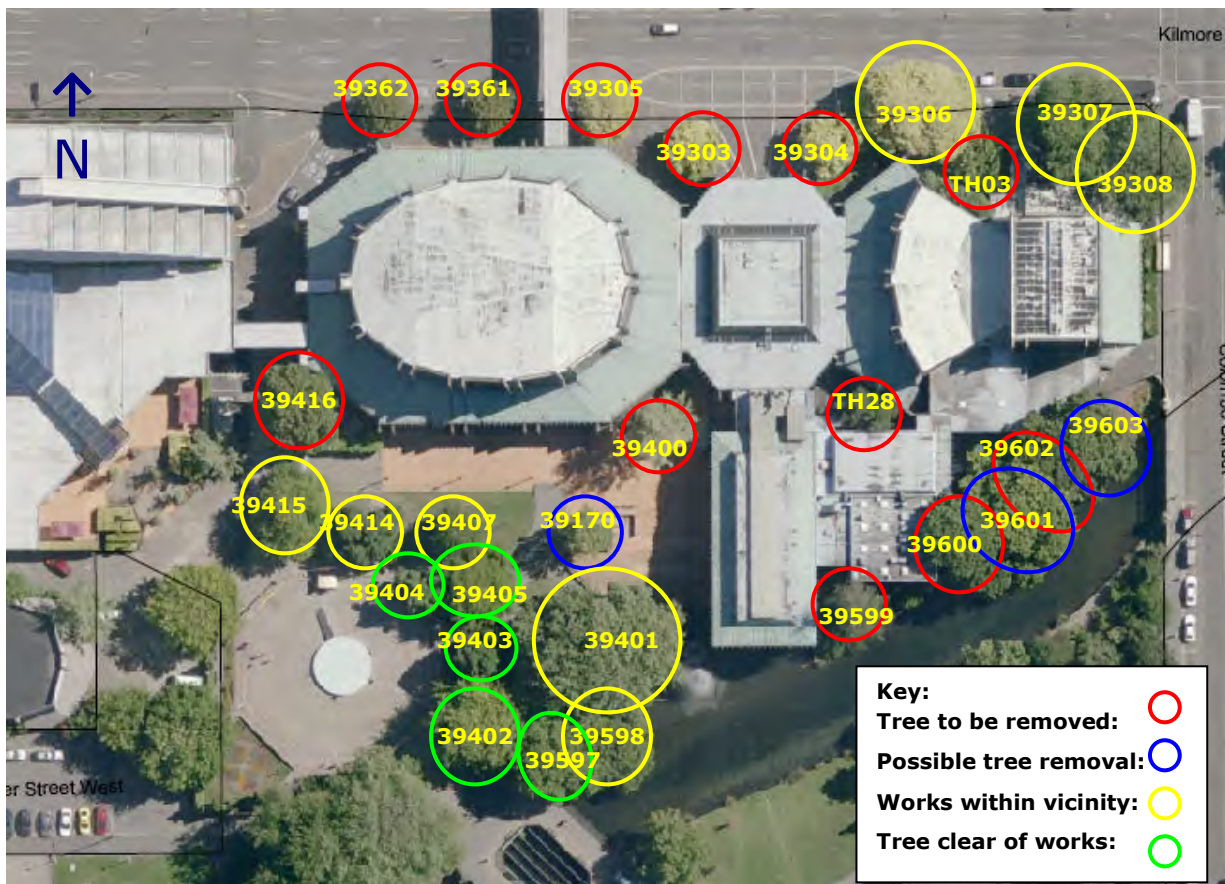


Figure 1: Site Plan

The existing large trees on the north-eastern corner of the site are to be retained and protected during the works. This includes the London Plane trees within the site and the largest Golden Elm tree within the road corridor.

These trees are expected to continue to provide visual amenity and screening and of the Town Hall building when viewed from the north and north-east.

Smaller trees within the site on the northern and southern sides of the building are to be removed, and this is to be mitigated through replacement tree planting following the completion of the construction works.



Figure 2: View from Colombo Street intersection

The three (3) smaller street trees on Kilmore Street are to be removed due to the close proximity of the trees to the required building construction and to provide for plant, materials, and equipment delivery and removal in this area.

Due to their condition, it is expected that these trees would be removed and replaced during the implementation of the Central City projects. Kilmore Street is to be redeveloped to become a two way street, and the establishment of new street trees is recommended to occur as part of this wider streetscape redevelopment.



Figure 3: Street trees on Kilmore Street.

A large Common Lime tree on the western side of the Town Hall building is to be removed due to the proximity to the building.

During the tree survey for this report, the tree was found to be in poor condition. The tree has poor structural integrity and a cable bracing system with 12 cables was previously installed to compensate for the potential for significant failures.

Extensive decay was evident in the trunk and branch structure, with areas of structural deterioration. Recent structural failures were evident; including a 200mm diameter stem in the upper canopy, and further ongoing failures are likely to occur.



Figure 4: Large Common Lime tree on western side.

On the south-eastern side of the building, there are four (4) Horse Chestnut trees located on the Avon River side of the Town Hall service lane. Two (2) of these trees are to be removed for the works to occur, and the remaining two (2) trees have been identified as “possible tree removals” and may require removal during the works. During the tree survey for this report, three (3) of these trees were found to be in poor condition.

From the north these trees are obscured by the building and from the south these trees are mostly obscured by the trees and shrubs located around the north-eastern corner of Victoria Square (on the opposite side of the Avon River).



Figure 5: Horse Chestnut trees on south-eastern side.

3.0 Tree Assessment

The tree inspections for this report were carried out during April 2015, and included non-invasive visual tree assessment techniques. The condition of each tree was scored using the following Christchurch City Council tree assessment system.

The condition of a tree is scored as Very Good (1), Good (2), Fair (3), Poor (4) or Very Poor (5). This relates to the Health and Form of a tree (Form includes the structural integrity and the shape of a tree). The overall condition rating provided is the worst score for either Health or Form (e.g. if a tree scores Good for Health and Poor for Form, the Condition rating will be Poor).

Very Good for Health; where a tree is above average for the species, and no more than approximately 5% decline.

Very Good for Form; where a tree has no structural defects or abnormalities, and no more than approximately 5% of the overall canopy shape is missing or modified.

Good for Health; where a tree is representative of the species, with no more than approximately 6-20% decline.

Good for Form; where tree defects do not affect the structural integrity or continued well-being of the tree, and no more than approximately 6-20% of canopy the shape is missing or modified.

Fair for Health; where the condition of a tree is below average for the species, with approximately 21-30% decline.

Fair for Form; where defects are present, but can be rectified in order to maintain the structural integrity and continued well-being of tree, or approximately 21-30% of the canopy shape is missing or modified.

Poor for Health; where a tree exhibits approximately 31-70% decline.

Poor for Form; tree maintenance cannot improve the framework or the continued well-being of tree, where defects result in loss of structural integrity and cannot be rectified, or where approximately 31-70% of the canopy shape is missing or modified.

Very Poor for Health; where a tree is in more than approximately 70% state of decline.

Very Poor for Form; where a tree has a total loss of structural integrity or more than approximately 70% of canopy shape is missing or modified.

The potential effects of the proposed works were also evaluated to determine where trees will require removal and where trees can be retained within the vicinity of the works.

4.0 Tree Removals

The project will involve substantial works for the earthquake repairs and strengthening of the building and surrounds; including the building foundations, jet grout columns, paving, retaining walls and terracing, and provisions for utility services including Orion sub-stations. The following trees are located within the vicinity of the works, and will require removal.

Tree ID	Asset Type	Species	Reason	Condition
39362	Street Tree	Common Lime	Within construction and plant, materials, equipment delivery and removal area	3 (Fair)
39361	Street Tree	Common Lime	Within construction and plant, materials, equipment delivery and removal area	3 (Fair)
39305	Street Tree	Golden Elm	Within construction and plant, materials, equipment delivery and removal area	4 (Poor)
39303	Town Hall Tree	Golden Elm	Within construction area	3 (Fair)
39304	Town Hall Tree	Golden Elm	Within construction area	3 (Fair)
TH03	Town Hall Tree	Southern Magnolia	Within construction area	3 (Fair)
39602	Town Hall Tree	Horse Chestnut	Within Orion sub-station area	4 (Poor)
39600	Town Hall Tree	Horse Chestnut	Within construction area	4 (Poor)
39599	Town Hall Tree	Italian Alder	Within construction area	4 (Poor)
TH28	Town Hall Tree	Kowhai	Within construction area	4 (Poor)
39400	Town Hall Tree	Variegated Elm	Within construction area	3 (Fair)
39416	Town Hall Tree	Common Lime	Within construction area	4 (Poor)

4.1 Possible Tree Removals

In addition to the above, up to three (3) trees may also require removal if deemed necessary during construction, such as where the structural integrity of the trees may be compromised following the removal and reconstruction of existing retaining structures (as listed below). The intention is to retain these trees, however it is recognised that there may be a high level of risk to tree health and stability due to the nature of the works and the close proximity of the trees.

Tree ID	Asset Type	Species	Reason	Condition
39603	Town Hall Tree	Horse Chestnut	Significant works; installation of Orion sub-station, reconstruction of driveway and retaining wall, and installation of underground pipes and cables	4 (Poor)
39601	Town Hall Tree	Horse Chestnut	Significant works; installation of Orion sub-station, reconstruction of driveway and retaining wall, and installation of underground pipes and cables	3 (Fair)
39170	Town Hall Tree	Sweetgum	Raised planter reconstruction within vicinity	2 (Good)

5.0 Tree Protection

5.1 Detailed Tree Protection Requirements

The protection of the following trees may require additional consideration during construction to ensure that potential adverse effects on tree health and safety are mitigated.

Tree ID	Asset Type	Species	Reason	Condition
39306	Street Tree	Golden Elm	Construction activities within vicinity	3 (Fair)
39307	Town Hall Tree	London Plane Tree	Construction activities within vicinity	3 (Fair)
39308	Town Hall Tree	London Plane Tree	Construction activities within vicinity	2 (Good)
39401	Town Hall Tree	London Plane Tree	Retaining wall and pump chamber repairs within vicinity, possible installation of pipes	2 (Good)

Tree 39306: Golden Elm (street tree)

- Located on Kilmore Street, near the corner of Colombo Street.
- The canopy of this tree extends over the existing building, and clearance pruning will be required.
- Excavation for the new building foundations are to occur with canopy spread of the tree (within 4.0 metres of the tree base).
- Building construction works are to occur within the canopy spread of the tree.
- The existing paved surfaces are to be removed and replaced within the canopy spread of the tree.

Tree 39307: London Plane Tree

- Located on Kilmore Street frontage, corner of Colombo Street.
- The canopy of this tree extends over the existing building, and clearance pruning will be required.
- Excavation for the new building foundations are to occur with canopy spread of the tree (within 3.5 metres of the tree base).
- Building construction works are to occur within the canopy spread of the tree.
- The existing paved surfaces are to be removed and replaced within the canopy spread of the tree.

Tree 39308: London Plane Tree

- Located on Colombo Street frontage, corner of Kilmore Street.
- The canopy of this tree extends over the existing building, and clearance pruning will be required.
- Excavation for the new building foundations are to occur with canopy spread of the tree (within 4.0 metres of the tree base).
- Building construction works are to occur within the canopy spread of the tree.
- The existing paved surfaces are to be removed and replaced within the canopy spread of the tree.

Tree 39401: London Plane Tree

- Located on the southern side of the site, near the retaining wall and Avon River.
- The canopy of this tree extends over the existing retaining wall.
- Minor construction activities are to occur within the canopy spread of the tree for repairs to the retaining wall.
- Repairs to the existing pump chamber are to occur within the canopy spread of the tree, which will possibly involve the installation of new pipes to the fountain.

5.2 Routine Tree Protection Requirements

It is expected that the remaining trees where works are to occur within their vicinity (listed below) can be adequately protected from potential damage through the implementation of on site tree protection measures such as outlined in Council’s Construction Standard Specifications (CSS), Part 1, 19.0: protection of natural assets and habitats for the duration of the works.

Tree ID	Asset Type	Species	Reason	Condition
39598	Town Hall Tree	Horse chestnut	Works within vicinity for retaining wall repair	3 (Fair)
39407	Town Hall Tree	Pin Oak	Orion sub-station installation nearby	3 (Fair)
39414	Town Hall Tree	Camperdown Elm	Orion sub-station installation nearby	3 (Fair)
39415	Town Hall Tree	Pin Oak	Orion sub-station cables installation nearby	2 (Good)

6.0 Tree Pruning and Removal Works

Any tree pruning and the tree removals will be carried out by suitably experienced and qualified arboricultural contractors that are approved by Christchurch City Council.

6.1 Extent of Tree Pruning

The following trees are expected to require clearance pruning for the works. This work will be carried out according to accepted modern arboricultural practices, and it is intended that all pruning is sympathetic to the health, form and appearance of the subject trees.

Tree ID	Asset Type	Species	Reason	Condition
39306	Street Tree	Golden Elm	Tree canopy extends over building and construction area	3 (Fair)
39307	Town Hall Tree	London Plane Tree	Tree canopy extends over building and construction area	3 (Fair)
39308	Town Hall Tree	London Plane Tree	Tree canopy extends over building and construction area	2 (Good)
39603	Town Hall Tree	Horse Chestnut	Tree canopy extends over construction area (note: tree may require removal as specified above)	4 (Poor)
39601	Town Hall Tree	Horse Chestnut	Tree canopy extends over construction area (note: tree may require removal as specified above)	3 (Fair)

7.0 Replacement Tree Planting

Trees that are removed from the Town Hall site can be replaced following the works. It is proposed that a landscape plan is developed to address this, with reference to the redevelopment of both the Town Hall site and the surrounding streets and public open spaces.



The replacement of the street trees can occur as part of the wider streetscape redevelopment that is planned for Kilmore Street. This includes increased urban amenity through new street trees, and the species that is recommended in the Christchurch Central Streets and Spaces Design Guide for Kilmore Street is Large-leaved Lime (*Tilia platyphyllos*).

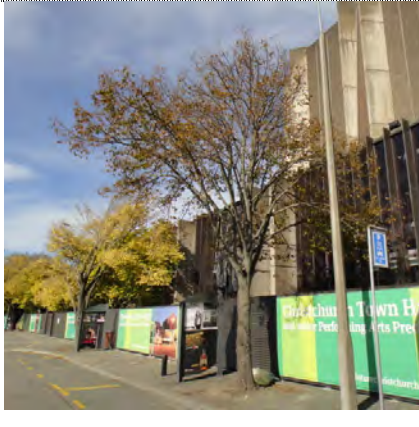

8.0 Recommendations

- 8.1 It is recommended that the required tree removals occur for the project to proceed. If the project proceeds as per the proposed design, twelve (12) trees will require removal for the works and up to three (3) trees may require removal if deemed necessary during construction.
- 8.2 Further arboricultural input is recommended during the construction stages of the project to ensure adequate protection occurs for all trees that are to be retained, and to confirm the retention or removal of the trees identified as possibly requiring removal during the works.
- 8.3 Works will be required within the root protection zone of trees that are to be retained. Where this occurs, appropriate tree protection measures will be required during construction. The CCC Construction Standard Specification (CSS), Part 1, Section 19.0: protection of natural assets and habitats outlines tree protection requirements and methodologies, and it is recommended that the CSS is complied with for the duration of the works.
- 8.4 Tree pruning and tree removal works should be carried out by suitably experienced and qualified arboricultural contractors that are approved by Christchurch City Council.
- 8.5 Any tree pruning should be carried out according to accepted modern arboricultural practices, and should be sympathetic to the health, form and appearance of the subject trees.
- 8.6 It is recommended that a landscape plan is developed and implemented to address the loss of trees on the Town Hall site, and the street trees are replaced during the wider streetscape redevelopment that is planned for Kilmore Street.



Laurie Gordon
Arborist



ARBORICULTURAL REPORT – CHRISTCHURCH TOWN HALL

Tree ID:	39362	
Tree Species:	Common Lime (<i>Tilia x europaea</i>)	
Height:	11.0 metres	
Canopy Spread:	10.0 metres	
DBH:	0.5 metres	
Health:	3 (fair)	
Form:	3 (fair)	
Condition:	3 (fair)	
<p>Street Tree in formed planter pit with concrete edge (2.6 x 2.6 metres).</p> <p>Foliage density becoming sparse. Canopy raised over carriageway and bus stop on northern side, and on southern side, but crown reasonably well balanced.</p> <p>Minor to moderate decay evident, especially around old pruning wounds.</p> <p>Tree located within construction and plant, materials, equipment delivery and removal area.</p>		
Requirements:	Tree to be removed.	



Tree ID:	39361	
Tree Species:	Common Lime (<i>Tilia x europaea</i>)	
Height:	11.0 metres	
Canopy Spread:	9.0 metres	
DBH:	0.39 metres	
Health:	3 (fair)	
Form:	3 (fair)	
Condition:	3 (fair)	
<p>Street Tree in formed planter pit with concrete edge (2.6 x 2.6 metres).</p> <p>Foliage density becoming sparse. Canopy raised over the carriageway and bus stop and cleared from street light pole on western side, but crown reasonably well balanced. Minor to moderate decay evident, especially around old pruning wounds.</p> <p>Tree located within construction and plant, materials, equipment delivery and removal area.</p>		
Requirements:	Tree to be removed.	



ARBORICULTURAL REPORT – CHRISTCHURCH TOWN HALL

Tree ID:	39305	
Tree Species:	Golden Elm (<i>Ulmus procera</i> Louis van Houtte)	
Height:	12.0 metres	
Canopy Spread:	10.0 metres	
DBH:	0.56 metres	
Health:	3 (fair)	
Form:	4 (poor)	
Condition:	4 (poor)	
<p>Street Tree in formed planter pit with concrete edge (2.6 x 2.6 metres).</p> <p>Foliage density becoming sparse with areas of isolated dieback. More than 40% of (potential) original canopy lost on the northern side due to previous carriageway (in close proximity to bus stop) and possibly decline/dieback on the northern side of the mid and upper canopy. Moderate decay around old pruning wounds, and a significant scaffold branch failure wound on the southern side of the trunk at 1.5 meters above ground level.</p> <p>Tree located within construction and plant, materials, equipment delivery and removal area.</p>		
Requirements:	Tree to be removed.	



Tree ID:	39303	
Tree Species:	Golden Elm (<i>Ulmus procera</i> Louis van Houtte)	
Height:	9.5 metres	
Canopy Spread:	12.5 metres	
DBH:	0.52 metres	
Health:	2 (good)	
Form:	3 (fair)	
Condition:	3 (fair)	
<p>Good foliage health and density. Recent clearance pruning for street light has resulted in up to 20% canopy removal on the north-western side.</p> <p>Tree roots evident under pavement (lifting asphalt and concrete pavers) on north-western, southern and south-eastern sides, up to 5.5 metres from the tree base.</p> <p>Tree located within construction area.</p>		
Requirements:	Tree to be removed.	



ARBORICULTURAL REPORT – CHRISTCHURCH TOWN HALL

Tree ID:	39304	
Tree Species:	Golden Elm (<i>Ulmus procera</i> Louis van Houtte)	
Height:	8.5 metres	
Canopy Spread:	12.0 metres	
DBH:	0.63 metres	
Health:	2 (good)	
Form:	3 (fair)	
Condition:	3 (fair)	
Reasonably good foliage health and density. Previous height and lateral reduction pruning (mostly on southern side) with mature regrowth and minor to moderate decay especially around old pruning wounds. More recent clearance pruning for street light has resulted in up to 10% canopy removal on the north-eastern side. Tree roots evident under pavement (lifting asphalt) on southern side, up to 3.0 metres from the tree base. Tree located within construction area.		
Requirements:	Tree to be removed.	



Tree ID:	TH - 03	
Tree Species:	Southern Magnolia (<i>Magnolia grandiflora</i>)	
Height:	9.0 metres	
Canopy Spread:	9.0 metres	
DBH:	0.27, 0.26 & 0.24 metres	
Health:	3 (fair)	
Form:	3 (fair)	
Condition:	3 (fair)	
Foliage density becoming sparse, with areas of isolated dieback on eastern side. Three stems originating from ground level with included unions. Minor to moderate decay evident, including around old pruning wounds and lower trunk. Tree base 2.0 metres from pedestrian ramp on southern side, 4.0 metres from face of building on south-western side and 5.0 metres on eastern side. Tree located within construction area.		
Requirements:	Tree to be removed.	

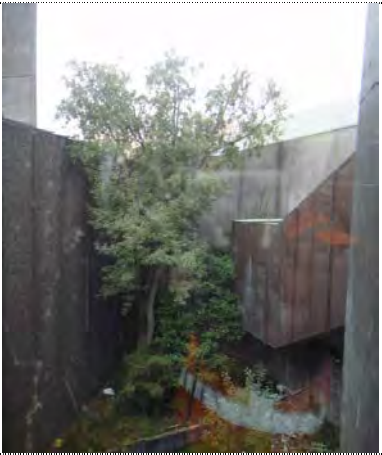

ARBORICULTURAL REPORT – CHRISTCHURCH TOWN HALL

Tree ID:	39602	
Tree Species:	Horse Chestnut (<i>Aesculus hippocastanum</i>)	
Height:	19.0 metres	
Canopy Spread:	19.0 metres	
DBH:	0.72 metres	
Health:	3 (fair)	
Form:	4 (poor)	
Condition:	4 (poor)	
<p>Foliage density becoming sparse, with areas of isolated dieback. Lateral crown suppression from neighbouring trees on north-eastern and south-western sides.</p> <p>Decay evident around old pruning wounds and basal wound on eastern side. Mature <i>Ganoderma sp.</i> fungal brackets near the tree base on southern side, indicating progressive basal decay.</p> <p>Tree base within immediate vicinity of concrete retaining wall and service vehicle ramp, and is requires removal for the installation of an Orion sub-station.</p>		
Requirements:	Tree to be removed.	



Tree ID:	39600	
Tree Species:	Horse Chestnut (<i>Aesculus hippocastanum</i>)	
Height:	19.0 metres	
Canopy Spread:	20.0 metres	
DBH:	1.3 metres	
Health:	2 (good)	
Form:	4 (poor)	
Condition:	4 (poor)	
<p>Reasonably good foliage density. Significant previous pruning on northern side (possibly for building/access clearance) appears to have resulted on more than 30% removal of the original canopy, plus lateral suppression on the north-eastern side has occurred.</p> <p>Extensive decay around old pruning wounds, especially evident on the northern side of lower and mid canopy.</p> <p>Tree base within immediate vicinity of concrete service vehicle ramp. Concrete raised/displaced at tree base. Tree in close proximity to building with tree base 3.0 metres from the face of the building, and is located within the construction area.</p>		
Requirements:	Tree to be removed.	



ARBORICULTURAL REPORT – CHRISTCHURCH TOWN HALL

Tree ID:	39599	
Tree Species:	Italian Alder (<i>Alnus cordata</i>)	
Height:	20.0 metres	
Canopy Spread:	9.0 metres	
DBH:	0.63 metres	
Health:	4 (poor)	
Form:	4 (poor)	
Condition:	4 (poor)	
<p>Tree in decline, with significant dieback in the upper third of the canopy.</p> <p>Tree in close proximity to building , and is located within the construction area.</p>		
Requirements:	Tree to be removed.	



Tree ID:	TH28	
Tree Species:	Large-leaved Kowhai (<i>Sophora tetraptera</i>)	
Height:	11.0 metres	
Canopy Spread:	4.0 metres	
DBH:	0.15 metres	
Health:	3 (fair)	
Form:	4 (poor)	
Condition:	4 (poor)	
<p>Reasonably good foliage density. Poor structure, with multiple stems and included unions, and poor shape due to the confined location within internal courtyard area.</p> <p>The tree is located within the construction area.</p>		
Requirements:	Tree to be removed.	



ARBORICULTURAL REPORT – CHRISTCHURCH TOWN HALL

Tree ID:	39400	
Tree Species:	Variegated Elm <i>(Ulmus minor Variegata)</i>	
Height:	17.5 metres	
Canopy Spread:	12.5 metres	
DBH:	0.51 metres	
Health:	3 (fair)	
Form:	3 (fair)	
Condition:	3 (fair)	
Reasonably good foliage density, but areas of isolated dieback and epicormic growth forming in the lower canopy, indicating potential stress. Cracks in the pavement run through the root plate, and the root system may have been damaged during earthquakes. Tree base 4.5 metres from the face of building on north-western side. The tree is located within the construction area.		
Requirements:	Tree to be removed.	



Tree ID:	39416	
Tree Species:	Common Lime <i>(Tilia x europaea)</i>	
Height:	22.5 metres	
Canopy Spread:	14.5 metres	
DBH:	0.93 metres	
Health:	3 (fair)	
Form:	4 (poor)	
Condition:	4 (poor)	
Foliage density becoming sparse with areas of isolated dieback. The tree has poor structural integrity and a cable bracing system with 12 cables was previously installed to compensate for the potential for significant failures. Extensive decay evident in the trunk and branch structure, with areas of structural deterioration. Recent structural failures evident; including a 200mm diameter stem in the upper canopy, and further failures are likely to occur. The tree is located within the construction area.		
Requirements:	Tree to be removed.	



ARBORICULTURAL REPORT – CHRISTCHURCH TOWN HALL

Tree ID:	39603	
Tree Species:	Horse Chestnut (<i>Aesculus hippocastanum</i>)	
Height:	19.0 metres	
Canopy Spread:	17.0 metres	
DBH:	0.82 metres	
Health:	3 (fair)	
Form:	4 (poor)	
Condition:	4 (poor)	
<p>Foliage density becoming sparse on the northern side. Extensive basal and trunk decay; including wound cavities on the northern side at ground level and 3.0 metres above ground level. Also decay in branch structure, especially evident around old pruning wounds and areas of structural decline in branches on north and eastern sides of the mid and upper canopy.</p> <p>Tree base 0.5 metre from retaining wall and service vehicle ramp, and 5.3 metres from face of building, and the tree may require removal due to the proximity to the works and possible poor structural condition of the root system, or clearance pruning required if retained.</p>		
Requirements:	Possible tree removal or pruning.	



Tree ID:	39601	
Tree Species:	Horse Chestnut (<i>Aesculus hippocastanum</i>)	
Height:	20.0 metres	
Canopy Spread:	23.0 metres	
DBH:	1.2 metres	
Health:	3 (fair)	
Form:	3 (fair)	
Condition:	3 (fair)	
<p>Reasonably good foliage density, but areas of isolated dieback on the northern side. Extensive decay around old pruning wounds, especially on the northern side of lower and mid canopy.</p> <p>Tree base within immediate vicinity of concrete retaining wall and service vehicle ramp. Concrete raised/displaced at tree base on northern side.</p> <p>The tree may require removal due to the proximity to the works and possible poor structural condition of the root system, or clearance pruning required if retained.</p>		
Requirements:	Possible tree removal or pruning.	



ARBORICULTURAL REPORT – CHRISTCHURCH TOWN HALL

Tree ID:	39170	
Tree Species:	Sweetgum <i>(Liquidambar styraciflua)</i>	
Height:	13.0 metres	
Canopy Spread:	11.0 metres	
DBH:	0.35 metres	
Health:	2 (good)	
Form:	2 (good)	
Condition:	2 (good)	
<p>Good foliage health and density, with no obvious signs of structural deterioration or previous failures.</p> <p>Tree located in a raised brick planter bed (4.0 metres x 7.0 metres), which has earthquake damage.</p> <p>The raised planter and terraced area surrounding the tree is to be reconstructed.</p> <p>The tree may require removal due to the proximity to the works and possible compromised structural condition of the root system (due to growth restrictions).</p>		
Requirements:	Possible tree removal.	



Tree ID:	39306	
Tree Species:	Golden Elm <i>(Ulmus procera Louis van Houtte)</i>	
Height:	16.0 metres	
Canopy Spread:	20.0 metres	
DBH:	0.93 metres	
Health:	2 (good)	
Form:	3 (fair)	
Condition:	3 (fair)	
<p>Street Tree in formed planter pit with concrete edge (2.6 x 2.6 metres).</p> <p>Reasonably good foliage health and density, and no obvious signs of structural defects or deterioration.</p> <p>Dominant canopy weight to south, partially due to canopy lifting on northern side for carriageway clearance.</p> <p>The canopy radius to the line of works is 10.0 metres. Tree base 7.0 metres from face of building.</p> <p>The tree canopy extends over building, and pruning on the southern side of the tree will be required.</p>		
Requirements:	Works within vicinity, pruning.	



ARBORICULTURAL REPORT – CHRISTCHURCH TOWN HALL

Tree ID:	39307	
Tree Species:	London Plane <i>(Platanus x acerifolia)</i>	
Height:	18.5 metres	
Canopy Spread:	19.0 metres	
DBH:	0.74 metres	
Health:	3 (fair)	
Form:	3 (fair)	
Condition:	3 (fair)	
<p>Foliage density becoming sparse, with areas of isolated dieback. Typical deadwood for tree age and species. Minor to moderate decay evident, including around old pruning wounds. Moderate lateral suppression of canopy from neighbouring tree on eastern side, dominant canopy weight to east (north-east to south-east). Root plate slightly raised; possibly tree growth and/or earthquake related.</p> <p>Tree base 2.5 metres from path kerb, and 6.5 metres from face of building. The canopy radius to the line of works measured 11.0 metres. The tree canopy extends over building, and pruning on the southern side of the tree will be required.</p>		
Requirements:	Works within vicinity, pruning.	



Tree ID:	39308	
Tree Species:	London Plane <i>(Platanus x acerifolia)</i>	
Height:	19.0 metres	
Canopy Spread:	22.0 metres	
DBH:	0.82 metres	
Health:	2 (good)	
Form:	2 (good)	
Condition:	2 (good)	
<p>Reasonably good foliage health and density, with typical deadwood for tree age and species. Root plate raised; possibly tree growth and/or earthquake related.</p> <p>Tree base 3.0 metres from path kerb, and 7.0 metres from face of building. The canopy radius to the line of works measured 9.5 metres.</p> <p>The tree canopy extends over building, and pruning on the southern side of the tree will be required.</p>		
Requirements:	Works within vicinity, pruning.	



ARBORICULTURAL REPORT – CHRISTCHURCH TOWN HALL

Tree ID:	39401	
Tree Species:	London Plane <i>(Platanus x acerifolia)</i>	
Height:	23.0 metres	
Canopy Spread:	28.0 metres	
DBH:	1.13 metres	
Health:	2 (good)	
Form:	2 (good)	
Condition:	2 (good)	
<p>Good foliage health and density, with no obvious signs of previous structural failures. However, girdling roots present, mostly on north and eastern sides (some with lawn mower damage). Root plate raised; possibly tree growth and/or earthquake related.</p> <p>Pedestrian path on southern, northern and eastern sides (1.0 metre from tree base on eastern side). Concrete retaining wall on north and eastern sides (3.5 metres from tree base on eastern side).</p> <p>The retaining wall may require minor repairs, and a pump chamber on the northern side of the tree that may require repair and new pipes between the pump chamber and the fountain may be required.</p>		
Requirements:	Works within vicinity.	





Tree ID:	39598	
Tree Species:	Horse Chestnut <i>(Aesculus hippocastanum)</i>	
Height:	12.0 metres	
Canopy Spread:	16.0 metres	
DBH:	0.92 metres	
Health:	3 (fair)	
Form:	3 (fair)	
Condition:	3 (fair)	
<p>Foliage density becoming sparse on southern side, with areas of dieback.</p> <p>Signs of possible <i>Phytophthora sp.</i> infection in lower trunk (especially on northern side).</p> <p>Corner of a concrete retaining wall 2.5 metres from the tree base on the north-eastern side.</p> <p>Pedestrian path 6.0 metres from the tree base on the north side.</p> <p>The retaining wall may require minor repairs.</p>		
Requirements:	Works within vicinity.	

ARBORICULTURAL REPORT – CHRISTCHURCH TOWN HALL


Tree ID:	39407	
Tree Species:	Pin Oak (<i>Quercus palustris</i>)	
Height:	16.5 metres	
Canopy Spread:	13.5 metres	
DBH:	0.42 metres	
Health:	2 (good)	
Form:	2 (good)	
Condition:	2 (good)	
<p>Good foliage health and density, with minor lateral suppression from neighbouring tree on the southern side. Slight tree lean and dominant canopy weight to east. No obvious signs of structural deterioration or previous failures in canopy.</p> <p>Tree base 3.0 metres from path on the southern side and end of brick retaining wall 3.5 metres on the south-western side. The canopy radius measured 7.0 metres on the northern side and 7.5 metres on the eastern side.</p> <p>An Orion sub-station is to be installed near the tree, on the north-western side of the tree (outside the dripline).</p>		
Requirements:	Works within vicinity.	


Tree ID:	39414	
Tree Species:	Camperdown Elm (<i>Ulmus glabra</i> Camperdownii)	
Height:	10.0 metres	
Canopy Spread:	15.0 metres	
DBH:	0.8 metres	
Health:	2 (good)	
Form:	2 (good)	
Condition:	2 (good)	
<p>Good foliage health and density, and good tree form. Areas of minor to moderate decay evident in the branch structure, especially around old pruning wounds.</p> <p>Old in ground lights within 2.0 metres of the tree base on the north-western and south-eastern sides. Brick retaining wall 4.0 metres on south-eastern side, 4.0 metres on the southern side, and 3.0 metres on the south-western side.</p> <p>The canopy radius measured 5.0 metres on the northern side and 8.0 metres on the north-eastern side.</p> <p>An Orion sub-station is to be installed near the tree, on the north-eastern side of the tree (outside the dripline).</p>		
Requirements:	Works within vicinity.	

ARBORICULTURAL REPORT – CHRISTCHURCH TOWN HALL



Tree ID:	39415	
Tree Species:	Pin Oak <i>(Quercus palustris)</i>	
Height:	15.0 metres	
Canopy Spread:	18.0 metres	
DBH:	0.44 metres	
Health:	2 (good)	
Form:	3 (fair)	
Condition:	3 (fair)	
<p>Reasonably good foliage health and density, with areas of minor isolated dieback. No obvious signs of structural deterioration or previous failures in canopy. Basal wounds on the western side and minor to moderate decay evident in the lower trunk. Tree base 2.0 metres from brick steps on the north-western side and 1.5 metres on the western side, and a brick retaining wall 4.5 metres on southern side and 5.0 metres on the western side. The canopy radius measured 10.0 metres on the northern side. Underground cables to the Orion sub-station are to be installed near the tree.</p>		
Requirements:	Works within vicinity.	
Tree ID:	39404	
Tree Species:	Camperdown Elm <i>(Ulmus glabra Camperdownii)</i>	
Height:	10.0 metres	
Canopy Spread:	9.0 metres	
DBH:	0.75 metres	
Health:	3 (fair)	
Form:	4 (poor)	
Condition:	4 (poor)	
<p>Old dieback across upper canopy, extensive decay in trunk and branch structure, and deterioration in scaffold branches on north and western sides. Dominant canopy weight to north-west due to previous pruning, decline or failure on south-eastern side, plus lateral suppression from neighbouring tree on the eastern side. The tree is located in a raised brick planter; triangular shaped measuring 7.5 x 7.5 x 10.0 metres. The base of the tree is only 0.5 metres from the south-western side of the planter, and the tree may have been damaged during construction (resulting in dieback and decay). Old in ground lights within 2.0 metres of the tree base on the north-western and south-eastern sides.</p>		
Requirements:	Tree clear of works.	



ARBORICULTURAL REPORT – CHRISTCHURCH TOWN HALL

Tree ID:	39405	
Tree Species:	Pin Oak <i>(Quercus palustris)</i>	
Height:	15.5 metres	
Canopy Spread:	18.0 metres	
DBH:	0.4 metres	
Health:	2 (good)	
Form:	2 (good)	
Condition:	2 (good)	
Reasonably good foliage health and density. No obvious signs of structural deterioration or previous failures in canopy. Tree base 2.0 metres from a path on the north side and eastern sides. The canopy radius measured 10.0 metres on the north-eastern side and 8.0 metres on the eastern side.		
Requirements:	Tree clear of works.	

Tree ID:	39403	
Tree Species:	Camperdown Elm <i>(Ulmus glabra Camperdownii)</i>	
Height:	12.0 metres	
Canopy Spread:	11.0 metres	
DBH:	0.75 metres	
Health:	3 (fair)	
Form:	3 (fair)	
Condition:	3 (fair)	
Reasonably good foliage health and density, but some areas of isolated dieback. Areas with moderate decay, especially evident around old pruning wounds. Dominant canopy weight to west possibly due to suppression from a neighbouring tree and/or decline/failure or pruning on the eastern and southern sides of the lower and mid canopy. Tree base within 1.5 metres of a path on the eastern side, and in ground lights within 1.5 metres on the south-eastern side and within 2.0 metres on the north-eastern side.		
Requirements:	Tree clear of works.	

ARBORICULTURAL REPORT – CHRISTCHURCH TOWN HALL

Tree ID:	39402	
Tree Species:	Camperdown Elm <i>(Ulmus glabra Camperdownii)</i>	
Height:	19.0 metres	
Canopy Spread:	18.0 metres	
DBH:	0.5 metres	
Health:	2 (good)	
Form:	2 (good)	
Condition:	2 (good)	
Reasonably good foliage health and density. No obvious signs of structural deterioration or previous failures in canopy. Tree base 2.0 metres from a paved area on the south-eastern, southern and western sides, narrowing to 1.0 metre on the south-western side.		
Requirements:	Tree clear of works.	

Tree ID:	39597	
Tree Species:	Horse Chestnut <i>(Aesculus hippocastanum)</i>	
Height:	14.0 metres	
Canopy Spread:	16.0 metres	
DBH:	0.75 metres	
Health:	3 (fair)	
Form:	3 (fair)	
Condition:	3 (fair)	
Foliage density becoming sparse on southern side, with areas of isolated dieback. Areas with moderate decay, especially evident around old pruning wounds. Tree base 1.5 metres from the bridge on the western side, and path 6.0 metres on the northern side. Old lighting boxes and cables in tree.		
Requirements:	Tree clear of works.	

COUNCIL 11. 06. 2015**23. NOTICES OF MOTION****24. RESOLUTION TO EXCLUDE THE PUBLIC**

Attached.

THURSDAY 11 JUNE 2015

COUNCIL

RESOLUTION TO EXCLUDE THE PUBLIC

Section 48, Local Government Official Information and Meetings Act 1987.

I move that the public be excluded from the following parts of the proceedings of this meeting, namely the items listed overleaf.

Reason for passing this resolution: good reason to withhold exists under section 7.

Specific grounds under section 48(1) for the passing of this resolution: Section 48(1)(a)

This resolution is made in reliance on Section 48(1)(a) of the Local Government Official Information and Meetings Act 1987 and the particular interest or interests protected by Section 6 or Section 7 of that Act which would be prejudiced by the holding of the whole or relevant part of the proceedings of the meeting in public are as follows:

COUNCIL 11. 06. 2015

ITEM NO.	GENERAL SUBJECT OF EACH MATTER TO BE CONSIDERED	SUBCLAUSE & REASON UNDER ACT	SECTION	PLAIN ENGLISH REASON	WHEN REPORT CAN BE RELEASED
25.	REPORT OF THE LYTTTELTON/MT HERBERT COMMUNITY BOARD MEETING OF 15 APRIL 2015	CONSIDERATION OF NOMINATIONS FOR THE 2015 LYTTTELTON/MT HERBERT COMMUNITY SERVICE AWARDS Protection of privacy of natural persons.	7(2)(A)	Nominee details are listed in the report matrix.	Once formal decision has been made by the Community Board.
		MOEPUKU PENINSULA PURCHASE Protect the privacy of natural persons, including that of deceased natural persons. Would be likely unreasonably to prejudice the commercial position of the person who supplied or who is the subject of the information.	7(2)(a) 7(2)(b)(ii))	To not prejudice any future negotiations. To not prejudice any future negotiations.	Following Full Council decision excluding negotiated purchase price.
26.	REPORT OF THE FENDALTON/WAIMAIRI COMMUNITY BOARD MEETING OF 4 MAY 2015	SALE OF RESERVE LAND – 210 ROYDVALE AVENUE CHRISTCHURCH Enable any local authority holding the information to carry on, without prejudice or disadvantage, negotiations (including commercial and industrial negotiations).	7 (2) (i)	The report contains sensitive information which, if released, can affect the course of negotiations and should remain confidential.	Following the completion of a final Sale & Purchase Agreement and settlement of the site
27.	REPORT OF THE HAGLEY/FERRYMEAD COMMUNITY BOARD MEETING OF 20 MAY 2015	CONSIDERATION OF NOMINATIONS FOR THE 2015 COMMUNITY SERVICE AWARDS Protection of privacy of natural persons.	7 (2) (a)	Nominee details are listed in the report matrix.	Once formal decision has been made by the Community Board.
28.	REPORT OF THE BURWOOD PEGASUS COMMUNITY/BOARD MEETING OF 4 MAY 2015	CONSIDERATION OF NOMINATIONS FOR THE 2015 COMMUNITY SERVICE AWARDS Protection of privacy of natural persons.	7(2)(a)	Nominee details are listed in the report matrix.	Once formal decision has been made by the Community Board.
29.	REPORT OF THE BURWOOD PEGASUS COMMUNITY/BOARD MEETING OF 18 MAY 2015	LAND SALE BEN RARERE AVENUE - DISPOSAL TO HOUSING NEW ZEALAND. Enable any local authority holding the information to carry out, without prejudice or disadvantage, commercial activities.	7(2)(h)	To enable Council to conduct future negotiations pertaining to any sale of land.	When an agreement is in plane with HNZC or if no deal reached, never.

COUNCIL 11. 06. 2015

30.	REPORT OF THE SHIRLEY/PAPANUI COMMUNITY BOARD MEETING OF 6 MAY 2015	<p>LAND ACQUISITION – 253 QUEEN ELIZABETH DRIVE.</p> <p>Enable any local authority holding the information to carry on, without prejudice or disadvantage, negotiations (including commercial and industrial negotiations).</p> <p>NZTA WESTERN BELFAST BYPASS – LAND PURCHASE, LICENCE AND COMPENSATION FOR ASSETS</p> <p>Negotiations to purchase land and settle litigation.</p> <p>CONSIDERATION OF NOMINATIONS FOR THE 2015 COMMUNITY SERVICE AWARDS</p> <p>Protection of privacy of natural persons.</p>	<p>7 (2)(i)</p> <p>7 (2)(i)</p> <p>7 (2) (a)</p>	<p>Negotiations to purchase land and settle litigation.</p> <p>Confidential negotiations.</p> <p>Nominee details are listed in the Matrix.</p>	<p>When settlement of the land purchase is completed.</p> <p>When settlement of the land purchase is completed.</p> <p>Once a formal decision has been made by the Community Board.</p>
31.	REPORT OF THE SPREYDON/HEATHCOTE COMMUNITY BOARD MEETING OF 15 MAY 2015	<p>EXCHANGE OF LAND - BUCHAN PLAYGROUND CHRISTCHURCH</p> <p>Enable any local authority holding the information to carry on, without prejudice or disadvantage, negotiations (including commercial and industrial negotiations)</p> <p>CONSIDERATION OF NOMINATIONS FOR THE 2015 COMMUNITY SERVICE AWARDS</p> <p>Protection of privacy of natural persons.</p>	<p>7 (2)(I)</p> <p>7 (2) (A)</p>	<p>Negotiations to purchase land and settle litigation.</p> <p>Nominee details are listed in the Matrix</p>	<p>Following the completion of a final Sale & Purchase Agreement and settlement of the site</p> <p>Once a formal decision has been made by the Community Board.</p>
32.	REPORT OF THE COMMUNITIES, HOUSING AND ECONOMIC DEVELOPMENT COMMITTEE MEETING OF 26 MAY 2015	<p>HOUSING ASSET OPTIMISATION STRATEGY- STAGE 1</p> <p>Protection of Health and Safety of Individuals</p> <p>Protection of Health and Safety of Individuals</p>	<p>7(2)(d)</p> <p>7(2)(b)(ii)</p>	<p>Would unduly alarm tenants</p> <p>Commercially sensitive information included</p>	<p>On completion of adopted Housing Asset Optimisation Strategy and subsequent consultation</p>

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33.	REPORT OF THE CHIEF EXECUTIVE AND EMPLOYMENT MATTERS COMMITTEE MEETING OF 1 MAY 2015	<p>LIVING WAGE</p> <p>Protection of the privacy of natural persons.</p> <p>CEO MATTERS</p> <p>Protection of the privacy of natural persons.</p>	7 (2) (b) (ii)	<p>Could prejudice collective union negotiations and contains commercially sensitive information.</p> <p>Protection of the privacy of natural persons.</p>	<p>The report will be released publicly at the conclusion of the 2015 collective employment contract negotiations or sooner if appropriate.</p> <p>The information in the report will be released publicly online with all P-card expenditure.</p> <p>The Mayor will release a statement relating to the Chief Executive's Performance at least annually after approval by the Council.</p>
34.	CHRISTCHURCH TOWN HALL CONSERVATION PROJECT – AWARD OF CONSTRUCTION CONTRACT	<p>Prejudice of commercial position</p> <p>Commercial Activities</p>	7(2)(b)(iii)	<p>Commercial sensitivity around Tendered prices</p> <p>Contains information about the potential insurance settlement on various assets and public disclosure may prejudice the commercial negotiation of the settlement</p>	<p>When the tender process has been completed and Tenderers have been advised of the outcomes</p> <p>Upon these insurance claims being finalised or December 2018, whichever is later</p>
35.	REALIGNMENT OF KAPUTONE CREEK - FINANCIAL INFORMATION	Confidential negotiations	7(2)(i)	Negotiations to purchase land and settle litigation	When settlement of the land purchase is completed

COUNCIL 11. 06. 2015**Chairperson's**

Recommendation: That the foregoing motion be adopted.

Note

Section 48(4) of the Local Government Official Information and Meetings Act 1987 provides as follows:

- “(4) Every resolution to exclude the public shall be put at a time when the meeting is open to the public, and the text of that resolution (or copies thereof):
- (a) Shall be available to any member of the public who is present; and
 - (b) Shall form part of the minutes of the local authority.”