

PLANNING COMMITTEE AGENDA

TUESDAY 18 JUNE 2013

AT 9.15AM

IN COMMITTEE ROOM 1, CIVIC OFFICES, 53 HEREFORD STREET

Committee: Councillor Sue Wells (Chairperson),
Councillors Peter Beck, Sally Buck, Jimmy Chen, Aaron Keown, Glenn Livingstone and
Claudia Reid.

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Mike Theelen
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Committee Adviser
Aimee Bryant
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- PART A - MATTERS REQUIRING A COUNCIL DECISION**
- PART B - REPORTS FOR INFORMATION**
- PART C - DELEGATED DECISIONS**

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PLANNING COMMITTEE 18.6. 2013

1. **APOLOGIES**
2. **DEPUTATIONS BY APPOINTMENT**

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3. NEW BRIGHTON – DRAFT MASTER PLAN AND WATERPARK INTEGRATION PROCESS

General Manager responsible:	General Manager Strategy and Planning, DDI 941-8281
Author:	Carolyn Bonis

The purpose of the attached is to present supplementary information from the General Manager Strategy and Planning regarding the New Brighton Draft Master Plan and Waterpark Integration Process.

Supplementary Information for Planning Committee meeting, 13 June 2013

Prepared by: Michael Theelen (General Manager Strategy and Planning)
Carolyn Bonis (Senior Planner)

Date: 10 June 2013

Purpose of Supplementary Information

1. The 5 June 2013 meeting of the Planning Committee considered an officers report which recommended a process for integrating the proposed Waterpark concept with the Draft New Brighton Master Plan.
2. At the meeting, the Committee requested that a broader level evaluation be undertaken as a first step, to determine the economic feasibility of the Waterpark concept and the extent of its potential to revitalise New Brighton's commercial centre.
3. This paper provides supplementary information to address this request. It includes:
 - an amended attachment providing details of the current Waterpark concept (refer **Supplementary Information Attachment 1**);
 - an alternative process diagram (refer **Supplementary Information Attachment 2**); and
 - amended recommendations.

Additional consideration & assessment

4. Attachment 3 of the 5 June 2013 officers report set out a series of steps for evaluating the location options for the Waterpark concept within New Brighton. The evaluation was proposed to be achieved through an Inquiry by Design (**IbD**) workshop with key stakeholders in New Brighton.
5. The Committee was generally in favour of the recommended IbD process. However, it was considered by the Committee that there may be alternative options in relation to the size, function, range of activities (including other recreation and sports activities) and configuration of the Waterpark concept. It was generally agreed that an earlier piece of work is needed, prior to undertaking the evaluation set out in Attachment 3.
6. This earlier step, coined 'Step Zero', would involve an evaluation of the economic feasibility of a Waterpark, of varying scales, and the extent to which it could provide the revitalisation anticipated for the New Brighton centre. A range of options would be determined for consideration, for example:
 - A Waterpark in New Brighton that incorporates a Council Eastern Recreation & Sports Facility (**ER&S Facility**) - noting that an ER&S facility would include other non-aquatic facilities such as fitness centre, basketball courts, etcetera;
 - A New Brighton Waterpark, additional to a Council ER&S Facility located elsewhere in the East of the city;
 - A Council ER&S Facility only (ie no New Brighton Waterpark), located either (a) in New Brighton; or (b) elsewhere in the East of the City;
 - A blend of locations and scale of Facilities – for example, (a) a boutique salt water pool in New Brighton to complement an ER&S Facility elsewhere; (b) All entertainment elements in New Brighton and a reduced scale ER&S Facility elsewhere.
7. The output of 'Step Zero' would provide an understanding of:
 - The economic feasibility of the Waterpark concept as currently proposed (refer **Supplementary Information Attachment 1** for revised information from the champions of the concept);

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- The potential for an aquatic facility of varying scales to provide a catalyst for revitalisation of the New Brighton commercial centre; and
 - The relationship between the Waterpark concept and the balance of the City's aquatic facility network (including the ER&S Facility).
8. The Committee considered that 'Step Zero' would be reported back to Council in September, thereby enabling consideration and decisions regarding:
- Whether to continue to investigate the Waterpark concept and its potential inclusion within, and/or complementary to, the network of Council recreation and sport facilities across the City; and, if yes:
 - The appropriate scale and nature of a Waterpark, to be further considered through an IbD process as outlined in Attachment 3; and
 - Confirmation of an appropriate process to integrate with decision-making on the Eastern Recreation and Sport Facility.
9. Expertise on aquatic facilities and centre revitalisation would be required to complete this work, which is currently unfunded. Preliminary cost estimates are under \$60,000 in total; this is currently unbudgeted.

Proposed new process diagram

10. Attachment 4 of the officers report for the 5 June meeting shows a process for integrating an IbD process with other Council workstreams. As a result of the discussion at Planning Committee, an alternative diagram has been prepared (refer **Supplementary Information Attachment 2**). This diagram incorporates 'Step Zero', an additional and earlier piece of work to address the questions of economic feasibility and revitalisation potential as noted above.
11. The new diagram (Supplementary Report Attachment 2) shows that the additional economic assessment work would be reported to Council in September, prior to any further IbD work on the Waterpark concept. Assuming this additional work also informs the appropriate size and scale of any pool to be considered for New Brighton, there is no need to further amend text in Attachment 3.

Recommendations

12. The recommendations of the 5 June 2013 officers report will require amending, including the timeframes. Proposed Recommendations (b) – (e) below replace Recommendations (c) – (f) in the 5 June officers report (these are shown in strikethrough text for information at the end) and are reflected in the **Supplementary Information Attachment 2** diagram.

It is recommended that the Planning Committee recommend to Council:

- (a) that it receive the information in this report;
- (b) that it approve the commencement of work outlined in **Supplementary Information Attachment 2** (as detailed in Attachments 3 and 4 from the 5 June officers report) ~~s 3 and 4~~ to assess the economic feasibility and revitalisation potential of a number of Waterpark / Eastern Recreation & Sports development scenarios, including the scenarios listed below: identify and evaluate site options for a Waterpark in New Brighton
- A Waterpark in New Brighton that incorporates a Council Eastern Recreation & Sports Facility (ER&S Facility) - noting that an ER&S facility would include other non-aquatic facilities such as fitness centre, basketball courts, etcetera;
 - A New Brighton Waterpark, additional to a Council ER&S Facility located elsewhere in the East of the city;
 - A Council ER&S Facility only (ie no New Brighton Waterpark), located either:
 - (i) in New Brighton; or
 - (ii) elsewhere in the East of the City;

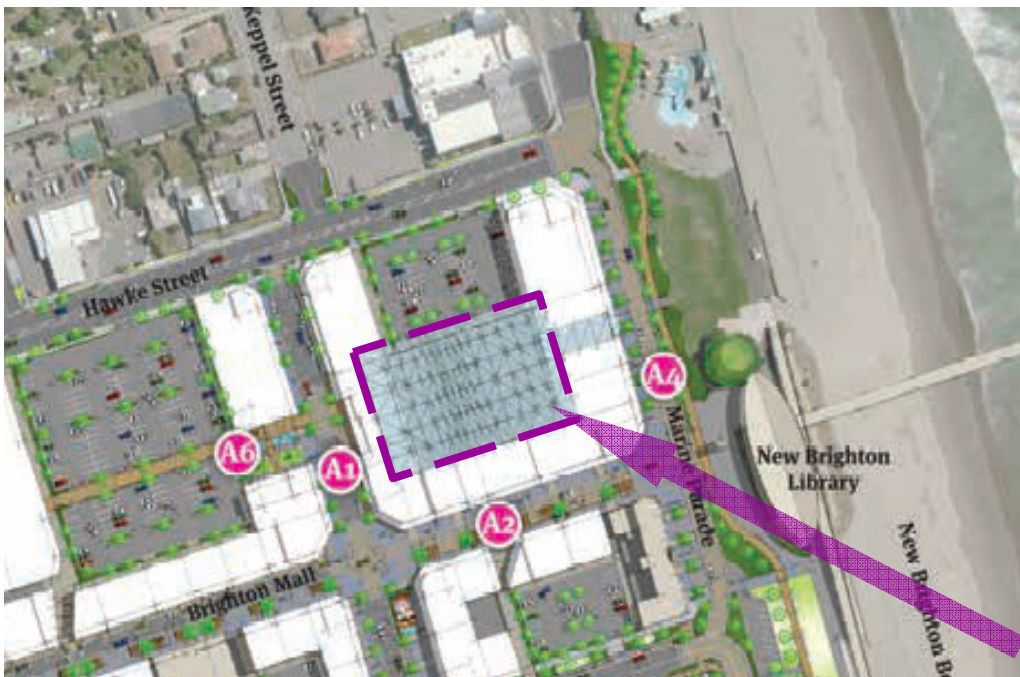
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- A blend of locations and scale of Facilities – for example,
 - (i) a boutique salt water pool in New Brighton to complement an ER&S Facility elsewhere; and
 - (ii) All entertainment elements in New Brighton and a reduced scale ER&S Facility elsewhere.
- (c) that the results of the work undertaken in (b) be reported to the September Council meeting with a recommended development option canvassing the Waterpark and Eastern Recreation & Sport Facilities, to be subject to detailed site evaluation.

(Note: the evaluations undertaken in respect of recommendations (b) and (c) do not imply any financial commitment by the Christchurch City Council to the Waterpark, at this stage.)
- (d) that staff report back to the Council (and Burwood Pegasus Community Board) at a December 2013 meeting on:
 - (i) the recommended amendments to the Draft New Brighton Centre Master Plan, incorporating any relevant aquatic/entertainment factors agreed to in (c) above; and
 - (ii) the preferred locations and scope of an Eastern Recreation and Sport facility, as agreed to in (c) above.
- (e) that in evaluating specific sites in New Brighton (conducted as necessary following recommendation (c)), Council adopt an Inquiry by Design process, and include key stakeholders and affected landowners.
- ~~(c) that the evaluation be undertaken in a manner that allows the Waterpark to be incorporated into the Eastern Recreation & Sport Facility project, either as a potential location for the proposed Eastern Recreation and Sport Facility, or as a complementary site;~~
- ~~(d) that an Inquiry by design process be used to include key stakeholders and staff in developing a preferred location and integration model for the Waterpark and the Draft New Brighton Master Plan;~~
- ~~(e) that staff report back to the September Council meeting on recommendations from the Inquiry by Design process; and~~
- ~~(f) that the outcomes of the September Council meeting inform the Draft Master Plan work and the final site selection process for the Eastern Recreation & Sports Facility.~~

**SPATIAL AREA OF INTEREST
 Draft Master Plan and Waterpark**

ATTACHMENT 1



Entertainment Hub

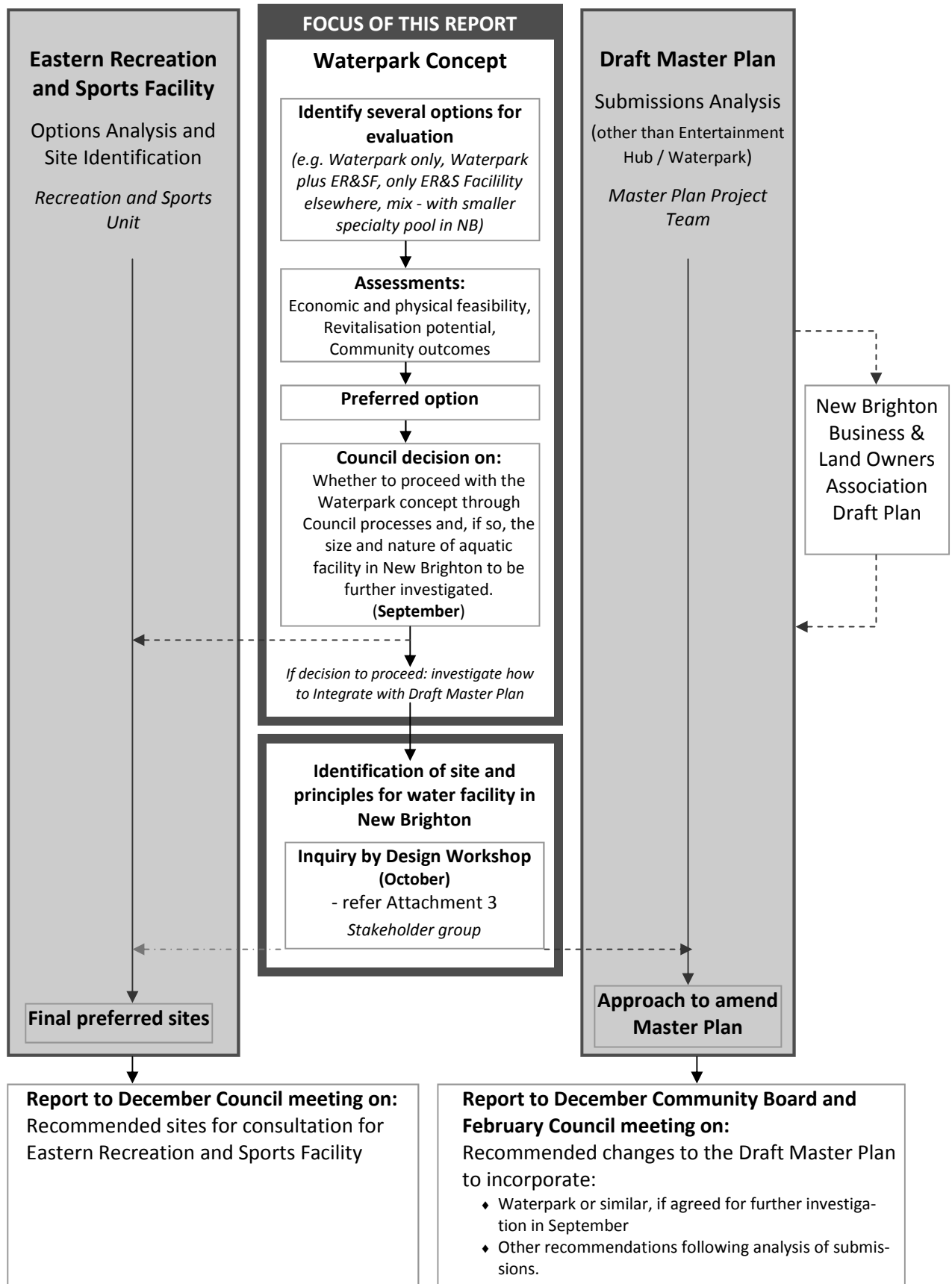
Draft New Brighton Master Plan—the master plan covers the Business 1 and 2 zones. A new road is proposed to extend Oram Ave north, between Brighton Mall and Hawke Street. An Entertainment Hub is shown within the block north east of the new road, ‘sleeved’ by retail / bars / restaurants. This is envisaged in the Draft Master Plan as a private facility, providing indoor leisure activity options. The Draft Master Plan enables a range of leisure activities to establish at the Entertainment Hub, depending upon market interest.



Waterpark concept— image from website. This was the initial concept to ascertain what might fit on this area of land. The concept is being further developed. The initial concept incorporates slides, a wave pool, lazy river, 25m lap pool and other play pools. The proposal acknowledges the new road proposed in the Draft Master Plan. Parking is shown alongside the new road. Pools and slides extend across Marine Parade and foreshore area.

**PROCESS FOR INTEGRATING THE
 WATERPARK CONCEPT WITH OTHER PROJECTS**

**SUPPLEMENTARY INFORMATION
 ATTACHMENT 2**



PLANNING COMMITTEE 18.6. 2013**4. BUILDING CONSENT UPDATE**

This item will be separately circulated.