

## **COMMUNITIES, HOUSING AND ECONOMIC DEVELOPMENT COMMITTEE AGENDA**

**31 MARCH 2015**

**AT 1.30PM**

**IN COMMITTEE ROOM 1, CIVIC OFFICES, 53 HEREFORD STREET**

**Committee:** Councillor Andrew Turner (Chairperson)  
Councillors Glenn Livingstone (Deputy Chairperson), Jimmy Chen, Jamie Gough, Yani Johanson,  
Ali Jones, Paul Lonsdale and Deputy Mayor Vicki Buck

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**PART A - MATTERS REQUIRING A COUNCIL DECISION**  
**PART B - REPORTS FOR INFORMATION**  
**PART C - DELEGATED DECISIONS**

### **INDEX**

<b>ITEM NO.</b>	<b>DESCRIPTION</b>	<b>PAGE NO.</b>
<b>PART C 1.</b>	<b>APOLOGIES</b>	<b>1</b>
<b>PART B 2.</b>	<b>DECLARATIONS OF INTEREST</b>	<b>1</b>
<b>PART B 3.</b>	<b>DEPUTATIONS BY APPOINTMENT</b>	<b>1</b>
<b>PART B 4.</b>	<b>COMMUNITY FACILITIES REBUILD MONTHLY UPDATE</b>	<b>3</b>
<b>PART B 5.</b>	<b>MAJOR FACILITIES REBUILD MONTHLY UPDATE</b>	<b>93</b>
<b>PART B 6.</b>	<b>ANCHOR PROJECTS MONTHLY UPDATE</b>	<b>107</b>
<b>PART B 7.</b>	<b>HOUSING OPERATIONS MONTHLY REPORT – FEBRUARY 2015</b>	<b>131</b>
<b>PART B 8.</b>	<b>SOCIAL HOUSING REBUILD AND REPAIR PROGRAMME AND FINANCIAL STATUS UPDATE (FEBRUARY 2015)</b>	<b>139</b>
<b>PART C 9.</b>	<b>HERITAGE INCENTIVE GRANT APPROVAL, 58 RUE LAVAUD, AKAROA</b>	<b>159</b>
<b>PART C 10.</b>	<b>HERITAGE INCENTIVE GRANT APPROVAL, 74 DERBY STREET, ST ALBANS</b>	<b>161</b>
<b>PART C 11.</b>	<b>HERITAGE INCENTIVE GRANT APPROVAL, 6 GODLEY QUAY, LYTTELTON</b>	<b>167</b>
<b>PART A 12.</b>	<b>HERITAGE INCENTIVE GRANT APPROVAL, 24 MCDUGALL AVENUE</b>	<b>183</b>
<b>PART A 13.</b>	<b>CREATIVE INDUSTRIES SUPPORT FUND APPROVAL – CANTERBURY SOCIETY OF ARTS CHARITABLE TRUST (T/A CO.C.A GALLERY)</b>	<b>193</b>
<b>PART C 14.</b>	<b>VOLUNTARY LIBRARIES REVIEW REPORT 2014 AND UPDATE TABLE</b>	<b>231</b>

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**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. DEPUTATIONS BY APPOINTMENT**

Kristina Pickford of Canterbury Society of Arts (trading as CoCA) will speak to the Committee regarding Creative Industries Support funding.





## 4. COMMUNITY FACILITIES REBUILD MONTHLY UPDATE

		Contact	Contact Details
<b>Executive Leadership Team Member responsible:</b>	Director FIR Group		
<b>Officer responsible:</b>	Unit Manager Community Facilities Rebuild		
<b>Author:</b>	Darren Moses	Y	021 377 023

## 1. PURPOSE AND ORIGIN OF REPORT

- 1.1 The purpose of this report is to provide a monthly status update on the Council approved priority projects being delivered by the Community Facilities Rebuild Unit (CFRU)

## 2. EXECUTIVE SUMMARY

- 2.1 Following the 2010-2011 Canterbury earthquakes, the Council embarked on a major programme to look at the future of the 1600 residential and non-residential buildings it owns. Of these, 600 buildings are Social Housing, which are reported separately, leaving the remaining Heritage and Community Facilities for this Committee to consider.
- 2.2 At the Council meeting of 28 August 2014, the Council confirmed to set aside a total of \$29,087,059 for the repair and rebuild of the community facilities and a further \$11,703,596 for the heritage facilities.
- 2.1.1 The funding has come from the Council's Facilities and Infrastructure Improvement New Borrowing Allowance ahead of insurance discussions being finalised on the facilities. The proceeds of any insurance claim will be returned to the allowance.
- 2.3 This information report provides a monthly programme update on some key CFRU activities for reporting from February 2015 to mid March 2015.
- 2.4 A summary of the Tranche 1 Community Facility projects can be found in **attachment 1** and a summary of the Heritage Facility programme can be found in **attachment 2**.

## 3. BACKGROUND

- 3.1 Whilst Council has approved funding to allow for the delivery of the Tranche 1 projects, the delivery of the remainder of the programme (tranches 2 and beyond) is still subject to funding approval via the Long Term Plan (LTP) process.
- 3.2. Work is also still progressing on planning and investigation of the Tranche 2 and other projects that make up the rest the programme, so as to be well placed to push on with delivery in subsequent years. A review of Tranche 2 assets is underway, as the LTP includes a proposal to reduce levels of service in some areas that may have an impact on the requirement to undertake repairs and rebuilds to the assets that support the delivery of that service, ie: South New Brighton Motor camp and Rawhiti Golf club.
- 3.3 The previous Council also approved a number of projects to be delivered ahead of a full programme prioritisation exercise. These were/are referred to as the TOP 30 and are still be delivered in conjunction with the new Tranche 1 projects.

## 4. COMMENT

- 4.1 A summary of highlights and project information requested by Elected Members for the past month include:

**4 Cont'd****4.1.2 Sumner Toilets – artwork**

The Sumner Surf Life Saving Club was demolished in 2014 as a result of Earthquake damage in the 2010/2011 earthquakes. Part of this complex was a Council owned changing shed and public toilets. This building had a mural painted on the outside. This was lost in the demolition.

A claim on Council insurance is being assessed by Council staff to quantify what funds will be forthcoming from the insurance company.

The Project Manager (PM) has made contact with Metropolitan Communities Advisor - Arts to form a strategy to incorporate an art work at the site of the new building.

Discussions have taken place with the Surf Club and Architect who have confirmed they have not included an art work.

The plan is to:

- confirm any insurance entitlement
- if the Council is not entitled to a claim, then some funding is available in the budget for the new toilets, up to \$30,000 can be made available from existing budgets
- the PM will form a strategy with the Arts Advisor to carry out a survey of the facilities users to get ideas for an artwork that will be suitable for the area.
- a stand alone art work is preferred as the new building is not designed to have an artwork (mural) attached to it.

**4.1.3 Edmonds Clock Tower**

Nearly complete, with an opening ceremony expected sometime in April.

**4.1.4 RedCliffs Volunteer Library**

A project team has been established to work with and assist the community with getting a building (relocatable option) established and operating back on the site by Christmas..A consultation exercise to confirm scope is being planned.

**4.1.5 Heathcote Community Centre and Library**

A key milestone has been achieved with the demolition of the old Community Centre complete.

**4.1.6 Woolston Park Memorial Pavilion**

Work is continuing steadily to allow for the site to be ready for potential ANZAC day commemoration

**4.1.7 Toilet Blocks**

The new replacement toilet blocks that were approved as part of Tranche 1, are currently being mass produced at Exeloo in Auckland, ready for transporting to Christchurch for installation over the coming months.

**4 Cont'd****5. FINANCIAL IMPLICATIONS**

5.1 Currently none, as all of Tranche 1 projects have CAPEX funding confirmed and available and OPEX funding is also available to continue pre-planning and investigations on TRANCHE 2 ahead of an LTP fund becoming available.

5.1.1 Whilst staff are busy delivering the prioritised programme, other staff are continuing to identify and quantify damage to support the insurance claim process.

**6. STAFF RECOMMENDATION**







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



## Attachment 1

### Already Opened to the Public

NOTE: For reporting purposes, the status of a project will no longer be reported once the public opening has occurred. Completion of projects can take up to a year depending on the Defect Notification period.

Asset Name & Address		Date of Public Opening
<p>Norman Kirk Pool Rebuild</p> <p>54 Oxford Street, Lyttelton, 8082</p>		12 <sup>th</sup> February 2015
<p>Hei Hei Community Centre – Repair &amp; Strengthening</p> <p>8 – 12 Wycola Avenue, Hei Hei, 8042</p>		28 <sup>th</sup> January 2015
<p>Cuthberts Green Pavilion EQ Repairs</p> <p>220 Pages Road, Wainoni, 8062</p>		24 <sup>th</sup> January 2015
<p>Waltham Pool Rebuild</p> <p>30 Waltham Road, Waltham, 8023</p>		17 <sup>th</sup> January 2015
<p>Cuthberts Green Softball Groundsmans Shed</p>		12 <sup>th</sup> January 2015
<p>Scarborough Paddling Pool Rebuild</p> <p>123 Esplanade, Sumner, 8081</p>		20 <sup>th</sup> December 2014

## Elected Member Update

31 March 2015

Yaldhurst Domain Toilet block strengthening		November 2014
Avonhead Pavilion Earthquake repair and Strengthening		October 2014
Waltham Park Pavilion Earthquake repair and Strengthening		October 2014
South Brighton Community Centre Transitional Facility		8 <sup>th</sup> November 2013
Cowles Stadium Earthquake repair and Strengthening		October 2012



**Elected Member Update**

31 March 2015

**Status of Tranche 1 & Already Approved Projects**

NOTE: Community Boards will receive via the Community Board Advisor, a copy of the status report for any community facilities that we are delivering in that ward. The full CHED report is available to the public via the CCC Website <http://www.ccc.govt.nz/> navigating from the front page [The Council, Latest meetings & agendas](#) link.

Project Name	Bishopdale Library and Community Centre Rebuild		
Opening	2017 Q3-Q4	Current Phase	Plan
Ward	Fendalton-Waimari	Delegated Authority for Concept Design Approval	Community Board

**Description of Work**

The Council approved funds of up to \$4M in total on the 28 August 2014 to essentially fund a rebuild of the Bishopdale Library and Community Centre. Details in an earlier report approved by the Community Board and presented to the Community Committee included the following wording: "to enable a formal assessment of options for a new development by Council or with partners and/or different locations within the mall achieving a more cost effective long term solution, revitalisation of the mall, acknowledging the growth of both the business and residential community in Bishopdale and surrounds" "Any such option appraisal would also include the possibility of revenue generation through disposal of the current site as part of the option appraisal (and that this programme of works be overseen by the community board in consultation with the community at appropriate stages."

**Current Status**

The Project Information Brief was approved on 1 December. The site selection team has worked through the evaluation of the options and along with the Joint Working Group (JWG) agreed on a preferred site for a new facility. That site is the former Bishopdale Creche site adjacent the existing Library and Community Facility.

Consultation is underway now and a report will go to the Community Board in April to approve the recommended site. If approved, work will begin on a concept design on the Creche site. To reach an agreed concept design, the JWG will consult with both staff and the public. The design will go back to the Community Board for final approval.

An article was published in early March in the [Norwester](#) of the preferred option. It also highlighted a process for the public to provide feedback. A link has been posted on the Council and Libraries website for anyone to have their say and information has gone up in the existing buildings window to reconfirm what is happening and how to have your say.



## Elected Member Update

31 March 2015

<b>Project Name</b>	Clare Park – Pavilion/ Toilet and Football Association		
<b>Opening</b>	March 13th 2015	<b>Current Phase</b>	Execute
<b>Ward</b>	Burwood-Pegasus	<b>Delegated Authority for Concept Design Approval</b>	Business Owner

### Description of Work

Jointly owned facility with Council owning the toilets and changing rooms downstairs and Burwood AFC the upstairs area. This project involves moderate strengthening of the downstairs Council owned portion, which will enable this building to reopen. This will allow the building upstairs to be re-occupied by the football club. Changing rooms will be repainted and a new Hot water system installed.

### Current Status

Work is complete and will be accepted on 11<sup>th</sup> March and open by 17<sup>th</sup> March





## Elected Member Update

31 March 2015

<b>Project Name</b>	Cuthberts Green Complex EQ Repairs		
<b>Opening</b>	March 27th 2015	<b>Current Phase</b>	Execute
<b>Ward</b>	Hagley-Ferrymead	<b>Delegated Authority for Concept Design Approval</b>	Business Owner

### Description of Work

Repair the EQ damage at the Softball complex, Strengthen the Softball complex Groundsmans Shed and strengthen the soccer Pavilion.

### Current Status

Earthquake cracks and asphalt has been repaired. Roof skylights have been replaced.  
 Final Inspection will be on March 20<sup>th</sup>. Building is open.



## Elected Member Update

31 March 2015

<b>Project Name</b>	Demolitions - Greenspace		
<b>Completion</b>	June 2015	<b>Current Phase</b>	Various
<b>Ward</b>	Various	<b>Delegated Authority for Concept Design Approval</b>	Not Applicable

### Description of Work

Buildings to be demolished:

1. Linwood nursery (buildings only) / Hagley- Ferrymead
2. Avon park pavilion, / Hagley- Ferrymead
3. Bromley cemetery dwelling, / Hagley- Ferrymead
4. Bridseye lock up shed, / Hagley- Ferrymead
5. Ferrymead reserve old toilets, / Hagley- Ferrymead
6. Westminster park (two community buildings), / Shirley-Papanui
7. Styx River reserve living laboratory / dwelling and buildings, / Shirley-Papanui
8. Groynes toilets, / Shirley-Papanui
9. Styx River reserve shed number two, / Shirley-Papanui
10. Ashgrove reserve shelter/shed, Spreydon-Heathcote

### Current Status

- Linwood nursery (buildings only) – soil samples complete with report pending, salvage items noted by Parks staff and departments of CCC. Some Salvage items to be removed prior to Demolition works.
- Avon park pavilion- Due to start demolition, await final approval from Historic places trust. Works programmed in by Contractor for 1<sup>st</sup> week April if approval received.
- Bridseye lock up shed- Demolition to start W/C 16/03/2015).
- Ferrymead reserve old toilets- Currently checking for asbestos and other hazards.
- Westminster park- Ready for demolition, still working on power issues (feed from building powers new changing rooms)
- Styx River reserve living laboratory / dwelling and buildings – Works out for tender.
- Groynes toilets- Hazard testing to be carried out W/C 16/03/2015.
- Styx River reserve shed number two- Currently scoping works for demolition.
- Ashgrove reserve shelter/shed- Hazard testing to be carried out W/C 16/03/2015.
- Bromley cemetery dwelling- Demolition completed pending close out report.



**Elected Member Update**

31 March 2015

<b>Project Name</b>	Demolitions - Non Greenspace		
<b>Completion</b>	June 2015	<b>Current Phase</b>	Various
<b>Ward</b>	Various	<b>Delegated Authority for Concept Design Approval</b>	Not Applicable

**Description of Work**

To demolish the following buildings:

1. Porrit park, the main stadium/ Burwood-Pegasus
2. QE2 sports house (after approval by community board)/ Burwood-Pegasus
3. Scott park Bowls club house / Hagley/Ferrymead
4. Sydenham crèche, Possible this asset maybe sold. Contractor to test building next week W/E 22/02/2015/ Spreydon-Heathcote

**Current Status**

- Porrit park, on Hold pending EOI for the sale of the asset, EOI due to be closed W/C 16/03/2015
- QE2 sports house was been considered for demolition with wider QE2 demolition, but will now be considered as a standalone project. Desktop report and site survey carried out. Demolition methodology currently under review.
- Sydenham crèche, ready for demolition with all scoping works carried out. Services disconnected. – tenders due back 23/03/2015
- Scott Park demolition completed pending close out report.





## Elected Member Update

31 March 2015

<b>Project Name</b>	Dog Pound - Dog Shelter and Dwelling Portacom		
<b>Opening</b>	2015 Q2-Q3	<b>Current Phase</b>	Plan
<b>Ward</b>	Hagley-Ferrymead	<b>Delegated Authority for Concept Design Approval</b>	Business Owner

### Description of Work

Completing earthquake repairs to the main dog shelter and residential dwelling. Works are likely to consist of crack repair, plastering and painting. The work will be coordinated with other planned works onsite e.g. an office extension, new puppy enclosure, car park and security upgrades within the existing building and site.

### Current Status

A defined scope and Project Information Brief have been agreed and a consultant appointed to issue repair specifications and drawings. It is not intended to undertake full re-leveling works due to the impact on the operation which was supported by a cost benefit analysis. There is a higher risk of differential ground settlement in areas surrounding the building. Major external ground remediation was not deemed prudent. Tendering will take place in March with an intended start on site by the end of March. All repair works are targeted to be complete in Q2-Q3.





## Elected Member Update

31 March 2015

<b>Project Name</b>	Duvauchelle Reserve and Campground - All Buildings		
<b>Completion</b>	July 2015	<b>Current Phase</b>	Plan
<b>Ward</b>	BP Akaroa Wairewa	<b>Delegated Authority for Concept Design Approval</b>	Business Owner

### Description of Work

Structural and cosmetic repairs of all the buildings on site. Important that the works to be carried out outside of the peak summer use season.

### Current Status

Minor structural and cosmetic repairs to the main campground buildings will be carried out after the busy summer camping period.

The demolition of the toilet block has been contracted and due to commence W/C 02/03/2015.

Repair scope and tender will be prepared in the first quarter of 2015 so works can be completed by the end of June 2015.



## Elected Member Update

31 March 2015

<b>Project Name</b>	Governors Bay community Centre and Pottery Shed		
<b>Opening</b>	Targeting Q2 2016	<b>Current Phase</b>	Initiate
<b>Ward</b>	BP Lyttelton Mt Herbert	<b>Delegated Authority for Concept Design Approval</b>	Business Owner

### Description of Work

The former building was used as a community centre and pottery club; it has now been demolished with council approval. This project seeks to rebuild a new community facility in Governors Bay. A desk top analysis should be under taken in line with the parks and facilities planning team. The wider community will be consulted and planning should be in sync with the park location.

### Current Status

The Governors Bay resident's association has provided information they have gathered to the project team through the CCC "Strengthening Communities Adviser". The information provided by the resident's association has formed the basis for the community consultation, which is now underway. The output of the consultation will be a "community needs brief & design objectives" document which will be presented to the community board for approval. If approved the "community needs brief & design objectives" will be used as the main part of the design brief for the building. Once a concept plan for the building and for the reserve has been developed, the project team will report back to the Lyttelton Mt Herbert Community Board for comment before the concept plan is finalised. It is envisaged that the project budget will cover a replacement building around 100 square meters in size, with associated hard and soft landscaping. Construction is expected to be complete within 8 months of concept design approval.

A community based needs analysis will take into account; other community facilities in the area and a planned development at Living Springs, the whole of life cost to build and maintain the facility, options for how the proposed facility is operated and a determination of fair rental to Council to offset maintenance and other costs.





**Elected Member Update**

31 March 2015

<b>Project Name</b>	Hagley Park North - Bandsman Memorial Rotunda		
<b>Opening</b>	Q3 2016	<b>Current Phase</b>	Concept
<b>Ward</b>	Hagley-Ferrymead	<b>Delegated Authority for Concept Design Approval</b>	Business Owner

**Description of Work**

This asset is located in Christchurch Botanic Gardens and has significant heritage value. It suffered greatly through the quakes, moderate structural damage and requires strengthening before it can be reopened and used recreationally again for public events and weddings etc.

**Current Status**

Looking at preliminary design options. It has been agreed that this project will transfer into the Community Facilities Rebuild Heritage Programme. This change will be formalised next month.

The project is currently in the process of procuring Engineering services to take the design through to the consenting process.





## Elected Member Update

31 March 2015

<b>Project Name</b>	Linwood Library Support Building & Linwood Resource Centre		
<b>Opening</b>	TBC	<b>Current Phase</b>	On Hold
<b>Ward</b>	Hagley-Ferrymead	<b>Delegated Authority for Concept Design Approval</b>	Business Owner

### Description of Work

Linwood Library Support Building: Repairs mostly cosmetic. This is the last job to occur at this location  
Linwood Resource Centre: Mostly cosmetic repairs to this building.

### Current Status

Works on both of these facilities is on while a strategic review of all Council owned buildings in the area is completed.





## Elected Member Update

31 March 2015

<b>Project Name</b>	Lyttelton Library EQ Repairs		
<b>Opening</b>	Targeting Late 2016	<b>Current Phase</b>	Concept Design
<b>Ward</b>	BP Lyttelton Mt Herbert	<b>Delegated Authority for Concept Design Approval</b>	Business Owner

### Description of Work

Repair library and adjust layout to accommodate the Customer Service Desk. This project aligns with the EQ repairs and development of the service centre (20119) and Council presence.

### Current Status

Council passed resolutions on 11 Dec which guided the scope of the Library and Customer Service desk (previously known as Service Centre) integration projects.

A tender for professional services currently closes in mid-April with award of the contract scheduled for early May. Once the consultant is on board an updated programme will be created. Currently an update at the Community Board Seminar is scheduled for June.



## Elected Member Update

31 March 2015

<b>Project Name</b>	Lyttelton Mt Herbert Board Room Replacement		
<b>Opening</b>	Targeting Late 2016	<b>Current Phase</b>	Concept Design
<b>Ward</b>	BP Lyttelton Mt Herbert	<b>Delegated Authority for Concept Design Approval</b>	Business Owner

### Description of Work

To replace the boardroom within the old service centre in a visible location within Lyttelton. Including space for old boardroom table, sideboard, Maori carving (unveiling ceremony required) and room for at least 20 audience members. Including options for the remaining "Lyttelton People" tiles from Albion Square to be incorporated into the boardroom design. Consider option for reconfiguring garages to allow Project Lyttelton to operate from them.

### Current Status

Council passed a resolution that the Lyttelton Mt Herbert Community Board boardroom should be located at 25 Canterbury Street on 11 Dec 2014. This building would be available for community booking outside of Council needs and a space in the garage is being considered for community groups.

A tender for professional services currently closes in mid-April with award of the contract scheduled for early May. Once the consultant is on board an updated programme will be created. Currently an update at the Community Board Seminar is scheduled for June.



Current 25 Canterbury Street



Current view of Albion Square from 25 Canterbury Street

## Elected Member Update

31 March 2015

<b>Project Name</b>	Lyttelton Service Centre and Integration with Library		
<b>Opening</b>	Targeting Late 2016	<b>Current Phase</b>	Concept Design
<b>Ward</b>	BP Lyttelton Mt Herbert	<b>Delegated Authority for Concept Design Approval</b>	Business Owner

### Description of Work

Provide the services and staff accommodation that were within the old service centre within other council buildings in Lyttelton and that this must include, customer service desk within the library.

### Current Status

Council passed resolutions on 11 Dec which guided the scope of the Library and Customer Service desk (previously known as Service Centre) integration. This Project and Lyttelton Library EQ Repairs will be delivered as one project now that it is approved. Some of the staff previously located in the old Service Centre will be relocated to the renovated Lyttelton Recreation Centre.

A tender for professional services currently closes in mid-April with award of the contract scheduled for early May. Once the consultant is on board an updated programme will be created. Currently an update at the Community Board Seminar is scheduled for June.



*Customer Service Desk to be relocated in Library*



*Old Lyttelton Service Centre Site post demolition*

## Elected Member Update

31 March 2015

<b>Project Name</b>	Milton Street Depot - Fire Equipment Store		
<b>Opening</b>	TBC	<b>Current Phase</b>	On Hold
<b>Ward</b>	Spreydon-Heathcote	<b>Delegated Authority for Concept Design Approval</b>	Business Owner

### Description of Work

Demolish and replace the fire shed like for like.

### Current Status

The Property Consultancy team are working with the Corporate Services Group to determine the future use of the whole Milton Street site rather than individual buildings on the site.

A Report to Council is expected to be prepared for consideration by the Council in March/April 2015 detailing future options/recommendations. The project has been placed on Hold until a decision has been made.





**Elected Member Update**

31 March 2015

<b>Project Name</b>	New Brighton Library EQ Repair		
<b>Opening</b>	Q1/Q2 2016	<b>Current Phase</b>	Concept Design
<b>Ward</b>	Burwood-Pegasus	<b>Delegated Authority for Concept Design Approval</b>	Business Owner

**Description of Work**

Scope and repair earthquake damage to the New Brighton Library Building. Work to be under taken in conjunction with planned works, funded separately. Refer to LIU Planned Works programme. (TRIM 14/715882) which Includes but not limited to investigation of window leaks, painting and light replacement, carpet replacement.

**Current Status**

Scoping to occur in second quarter 2015 as this will align with the scheduled/required operational maintenance work. Estimated construction start date of early 2016 due to staggering closures of Libraries for repairs.



## Elected Member Update

31 March 2015

<b>Project Name</b>	Papanui Library EQ Repairs		
<b>Opening</b>	Q4 2015	<b>Current Phase</b>	Preliminary Design
<b>Ward</b>	Shirley-Papanui	<b>Delegated Authority for Concept Design Approval</b>	Business Owner

### Description of Work

Scope and repair earthquake damage to the Papanui Library Building. This should include strengthening. Repair and strengthening should at least include repairs to tilt panels (replacement where required), repair damaged windows, replacement of full ceiling grid, replace all ceiling tiles, strengthening of roof for snow load, repair of canopy, and other repairs required within budget.

Work to be undertaken in conjunction with planned BAU works, funded separately. Refer to LIU Planned Works programme. (TRIM 14/715882) which may include insulation and lighting replacement.

### Current Status

Provided update at 4 March Community Board Seminar.

Full consent was required due to strengthening required; this will take more time to process. Consent has been lodged. LED lighting replacement will be included in the EQ repairs.

Repairs are currently anticipated to begin in mid/late May. The expected construction period is six months with a likely Library/Service Centre closure of three months. It will be necessary to work with the contractor to minimize the closure as much as possible while taking into account health and safety and fire requirements.





## Elected Member Update

31 March 2015

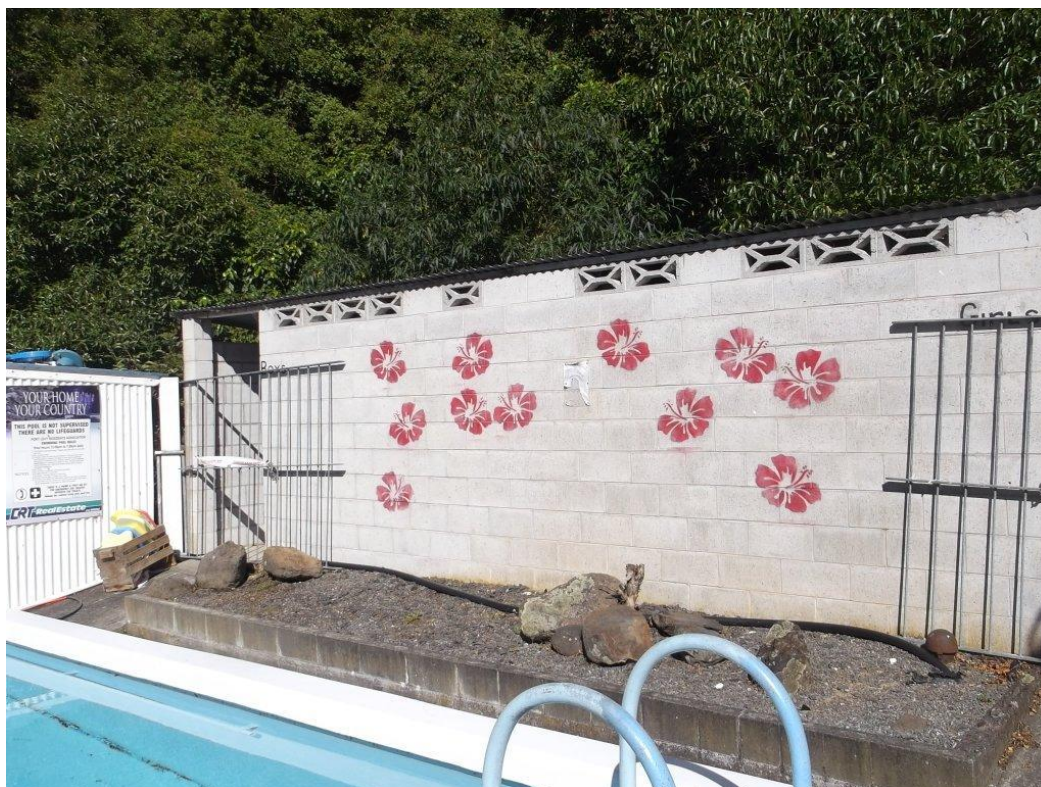
<b>Project Name</b>	Port Levy Pool Changing Sheds Strengthening		
<b>Opening</b>	April 2015	<b>Current Phase</b>	Execute
<b>Ward</b>	Lyttelton-Mt Herbert	<b>Delegated Authority for Concept Design Approval</b>	Business Owner

### Description of Work

Review design and provide a strengthening scheme to bring building to greater than 34% NBS. Building will be strengthened in January /Feb 2015

### Current Status

The work has been priced and accepted and on-site work will commence at the end of February. Structural steel components are being manufactured off-site.





## Elected Member Update

31 March 2015

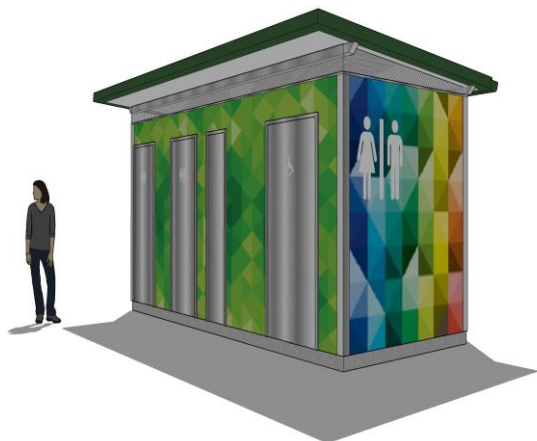
<b>Project Name</b>	Public Toilets - Parks		
<b>Opening</b>	First Opening June 2015	<b>Current Phase</b>	Execute
<b>Ward</b>	Various	<b>Delegated Authority for Concept Design Approval</b>	Business Owner

### Description of Work

To repair or replace the following public toilets:

1. Le Bons Bay / [Akaroa-Wairewa](#)
2. Duvuachelle show grounds / [Akaroa-Wairewa](#)
3. Awa-Iti reserve / [Akaroa-Wairewa](#)
4. South New Brighton reserve / [Burwood-Pegasus](#)
5. Avon park / [Hagley/Ferrymead](#)
6. Halswell domain (scout den location) / [Riccarton-Wigram](#)
7. Bexley park (new toilets by proposed playground) / [Riccarton-Wigram](#)
8. Middleton park / [Riccarton-Wigram](#)
9. South Hagley netball toilets / [Riccarton-Wigram](#)
10. Heathcote domain (by the cricket club rooms) / [Riccarton-Wigram](#)
11. Cashmere valley toilets (to be replaced at a new location closer to the road and with a baby change table) / [Riccarton-Wigram](#)
12. Sockburn Park Toilets (rebuild toilets separate from Recreation Centre) / [Spreydon-Heathcote](#)
13. Upgrade old below code toilets with new Exeloo toilets.

### Current Status



- All new Exeloo toilets have been ordered from the supplier. The first delivery is on 8<sup>th</sup> May at South Brighton Domain and this will be complete by 12 June 2015. Demolitions of old units will take place in March/April. All new units will be solar powered including new unit in Bexley park which has a small pump station.
- South Hagley netball courts toilet repair concept has been agreed and engineering will be carried out by URS who will incorporate the repair in a full solution for the whole building.
- Middleton Park strengthening is out to tender and work will start in early April.



## Elected Member Update

31 March 2015

<b>Project Name</b>	QE2 Groundsmens Workshop and Offices		
<b>Opening</b>	Q4 2015	<b>Current Phase</b>	Concept
<b>Ward</b>	Burwood-Pegasus	<b>Delegated Authority for Concept Design Approval</b>	Business Owner

### Description of Work

Structural repairs and minimal cosmetic works to the shed. This is to allow the building to operate until a long term decision is made on its future. The goal of the project is not to replace but to patch the shed so it can remain useable in the short term.

### Current Status

A basic strengthening scheme has been prepared to improve the overall strength of the workshop and offices at QE11. The cost and timeframes will be reviewed early in 2015 with a view to starting work as soon as possible thereafter. Physical works will be tendered via the Facilities Rebuild panel of Minor Works Panel contractors. This will extend the life of the building until a long term decision on the use of the QE11 site has been made.



## Elected Member Update

31 March 2015

<b>Project Name</b>	Riccarton Community House		
<b>Opening</b>	To Be Determined	<b>Current Phase</b>	Initiate
<b>Ward</b>	Riccarton-Wigram	<b>Delegated Authority for Concept Design Approval</b>	Business Owner

### Description of Work

Build a new community facility to replace the Riccarton Community House. The current building on Clarence street is partially open but the main hall has suffered significant damage and is unable to be occupied due to safety concerns. Staff will identify the preferred location within the larger Council owned Clarence street site and also identify any land that will not be required for the development of a new community centre.

### Current Status

Council have resolved that a concept design process for a new Community Facility be informed by a participatory community concept design process that engages the wider community. This will be undertaken locally by the Facilities Rebuild, Strengthening Community and Community Facility Teams who will present the findings to the Riccarton Wigram Community Board who will make a recommendation to Council. An interactive drop-in session at Westfield Mall or similar was discussed in order to capture the views of those who are not in a position to otherwise contribute.



## Elected Member Update

31 March 2015

<b>Project Name</b>	Scarborough Beach - Jet Boat Shed		
<b>Opening</b>	Q3 2015	<b>Current Phase</b>	Plan
<b>Ward</b>	Hagley-Ferrymead	<b>Delegated Authority for Concept Design Approval</b>	Business Owner

### Description of Work

Facility used to store rescue jet boat which is owned and operated by the Scarborough life boat association. Immediately after the quakes the jet boat was relocated to the police station garage which added seven months onto the response time. This is a critical project as it is a lifeline facility. The building requires repair and strengthening before it can be reoccupied.

### Current Status

Final Design is complete and a tender is being prepared for pricing. Tender to be awarded in early April.



## Elected Member Update

31 March 2015

<b>Project Name</b>	Shirley Community Centre		
<b>Opening</b>	To Be Determined	<b>Current Phase</b>	Concept
<b>Ward</b>	Shirley-Papanui	<b>Delegated Authority for Concept Design Approval</b>	Business Owner

### Description of Work

The community centre on Shirley Road was demolished under a section 38 notice from CERA. A new facility is required in the wider Shirley area. This project seeks to undertake a business case and location study to identify suitable areas and possible community partnerships.

### Current Status

A meeting was held on 17/02/15 between CCC PM, representatives of church groups proposing to establish a facility on the site of old Community Centre, and the CCC Asset Owner. At this meeting the church provided background on their work to date and the mechanics of their offering. CCC PM is now gathering information internally to understand status from a property and community support point of view. Feedback received as part of this will inform whether or not further stakeholder consultation is required. The end output will be a recommendation report by the Asset Owner to the Community Board and Council regarding the Church Group's offering. An update is to be provided to the Community Board via a seminar sitting on 1 April, but it is highly unlikely that the recommendation report will be available at that time.





## Elected Member Update

31 March 2015

<b>Project Name</b>	Shirley Library EQ Repairs		
<b>Opening</b>	Nov 15 or Dec 16	<b>Current Phase</b>	Concept Design
<b>Ward</b>	Shirley-Papanui	<b>Delegated Authority for Concept Design Approval</b>	Business Owner

### Description of Work

Scope and repair earthquake damage to the Shirley Library Building. Work was to be undertaken in conjunction with planned works, funded separately. Due to additional damage this project has been delayed. Refer to LIU Planned Works programme which includes roof repairs.

### Current Status

Scope of repair work has increased due to two additional full floor expansion joints requiring replacement which will require additional funding. Full EQ repair work will no longer be completed in conjunction with the Business Operational maintenance planned work but will need to be scheduled to maintain Library and Information Unit level of service. Roof repair was completed as part of BAU roofing project.

A change request for additional funding has been initiated to progress the repairs.



**Elected Member Update**

31 March 2015

<b>Project Name</b>	Sockburn Recreation Centre Strengthening and Repair		
<b>Opening</b>	Q4 2015	<b>Current Phase</b>	Execute
<b>Ward</b>	Riccarton-Wigram	<b>Delegated Authority for Concept Design Approval</b>	Business Owner

**Description of Work**

EQ repairs and strengthening to engineering designs.

**Current Status**

Tender has been awarded. Project kick off meeting held on Thursday 5<sup>th</sup> March. Contractors are due on site by 20<sup>th</sup> March to start demolition of old changing sheds.



## Elected Member Update

31 March 2015

<b>Project Name</b>	Spreydon Library EQ repairs		
<b>Opening</b>	Q3/Q4 2015	<b>Current Phase</b>	Tendering
<b>Ward</b>	Spreydon-Heathcote	<b>Delegated Authority for Concept Design Approval</b>	Business Owner

### Description of Work

Complete strengthening and other EQ repairs

### Current Status

Scoping of repair work is complete. Damage to the building is minor. Strengthening of this building will not occur at this time due to the current estimated %NBS and the minor damage that the building endured as part of the 2010/2011 earthquakes.

Tendering for the repair work has closed; work will be completed after the April school holidays. The work is expected to be complete by the end of May.



**Elected Member Update**

31 March 2015

<b>Project Name</b>	St Martins Community Facility (Former St Martins Public Library)		
<b>Opening</b>	Q2 2016	<b>Current Phase</b>	Concept design (Consultation)
<b>Ward</b>	Spreydon-Heathcote	<b>Delegated Authority for Concept Design Approval</b>	Business Owner

**Description of Work**

To create a new facility (community centre) in St Martins at the Wade - Wilsons road corner property (122 Wilsons road) that is owned by Christchurch City Council. Council has demolished the previous building that was home to the voluntary library at this location. The new facility will have the ability to host the voluntary library, plus additional bookable community space.

**Current Status**

- Demolition of the former buildings at 122 Wilson Rd (corner of Wade Rd) has been completed and the site cleared.
- Consultation is underway – a community workshop was held at the Cashmere Club on the 24th February and was well attended.
- The project team will brief the Spreydon Heathcote Community Board on 20 March 2015.





## Elected Member Update

31 March 2015

<b>Project Name</b>	St Martins Opawa Toy Library		
<b>Opening</b>	Q4 2015	<b>Current Phase</b>	Concept design
<b>Ward</b>	Spreydon-Heathcote	<b>Delegated Authority for Concept Design Approval</b>	Business Owner

### Description of Work

This double cavity brick building was closed after the EQ's, and is classified as an EQ prone building. The previous occupants (Toy Library) are currently housed in the central city YMCA. The Council have expressed a desire to have this building repaired and strengthened and specifically the architecturally interesting entrance way.

### Current Status

- Quantity surveyors estimates of project cost based on strengthening concept designs are over budget.
- Staff are investigating additional funding or other value options to accommodate the St Martins Opawa toy library. A briefing on these options will be given to the Community Board and the CHED Committee – date TBC with Board Advisor.



## Elected Member Update

31 March 2015

<b>Project Name</b>	Sumner Community Facility (Centre & Library) Rebuild		
<b>Opening</b>	Q2 2017	<b>Current Phase</b>	Plan
<b>Ward</b>	Hagley-Ferrymead	<b>Delegated Authority for Concept Design Approval</b>	Business Owner

### Description of Work

Council have confirmed the rebuild of a new, combined Sumner Library, Community Centre and Museum on the existing site – 14/16 Wakefield Avenue, Sumner.

Stage 1 was approved by Council and consists of development of a concept design, cost estimates, funding report, and procurement report (via RFP to consortium panel). On completion the recommended option 2 was submitted to a joint community committee and community board and approved. Subsequent Council meeting of the 28/8/14 approved the budget.

### Current Status

Following completion of the Facilities rebuild prioritisation workshop on the 17 July 2014, Council approved a budget of \$10M, (in public excluded, on the 28 August 14).

A report was re-presented to Council on 13 November to formally approve the preferred concept design and proceed to stage 2 of the project. However, Council approved moving to Stage 2 and removed the recommendation to adopt the preferred concept (preferring to leave this on the table for discussion).

Council delegated on the 9 October 2014 to give the community board delegation, with assistance from staff, to form a Joint Working Group (JWG). The JWG was formally appointed on 19 November 2014, following an EOI process held with community groups. Membership includes community representatives, elected members and staff.

Four meetings of the JWG have been held to date and they have been facilitated by an independent person, Chris Mene. It should be noted that the group is working exceptionally well and a preferred layout is taking shape. The team plan to meet again on 19 March to review building elevations.

### Next steps

- The Project Manager and architect will present the concept to the Urban Design Panel on 25 March 2015
- A community-wide meeting will be held in Sumner to show the results of the JWG's hard work and display the concept Design. Feedback will be encouraged.
- A report will be presented to the Hagley Ferrymead Community Board with a final concept design in April 2015
- We will go to market and seek engineers and other professional services in May 2015. design is expected to be complete by the end of this calendar year.



**Elected Member Update**

31 March 2015

<b>Project Name</b>	Tram Barn - Tramway Lane		
<b>Opening</b>	June 2015	<b>Current Phase</b>	Design
<b>Ward</b>	Hagley-Ferrymead	<b>Delegated Authority for Concept Design Approval</b>	Business Owner

**Description of Work**

Replacement of damaged walls and other structural repairs and repairs to ensure it can be operated. Floor grinding, leveling or replacement to be considered.

**Current Status**

The scope of work for phase 2 of the tram repairs is being developed in conjunction with Christchurch Tramways who operate from the building. Structural design is underway and will be received in mid March.

A pre tender estimate will be completed and the project will be released to the Minor Works Panel of contractors for pricing.







## Elected Member Update

31 March 2015

<b>Project Name</b>	Upper Riccarton Library EQ Repairs		
<b>Opening</b>	Q2 2016	<b>Current Phase</b>	Scoping
<b>Ward</b>	Riccarton-Wigram	<b>Delegated Authority for Concept Design Approval</b>	Business Owner

### Description of Work

Repair floor and other cosmetic EQ damage

### Current Status

Testing of under floor heating completed in Dec 2014. This investigation could only be completed during low heat load seasons (spring/summer). The report has been reviewed.

The strategy for completing the physical works is being developed. Once the strategy is confirmed the repair will need to be scheduled to accommodate the needs of the Library and the school.







## Elected Member Update

31 March 2015

<b>Project Name</b>	Withells Island Reserve (Owles Tce) - Waka/Lifesaving/Classrooms		
<b>Opening</b>	27 <sup>th</sup> March 2015	<b>Current Phase</b>	Execute
<b>Ward</b>	Burwood-Pegasus	<b>Delegated Authority for Concept Design Approval</b>	Business Owner

### Description of Work

Boat sheds used by five community groups including surf life saving, two waka youth groups, and two dragon boat groups. These sheds require EQ strengthening which is fully covered under insurance.

### Current Status

Structural work completed and the building is open. Drainage and cosmetic work to be completed by 20<sup>th</sup> March.



## Elected Member Update

31 March 2015

Project Name	Aranui Community Centre Rebuild		
Opening	Q1/Q2 2016	Current Phase	Plan
Ward	Burwood-Pegasus	Delegated Authority for Concept Design Approval	Business Owner

### Description of Work

On 3rd October 2013, Christchurch City Council approved the rebuild of a new Community Centre in the Aranui area. The estimated cost to build the new facility is \$5.9 million.

Funding will comprise of insurance proceeds, contributions from external stakeholders (Lions and Prime Ministers Fund) and Council's Facilities Betterment Allowance.

### Current Status

The Wainoni Aranui Family Centre and the Aranui Community Hall were both badly damaged in the Canterbury earthquakes and have subsequently been demolished.

The Community Facilities Rebuild Unit led an investigation into the long term options for the Aranui community. This investigation focused on the feasibility of building a combined facility to service the wider Aranui Community.

On the 3rd October 2013 and ratified again on the 13 February 2014, Christchurch City Council approved the rebuild of a new Community Centre at 31 Hampshire Street. The total estimated cost to build the new facility is \$5.9 million.

Funding for the project comprises of insurance proceeds, contributions from external stake holders (Lions and Earthquake Appeal Trust) and a contribution of \$3,919,197 from the Council's Facilities Betterment Allowance.

Aurecon have been appointed as Lead Consultants for this project with Architectural support from Wilkie and Bruce and the Design Team has now completed Detailed Design and prepared tender documents. The Request for Proposal for the main contractor – construction will be released by 13/03 to four shortlisted respondents.

All Resource Consents have now been received from Christchurch City Council and ECAN. Building Consent was lodged late February and some initial feedback has been received from the Building Consent Officer.

A community consultation process has been initiated to discuss options for artwork within/outside the new facility.

It is hoped that Contractors will mobilise to site mid 2015 and that the new facility will be completed and available for public use early 2016.

Artist impression of the new building below.



## Elected Member Update

31 March 2015

<b>Project Name</b>	Botanic Gardens Tea Kiosk - Strengthening & Repair Project		
<b>Opening</b>	Q2 2015	<b>Current Phase</b>	Tender
<b>Ward</b>	Hagley-Ferrymead	<b>Delegated Authority for Concept Design Approval</b>	Business Owner

### Description of Work

The purpose of this project is to repair and strengthen the Botanic Gardens Tea Kiosk located 7 Rolleston Avenue (within the Christchurch Botanic Gardens). Though suffering minor damage in the sequence of Canterbury earthquakes, the building is classified as earthquake prone, (7% NBS resulting from the DEE assessment). The facility requires substantial strengthening work before it can be re-opened.

### Current Status

*This project is in the tender phase - tenders closed on 23 January 2015.*

Detailed design for the repair and strengthening of the tea kiosk was received on 10th November and was approved by the Parks Unit and Botanic Gardens Team.

City Care have been asked to capture and quantify any operational maintenance that is required for the building (outside the project scope). Separate funding will be sourced for this.

At the CHED committee meeting in Dec 2014, staff were asked to push out the construction phase to avoid the busy Summer period in the Gardens, especially around the paddling pools. The project team recommends construction commencing Q2 2015 (NB: paddling pools are planned to close 29 March 2015).

Tender documents were prepared in November and proposals were requested from suitable contractors in December / January - under the Facilities Rebuild Minor Works Contract.

Three prices were provided and a contract will be signed with the successful builder in March. Signage has been prepared and will be erected around the building.

Construction work and fit out is expected to be completed in Winter 2015 (including fit out and maintenance), ready for re-opening.





## Elected Member Update

31 March 2015

<b>Project Name</b>	Heathcote Combined Community Facility		
<b>Opening</b>	Targeting Q1/Q2 2016	<b>Current Phase</b>	Initiate
<b>Ward</b>	Hagley-Ferrymead	<b>Delegated Authority for Concept Design Approval</b>	Business Owner

### Description of Work

This project involves the site selection, design, procurement and delivery of a new combined (Volunteer Library and Community Centre) facility in the Heathcote Valley.

### Current Status

The Heathcote Volunteer Library at 8 Martindales Road and the Heathcote Community Centre at 45 Bridle Path Road were both badly damaged in the Canterbury Earthquake sequence. The Volunteer Library has subsequently been demolished and the Community Centre works have started with contractor currently onsite. The building is expected to be bought down by March 2015.

At a meeting on 10/04/2014 the Council resolved to allocate insurance proceeds from the Heathcote Community Centre and Heathcote Voluntary Library to the rebuild of a new Community Facility in the Heathcote Valley, and to authorise staff to proceed with the rebuild of a new Heathcote Community Facility incorporating a Voluntary Library in the Heathcote Valley, subject to approval of the final design by the Community Board, and total cost to the Council for the entire project remaining within the available insurance settlement value.

Extensive community led consultation and requirements gathering has taken place and 45 Bridle Path Road has been selected as the location for the new Combined Facility.

A Request for Proposal will be released to the open market March/April 2015 seeking turnkey design build solutions. Geotech investigations will occur once the existing building is down and will feed into the RFP document. Concept Designs from these proposals will be presented to the Community Board for final selection.

Currently the demolition is 95% complete with the construction of the gable wall, and geotechnical investigations due to be started W/C 16/03/2015.





**Elected Member Update**

31 March 2015

<b>Project Name</b>	Lyttelton Recreation Centre and Trinity Hall Repair - FRP		
<b>Opening</b>	Q3 2015	<b>Current Phase</b>	Construction
<b>Ward</b>	BP Lyttelton Mt Herbert	<b>Delegated Authority for Concept Design Approval</b>	Business Owner

**Description of Work**

A Staged repair of the Lyttelton recreation Centre with betterment as approved by council on the 3/10/2013.

Stage one: Trinity Hall, allowing the opening as soon as possible,

Stage two: Lyttelton Recreation Centre, repair concurrently and open

**Current Status**

Building consent exemption was lodged and accepted on 2 July 2014 - BCN/2014/6023.

Building consent was granted on 29 July 2014.

Works have commenced on site with City Care working to programme. The staged handover of the trinity hall is unlikely at this time.

Staff recommendation is that the whole facility is handed over as one. This is due to time and cost increases which would be incurred if the public were able to access the site prior to completion. In addition, there has been a scope variation added to the project which is to include a \$400k fit out of the upper floors of the facility. The addition is currently still in design, after which we will fully understand the time and cost implications.



## Elected Member Update

31 March 2015

<b>Project Name</b>	Sumner Surf Club Toilets Rebuild		
<b>Opening</b>	Nov 2015	<b>Current Phase</b>	Execute
<b>Ward</b>	Hagley-Ferrymead	<b>Delegated Authority for Concept Design Approval</b>	Business Owner

### Description of Work

The Sumner Surf Life Saving Club and the connected Council owned toilet block and changing rooms were severely damaged in the earthquake and as a result the building was demolished.

Council Staff have entered into a partnering agreement with the Sumner Surf Life Saving Club to design and rebuild both the Surf Life Saving Club and Council owned toilets and changing facilities.

The replacement of the toilet block and changing rooms will return a well utilised asset in a popular visitor area otherwise void of public amenities.

Council insurers have agreed that the building was damaged beyond repair and the claim was accepted 15th January 2013. The full cost of replacement of the toilet block and changing facilities is expected to be covered by insurance.

Site works have started. December 2014

### Current Status

Site works underway, with temporary toilets removed and relocated on foreshore for public use. Foundations underway.

It is intended that a new standalone artwork will be installed. The PM will develop a strategy with the Arts advisor to carry out a survey of the facility users to get ideas for an artwork that will be suitable for the area. A standalone art work is preferred as the new building is not designed to have an artwork (mural) attached to it.

The old clock from the previous building is to be re-installed and will be solar powered.



**Elected Member Update**

31 March 2015

<b>Project Name</b>	Woolston Park Memorial to Fallen Soldiers and Pavilion Rebuild		
<b>Opening</b>	Sports changing facilities: 30 April 2015 War Memorial Facility: 25 April 2015	<b>Current Phase</b>	Construction
<b>Ward</b>	Hagley-Ferrymead	<b>Delegated Authority for Concept Design Approval</b>	Business Owner

**Description of Work**

To rebuild the pavilion at Woolston park to ensure the war memorial to fallen soldiers is able to be opened in time for ANZAC centenary celebrations on 25 April 2015.

**Current Status**

The main building frame is now complete and roofed. The contractor is currently working to have the recovered wooden beams installed for the Gala weekend (end March). Internally we are first fixing services and making good the external cladding. Over the next few weeks we expect to take delivery of doors and start to close up the building for internal works.





**Elected Member Update**

31 March 2015

<b>Project Name</b>	Redcliff's Voluntary Library and Community Facility		
<b>Opening</b>	Q4 2015	<b>Current Phase</b>	Plan
<b>Ward</b>	Hagley-Ferrymead	<b>Delegated Authority for Concept Design Approval</b>	Business Owner

**Description of Work**

To rebuild the previous Redcliff's voluntary library which was damaged in the earthquakes and became uneconomic to repair. The previous building has been demolished.

**Current Status**

A project information brief (PIB) is being drafted and will be in place within the next 2-3 weeks. In the meantime planning is underway to relocate existing building units from Rangī Ruru School onto the site. Staff are meeting with the community group leading the charge on 17 March to discuss the next steps. Funds to the value of approximately \$120,000 have been raised by the community in addition to funds approved by Council of \$400,000. Depending on the final design and planning outcome the new facility could be open before the end of the year.








## Attachment 2

### Already Opened to the Public

NOTE: For reporting purposes, the status of a project will no longer be reported once the public opening has occurred. Completion of projects can take up to a year depending on the Defects Liability period.

Asset Name & Address		Date of Public Opening
<p>Riccarton House – Repair &amp; Strengthening</p> <p>16 Kahu Road, Fendalton, 8041</p>		<p>June 2015</p>
<p>Linwood Community Arts Centre – Repair &amp; Strengthening</p> <p>388 Worcester Street, Linwood, 8011</p>		<p>October 2013</p>
<p>Avebury Park (ex Youth Hostel) – Repair &amp; Strengthening</p> <p>9 &amp; 11 Eveleyn Couzins Ave, Richmond, 8013</p>		

<p>Curators House – Repair &amp; Strengthening</p> <p>5 Rolleston Ave, Christchurch Central, 8011</p>		
<p>Beachcomber Restaurant, Sumner (Poseidon Café) – Repair &amp; Strengthening</p> <p>25 Esplanade, Sumner, 8081</p>		
<p>Victoria Clock (Jubilee) – Repair &amp; Strengthening</p> <p>Cnr Montreal &amp; Victoria Streets, Christchurch Central, 8011</p>		

## Status of Tranche 1 & Already Approved Projects

NOTE: Community Boards will receive via the Community Board Advisor, a copy of the status report for any community facilities that we are delivering in that ward. The full CHED report is available to the public via the CCC Website <http://www.ccc.govt.nz/> navigating from the front page The Council, Latest meetings & agendas link.

**NB:** There are buildings within the Heritage Programme which have returned a greater than 33%NBS value but remain closed. Typically within the programme, the most common reasons for these are due to deferred maintenance, damage to heritage fabric or restricted use due to stabilisation. Please refer to the individual status reports for the reasons why this is the case.

<b>Project Name</b>	Akaroa Museum		
<b>Opening</b>	2015 – Q4	<b>Current Phase</b>	Construction
<b>Ward</b>	Banks Peninsular	<b>Delegated Authority for Concept Design Approval</b>	Asset Owner

### Description of Work

The Akaroa Museum has separate structures of different ages and construction strengths. It is partially open in the concourse area only which had a >67%NBS, the rest of the building remains at 28%NBS and is closed.

Earthquake repairs and strengthening works are to be undertaken to 67% NBS. In addition, a part roof replacement to ensure longevity of the building and to formulate a more effective and weather tight roof system, an environmental, humidity, temperature control system, betterment design works and some outstanding maintenance will be undertaken in tandem.

Currently Akaroa receives a large amount of tourists in the area through cruise ships and bus tours and the repair & improvement of the museum will go a long way towards the experience of these tourists and local economy.

### Current Status

Building consent for both the repair and strengthening works as well as the part roof replacement have been approved. Site establishment has been undertaken by the main contractor and pre-start meeting was facilitated at the end of February.



<b>Project Name</b>	Akaroa Service Centre		
<b>Opening</b>	2016 – Q1	<b>Current Phase</b>	ON HOLD
<b>Ward</b>	Banks Peninsular	<b>Delegated Authority for Concept Design Approval</b>	Business Owner

#### Description of Work

The Akaroa Service Centre currently has a 100%NBS but remains closed. This is due primarily to overdue maintenance and damage to the existing heritage fabric.

#### Current Status

This asset was approved in the Tranche 1 funding round, however decisions around building use or a potential to sell the asset has meant progress on the repair has been placed on hold. All designs and budgets have been completed awaiting direction.





<b>Project Name</b>	Avebury Coach House – Workshed & Toilets		
<b>Opening</b>	2015 – Q3	<b>Current Phase</b>	Construction
<b>Ward</b>	Hagley-Ferrymead	<b>Delegated Authority for Concept Design Approval</b>	Business Owner

### Description of Work

The Avebury Coach House workshed and toilets services the wider park and nearby Avebury House are not available for use.

The repairs required to bring this asset back into use including the walls being deconstructed and re erected as a veneer using the salvaged face bricks over a new timber framed wall structure, partial deconstruction of the fuel store and reinstatement of the foundation which was damaged by the roots of a nearby tree.

### Current Status

All repair strategies have been finalised, a Building Consent Exemption has been lodged and approved with a target start date for repair, April 2015



<b>Project Name</b>	Custom House, Akaroa		
<b>Opening</b>	2015 – Q4	<b>Current Phase</b>	Initiate
<b>Ward</b>	Banks Peninsular	<b>Delegated Authority for Concept Design Approval</b>	Concept Design

#### Description of Work

The Custom House in Akaroa currently has 41%NBS and is open viewing only as repairs are required to the heritage fabric.

The brick chimney was deconstructed to below roofline and waterproofing was completed to ensure protection of the asset. The chimney will be reconstructed in a lightweight method inclusive of steel frame and ply bracing to necessary walls. Internal repairs and decorating to remaining heritage fabric.

#### Current Status

Design consultants have been engaged and a preliminary design has been produced for review and approval.



<b>Project Name</b>	Thomas Edmond Clock Tower		
<b>Opening</b>	2015 – Q1	<b>Current Phase</b>	Construction
<b>Ward</b>	Hagley - Ferrymead	<b>Delegated Authority for Concept Design Approval</b>	Asset Owner

### Description of Work

The Edmonds Clock Tower required structural repair and strengthening including instatement of structural steel and reinforcing to significant portions of internal tower and base which facilitated the need to partially deconstruct/separate the upper and lower parts of the tower. During these works, it was identified that the pre-cast top roof section had deteriorated to such a degree that the only option was to remove and reconstruct a completely new section.

### Current Status

All construction works have been completed, the site cleared of demolished material and the container removed. The final small details being completed include the final finishing of lettering to the base plaster, the remainder of the clock mechanism to be instated and the re-seed and tidy up of the grass area.

Power is required to the site to drive the clock mechanism – need confirmation from Orion when substation for power to the site will be instated



<b>Project Name</b>	Governors Bay School Headmasters House		
<b>Completion</b>	2016 – Q3	<b>Current Phase</b>	Detailed Design
<b>Ward</b>	Banks Peninsular	<b>Delegated Authority for Concept Design Approval</b>	Asset Owner

#### Description of Work

The Governors Bay School Headmasters House returned a 97%NBS but remains closed. This is largely due to a significant amount of deferred maintenance.

#### Current Status

The preliminary design as been received and reviewed with a recommendation that fundamentally the works will be maintenance works. Currently the building is classed for residential use, however a decision around a change of use to allow it to be utilised as a community facility rests with the asset owner for consideration.





<b>Project Name</b>	Halswell Quarry – Old Stone House		
<b>Completion</b>	2016 – Q3	<b>Current Phase</b>	Detailed Design
<b>Ward</b>	Fendalton-Waimairi	<b>Delegated Authority for Concept Design Approval</b>	Asset Owner

### Description of Work

The Halswell Quarry Old Stone House currently has a 40%NBS but remains closed. This is due the temporary stabilisation of the damaged chimney and state of disrepair due to earthquake damage of the internal linings.

The works will include reconstruction and strengthening of the chimney, improvement of the structural tie element and connections of both the roof and walls as well as a full programme of repair/reinstatement of internal linings.

### Current Status

A full scope has been undertaken outlining the repair requirements and recommendations. This has been presented to the asset owner for review. Ancilliary associated documentation to facilitate an effective building consent process has been completed in readiness for completed finalised design.



<b>Project Name</b>	Halswell Quarry – Crusher Building		
<b>Opening</b>	2016 – Q2	<b>Current Phase</b>	Detailed Design
<b>Ward</b>	Fendalton-Waimairi	<b>Delegated Authority for Concept Design Approval</b>	Asset Owner

### Description of Work

The Halswell Quarry Crusher Building currently has a 35%NBS but remains closed to the public as there are adjacent areas of the building which are considered unsafe.

The works once the technical elements of repair are agreed are likely to include improvement of the foundation/building connections, reinstatement of timber framing and an associated comprehensive package of maintenance works resulting from the buildings historic lack of use.

### Current Status

A scope of works has been undertaken outlining the repair and maintenance requirements and recommendations. This has been presented to the Asset Owner for review and decision together with potential costings.



<b>Project Name</b>	Halswell Quarry Singlemans Quarters		
<b>Opening</b>	2016 – Q2	<b>Current Phase</b>	Detailed Design
<b>Ward</b>	Fendalton-Waimairi	<b>Delegated Authority for Concept Design Approval</b>	Asset Owner

### Description of Work

The Halswell Quarry Singlemans Quarters currently has a 15%NBS and is closed.

The works includes repair and strengthening to 67% NBS. There is a programme of strengthening to external masonry walls and roof, and the connections that are resultant. A system of post tensioning will be included to vertical sections of the elevations.

### Current Status

A detailed design including strengthening and repair methodologies has been produced in draft form and recommendations/revisions from The Heritage Team are now in progress.



<b>Project Name</b>	Kaputohe Museum		
<b>Opening</b>	2016 – Q3	<b>Current Phase</b>	Investigation
<b>Ward</b>	Shirley-Papanui	<b>Delegated Authority for Concept Design Approval</b>	Asset Owner

#### Description of Work

The Kaputohe Museum currently has at 35%NBS and remains closed due to damage of the heritage fabric and to protect against further deterioration.

The works required to this asset include installing new fixings and new plywood shear wall to the internal masonry columns, and the introduction of a ceiling diaphragm.

#### Current Status

Procurement of design and geotechnical services is underway.





<b>Project Name</b>	Mona Vale Gatehouse		
<b>Opening</b>	2016 – Q4	<b>Current Phase</b>	Detailed Design
<b>Ward</b>	Fendalton-Waimairi	<b>Delegated Authority for Concept Design Approval</b>	Asset Owner

### Description of Work

The Mona Vale Gatehouse currently has a 10%NBS and is closed.

This asset requires significant repair and strengthening to all elevations of the building to increase its seismic capability of restraint. This includes foundation, walls and roof sections.

### Current Status

Meeting has been held with Heritage New Zealand to finalise all the documentation and Resource Consent has been lodged. In addition, application for Archaeological Authority underway including consultation with Maori as the asset is close to the river. The detailed design is complete and approved and assembly of the documentation to move to building consent is in progress approaching a close.



<b>Project Name</b>	Mona Vale Homestead		
<b>Opening</b>	2016 – Q3	<b>Current Phase</b>	Construction
<b>Ward</b>	Fendalton-Waimairi	<b>Delegated Authority for Concept Design Approval</b>	Asset Owner

#### Description of Work

The Mona Vale Homestead currently has a 5%NBS and is closed.

This asset has been approved for repair and strengthening to 67%NBS. The works include a comprehensive package of structural strengthening and repair to all external walls, chimneys and roof sections.

#### Current Status

Works commenced on the 31<sup>st</sup> of January 2015. Significant areas of detailed monitoring and protection to heritage fabric are underway and provision for the deconstruction, template monitoring and form work for the masonry external elevations.



<b>Project Name</b>	Mona Vale Lodge (Rear Gatehouse)		
<b>Opening</b>	2016-Q2	<b>Current Phase</b>	Detailed Design
<b>Ward</b>	Fendalton-Waimairi	<b>Delegated Authority for Concept Design Approval</b>	Asset Owner

### Description of Work

The Mona Vale Lodge currently has a 45%NBS and is open.

The asset has been approved for repair and strengthening to 67%. This will include improvement of the roof, ceiling and wall connections, strengthening and repair to the chimneys including the instatement of portal frames.

### Current Status

The detailed design has been completed and approved. All associated documentation including fire reports and structural detailing are imminent to allow progress to consenting. Application for Archaeological Authority underway.



<b>Project Name</b>	Community Centre – Cracroft (Old Stone House)		
<b>Completion</b>	2016 – Q3	<b>Current Phase</b>	Consenting
<b>Ward</b>	Spreydon-Heathcote	<b>Delegated Authority for Concept Design Approval</b>	Asset Owner

### Description of Work

The Old Stone House currently has a 15%NBS and is closed.

This asset has been approved for repair and strengthening to 67%NBS. The works will involve reinstatement of the mezzanine connections, new diaphragm wall and roof connections, lateral wall support works, deconstruction and reconstruction of the chimneys as stone veneers around steel frames, the replacement of the stone lintels and the sealing of the concrete walls and foundations with pressure injected epoxy

### Current Status

Awaiting final design amendments around the fire place and fascia as requested by the heritage architect. Once received, lodgement of Resource and Building Consent will be undertaken.





<b>Project Name</b>	Riccarton Bush Deans Cottage		
<b>Opening</b>	2015 – Q3	<b>Current Phase</b>	Consenting
<b>Ward</b>	Riccarton-Wigram	<b>Delegated Authority for Concept Design Approval</b>	RBT

### Description of Work

Deconstruction and reconstruction including strengthening of the external chimney to meet 100% of current building code.

### Current Status

A Building Consent Exemption has been lodged and approved. The Resource Consent application has been lodged and awaiting approval prior to commencement of construction works. An Archaeological Authority application including Maori consultation has been approved.



<b>Project Name</b>	Risingholme Hall		
<b>Opening</b>	2016-Q3	<b>Current Phase</b>	Detailed Design
<b>Ward</b>	Hagley-Ferrymead	<b>Delegated Authority for Concept Design Approval</b>	Asset Owner

### Description of Work

The Risingholme Hall currently has a 13%NBS and is closed.

Works to remediate this asset will include removal of the external weatherboards in order to gain access to the damaged foundations. The damaged portions of the foundations will be removed and new foundation material used to replace and support the existing building, reinstate timber framed wall and weatherboards including painting. A palisade wall may also be necessary.

### Current Status

The detailed design is underway and engineers are also investigating the engineer of a palisade wall to ensure protection from lateral spreading towards the nearby river.



<b>Project Name</b>	Risingholme Community Centre & Homestead		
<b>Opening</b>	2016-Q4	<b>Current Phase</b>	Detailed Design
<b>Ward</b>	Hagley-Ferrymead	<b>Delegated Authority for Concept Design Approval</b>	Asset Owner

### Description of Work

The Risingholme Homestead currently has a 35%NBS and remains closed due to deconstruction of the chimneys and to protect against further damage to the heritage fabric.

Works to remediate the asset include the removal of all lathe and plaster ceilings as well as designated lathe and plaster walls, reconstruction of the chimneys as brick veneers around steel frames, the installation of roof and wall diaphragms, introduction of ceiling diaphragms on both the ground & 1<sup>st</sup> floor and the repair of the remaining lathe & plaster walls. Foundation works are also required.

### Current Status

The preliminary design has been approved and the detailed design is now underway.



<b>Project Name</b>	Rose Historic Chapel		
<b>Opening</b>	2016-Q3	<b>Current Phase</b>	Detailed Design
<b>Ward</b>	Hagley-Ferrymead	<b>Delegated Authority for Concept Design Approval</b>	Asset Owner

### Description of Work

The Rose Historic Chapel currently has a 10%NBS and is closed.

Works to remediate the asset include strengthening of the walls and inner ties, improvement of the foundations and tying of the roof structure.

### Current Status

Detailed design almost complete – currently amending architectural revisions/requirements. Associated necessary consenting documents all in place.





<b>Project Name</b>	Sign of the Kiwi		
<b>Opening</b>	2016-Q3	<b>Current Phase</b>	Detailed Design
<b>Ward</b>	Spreydon-Heathcote	<b>Delegated Authority for Concept Design Approval</b>	Asset Owner

### Description of Work

The Sign of the Kiwi currently has a 15%NBS and is closed.

The works will include reconstruction, repair and strengthening of the masonry elevations, improvement of connection and strengthening through diaphragms of the roof and ceiling structure to bring the building to 67%NBS.

### Current Status

Currently in the detailed design phase following intrusive investigations to the walls and underfloor areas. Expected delivery of the design, April 2015. Necessary associated consenting documentation also underway.



<b>Project Name</b>	Sign of the Takahe		
<b>Opening</b>	2016-Q3	<b>Current Phase</b>	Construction
<b>Ward</b>	Spreydon-Heathcote	<b>Delegated Authority for Concept Design Approval</b>	Asset Owner

### Description of Work

The Sign of the Takahe currently has a 30%NBS and is closed.

Works to include extensive strengthening and reconstruction of the roof structure and external perimeter parapets including stainless tying and post tensioning works to the tower section. Internal deconstruction and reconstruction of chimneys including strengthening, complex and detailed tie configuration to the first floor level.

### Current Status

Construction works have commenced, 31<sup>st</sup> January 2015. Further protection works commissioned to the detailed frieze area including protective tunnel constructed, intrusive investigative works and deconstruction of linings to facilitate new strengthening connections. Preparatory roof works commenced.



<b>Project Name</b>	Stoddarts Cottage		
<b>Opening</b>	2016-Q3	<b>Current Phase</b>	Concept Design
<b>Ward</b>	Banks Peninsular	<b>Delegated Authority for Concept Design Approval</b>	Asset Owner

### Description of Work

Stoddarts Cottage currently has a 34%NBS and is closed. This is due to deconstruction of the chimneys and to protect against further damage to the heritage fabric.

Although this building has suffered minimal earthquake damage, due to the collapse of the chimneys this has reduced the buildings seismic capacity to approximate 34%NBS. It is likely that the design will focus upon the reconstruction of the 3 chimneys and associated building tie that will be necessary.

### Current Status

Procurement of Engineering services for design is underway.



<b>Project Name</b>	The Gaiety Hall		
<b>Opening</b>	2015-Q3	<b>Current Phase</b>	Construction
<b>Ward</b>	Banks Peninsular	<b>Delegated Authority for Concept Design Approval</b>	Asset Owner

### Description of Work

The Gaiety Hall currently has a 20%NBS and is closed.

EQ and strengthening repair to 67%NBS approved. Extensive repair and strengthening works to all elevations including foundation and roof elements. Improvement of structural tie and water displacement.

### Current Status

As a result of the deconstruction of the gable elevations, this has facilitated the requirement for additional design and strengthening due to the original constructive methods applied. This is also included to the stage area and the green room. Currently progressing an approved methodology.





<b>Project Name</b>	Victoria Park Information Centre		
<b>Opening</b>	2016-Q1	<b>Current Phase</b>	Detailed Design
<b>Ward</b>	Spreydon-Heathcote	<b>Delegated Authority for Concept Design Approval</b>	Asset Owner

### Description of Work

The Victoria Park Information Centre currently has a 25%NBS and is currently closed.

This asset has been approved to be returned to its pre-quake NBS of 49%. The works will include improvement of connection between the roof facets and the vertical internal and external wall system.

### Current Status

Approval in principal with CCC to apply for a Building Consent Exemption subject to agreement on documentation. Detailed design complete awaiting associated structural calculations prior to lodging consent exemption.



## Status of Tranche 2 Projects

<b>Project Name</b>	Addington Water Station		
<b>Opening</b>	2019-Q4	<b>Current Phase</b>	ON HOLD
<b>Ward</b>	Riccarton-Wigram	<b>Delegated Authority for Concept Design Approval</b>	Asset Owner

### Description of Work

The Addington Water Station currently has a 68%NBS and is currently closed.

Remediation of earthquake related cracking and displacement of the cast concrete structure.

### Current Status

Asset is currently on hold awaiting funding approval.



<b>Project Name</b>	Akaroa Court House		
<b>Opening</b>	OPEN	<b>Current Phase</b>	Detailed Design
<b>Ward</b>	Bank Peninsular	<b>Delegated Authority for Concept Design Approval</b>	Asset Owner

#### Description of Work

The Akaroa Court House currently has a 70%NBS and is OPEN

Works for this asset will include general repair to heritage fabric.

#### Current Status



<b>Project Name</b>	Chokebore Lodge		
<b>Opening</b>	2016-Q4	<b>Current Phase</b>	Concept Design
<b>Ward</b>	Riccarton-Wigram	<b>Delegated Authority for Concept Design Approval</b>	Asset Owner

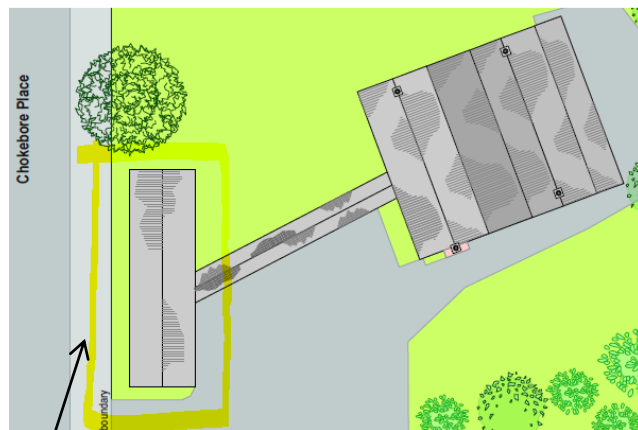
### Description of Work

Chokebore Lodge currently has a 15%NBS in the area affected by The Cob (clay walls).

The Chokebore Lodge had a programme of emergency make safe works to allow partial occupancy of the building. This extends only to the flat area on the south-eastern elevation of the plot.

### Current Status

Detailed design has been completed, however, a specific reconstruction method where it relates to the cob construction elevations needs to be approved with the consultation of specialists prior to progressing to consent and construction.



Area of occupancy



<b>Project Name</b>	Cob Cottage (Penfolds)		
<b>Opening</b>	2016-Q4	<b>Current Phase</b>	ON HOLD
<b>Ward</b>	Hagley-Ferrymead	<b>Delegated Authority for Concept Design Approval</b>	Asset Owner

Description of Work

Current Status


<b>Project Name</b>	Coronation Library (Akaroa)		
<b>Opening</b>	OPEN	<b>Current Phase</b>	Concept Design
<b>Ward</b>	Banks Peninsular	<b>Delegated Authority for Concept Design Approval</b>	Asset Owner

### Description of Work

Coronation Library currently has a 44%NBS and is open

Upon receipt of direction on target NBS level, it is likely that a programme of strengthening of ply shear walls to the existing linings will be incorporated and an indication of a possible timber roof diaphragm

### Current Status

Awaiting direction to proceed to detailed design.



<b>Project Name</b>	Thomas Edmond Band Rotunda		
<b>Opening</b>	2016-Q4	<b>Current Phase</b>	Detailed Design
<b>Ward</b>	Hagley-Ferrymead	<b>Delegated Authority for Concept Design Approval</b>	Asset Owner

### Description of Work

The structure is currently in partial deconstruction for safety reasons. The works at this stage are to include significant reconstruction, strengthening and improvement of the foundations and connections between lower and roof elements. It is likely that stabilisation of the river wall section and surrounding ground area would pre-empt these works.

### Current Status

Detailed design phase has been complete awaiting approval and direction.



<b>Project Name</b>	Edmonds Poplar Crescent Pavilion		
<b>Opening</b>	2016-Q4	<b>Current Phase</b>	Detailed Design
<b>Ward</b>	Hagley-Ferrymead	<b>Delegated Authority for Concept Design Approval</b>	Asset Owner

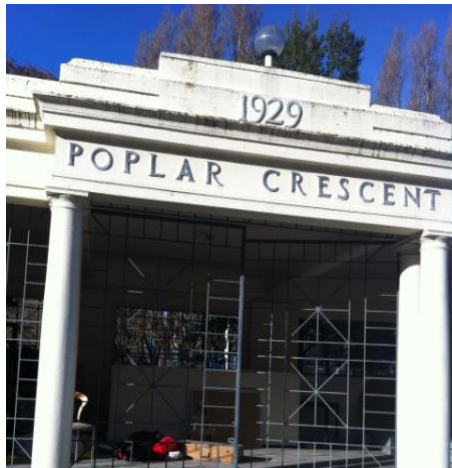
### Description of Work

Edmonds Poplar Crescent Pavilion currently has a 100%NBS but remains closed due to damage to entrance steps.

The works will predominantly focus around the foundation and entrance steps to this structure.

### Current Status

Awaiting direction and intended use to facilitate detailed design.





<b>Project Name</b>	Godley House		
<b>Opening</b>		<b>Current Phase</b>	DEMOLISHED
<b>Ward</b>	Banks Peninsular	<b>Delegated Authority for Concept Design Approval</b>	Asset Owner

#### Description of Work

This asset has been demolished to foundation level.

#### Current Status

A foundation remediation plan has been undertaken including partial removal of post 1900 foundations and burial of pre-1900 foundations. The site has been made safe, levels achieved and a general programme of landscaping is underway.



<b>Project Name</b>	Governors Bay Old School House		
<b>Opening</b>	2016-Q3	<b>Current Phase</b>	OPEN
<b>Ward</b>	Banks Peninsular	<b>Delegated Authority for Concept Design Approval</b>	Asset Owner



Governors Bay Old School House currently has a 100%NBS and is open following deconstruction of chimney.

The works on this asset are likely to include foundation releveling and repair, repairs to the roof and wall cladding, repair and strengthening to the partially deconstructed chimney.

### Current Status

Preliminary design has been received and is under review.



<b>Project Name</b>	Grubb Cottage		
<b>Opening</b>	2016-Q3	<b>Current Phase</b>	OPEN
<b>Ward</b>	Banks Peninsular	<b>Delegated Authority for Concept Design Approval</b>	Asset Owner

#### Description of Work

Grubb Cottage currently has a 34%NBS and is open with the exception of 1 room

The works will include remediation of the sub-floor piles, repair and strengthening to the external walls and chimney.

Procurement of engineering services is underway to facilitate detailed design.



<b>Project Name</b>	Kaputohe Dwelling		
<b>Opening</b>	2016-Q3	<b>Current Phase</b>	OPEN
<b>Ward</b>	Shirley-Papanui	<b>Delegated Authority for Concept Design Approval</b>	Asset Owner

### Description of Work

Kaputohe Dwelling currently has a 100%NBS and is open following chimney deconstruction

Works for this asset will include reconstruction and structural tie of the chimney element.

### Current Status

All documentation has been received to proceed to consenting once funding has been approved.





<b>Project Name</b>	Kukup Hostel		
<b>Opening</b>	2017-Q4	<b>Current Phase</b>	ON HOLD
<b>Ward</b>	Banks Peninsular	<b>Delegated Authority for Concept Design Approval</b>	Asset Owner

#### Description of Work

Proposed works for this asset may include improvement of the connections within the roof and wall and reinstatement of the chimney

#### Current Status

Asset is currently on hold.



<b>Project Name</b>	Langlois-Eteveneaux Cottage (LE Cottage)		
<b>Opening</b>	2016-Q4	<b>Current Phase</b>	Detailed Design
<b>Ward</b>	Banks Peninsular	<b>Delegated Authority for Concept Design Approval</b>	Asset Owner

#### Description of Work

LE Cottage is currently has a 51%NBS and is open for external viewing only.

Upon approval of desired target NBS, it is likely that the repairs will include possible bracing of linings and repair/strengthening to the chimney.

#### Current Status

Awaiting direction from the asset owner for an approved NBS% target.



<b>Project Name</b>	Little River Library		
<b>Opening</b>	2016-Q3	<b>Current Phase</b>	Concept Design
<b>Ward</b>	Banks Peninsular	<b>Delegated Authority for Concept Design Approval</b>	Asset Owner

#### Description of Work

Little River Library currently has a <10%NBS and is Closed

The works are likely to include repair and strengthening to the masonry walls, improvement of the connection between the walls and the roof structure, possible instatement of steel ringbeam. This will be dependant on the design strengthening option chosen.

#### Current Status

Engineer has been appointed and preliminary design is underway.



<b>Project Name</b>	Lyttelton (Upham) Clocktower		
<b>Opening</b>	2017-Q4	<b>Current Phase</b>	ON HOLD
<b>Ward</b>	Banks Peninsular	<b>Delegated Authority for Concept Design Approval</b>	Asset Owner

#### Description of Work

The Lyttelton (Upham) clocktower currently has a 25%NBS and is closed

The works are likely to include crack repair/strengthening to the monolith

#### Current Status


Awaiting agreed approval upon design and repair method and funding.





<b>Project Name</b>	Lyttelton Museum		
<b>Opening</b>		<b>Current Phase</b>	DEMOLISHED
<b>Ward</b>	Banks Peninsular	<b>Delegated Authority for Concept Design Approval</b>	Asset Owner

Description of Work
Demolished.

Current Status
<p>Demolished</p> 

<b>Project Name</b>	Mona Vale Bathhouse		
<b>Opening</b>	2016-Q4	<b>Current Phase</b>	Concept Design
<b>Ward</b>	Fendalton-Waimairi	<b>Delegated Authority for Concept Design Approval</b>	Asset Owner

#### Description of Work

Mona Vale Bathhouse currently has a 25%NBS and is closed.

Repair and strengthening to the external perimeter walls and foundations including pool and sub-floor areas.

#### Current Status

Detailed design still in approval stage awaiting decision on intended use and required NBS% target.



<b>Project Name</b>	Mona Vale Fernery		
<b>Opening</b>	2017-Q4	<b>Current Phase</b>	Concept Design
<b>Ward</b>	Fendalton-Waimairi	<b>Delegated Authority for Concept Design Approval</b>	Asset Owner

### Description of Work

Mona Vale Fernery currently has a 1%NBS and is closed.

Improvement and enhancement of the tie and strengthening between the roof structure and the perimeter wall.

### Current Status

Procurement of engineering services to facilitate design currently underway.



<b>Project Name</b>	Nurses Memorial Chapel		
<b>Opening</b>	2017-Q1	<b>Current Phase</b>	Investigation
<b>Ward</b>	Hagley-Ferrymead	<b>Delegated Authority for Concept Design Approval</b>	Asset Owner

### Description of Work

Requirement to establish heritage inventory prior to formulating an engineer design brief.

### Current Status


A site meeting was undertaken to establish requirements – a heritage inventory underway.





<b>Project Name</b>	Riccarton Bush Rangers Cottage		
<b>Opening</b>	OPEN (Tenanted)	<b>Current Phase</b>	ON HOLD
<b>Ward</b>	Riccarton-Wigram	<b>Delegated Authority for Concept Design Approval</b>	RBT

Description of Work
RBT have not requested a DEE as property is residential.

Current Status
<p>On Hold</p> 

<b>Project Name</b>	Signal Mast Cave Rock		
<b>Opening</b>	2017-Q4	<b>Current Phase</b>	ON HOLD
<b>Ward</b>	Hagley-Ferrymead	<b>Delegated Authority for Concept Design Approval</b>	Asset Owner

#### Description of Work

Works to reinstate this asset are likely to include a full deconstruction and reconstruction to include seismic strengthening.

#### Current Status

Asset is on hold awaiting confirmation of funding



## 5. MAJOR FACILITIES REBUILD MONTHLY UPDATE

		Contact	Contact Details
<b>Executive Leadership Team Member responsible:</b>	Director FIR Group	Y	03 941 8149
<b>Officer responsible:</b>	Unit Manager Major Facilities Rebuild		
<b>Author:</b>	A. McGuffie	Y	03 941 6495

## 1. PURPOSE AND ORIGIN OF REPORT

- 1.1 The purpose of this report is to provide a monthly status update on the Council approved priority projects being delivered by the Major Facilities Rebuild Unit (MFRU).

## 2. EXECUTIVE SUMMARY

- 2.1 The Major Facilities Rebuild Unit is responsible for managing a portfolio of work valued in the order of \$200 million. There is approximately \$200 million of unplanned or future work which is incorporated into this update.
- 2.2 This information only report provides a programme update and reports the project as of January 2015.
- 2.4 A summary of the portfolio can be found in **attachment 1**.

## 3. BACKGROUND

- 3.1 Work is progressing on site as planned with Christchurch Art Gallery and Halswell Library and Community Facility. The Eastern Recreation and Sport Centre and Nga Puna Wai are in the planning stages decision pending on the 12 March 2015. The South West Library, Belfast library, South West Pool and South Library are in the investigation stages. Old Municipal Chambers and Canterbury Provincial Chambers are in a holding pattern, minimising future Capital expenditure by slowing down deterioration from water ingress, further collapse etc.
- 3.2 This is the third such report from the Major Facilities Rebuild Unit.

## 4. COMMENT

- 4.1 A summary of highlights for the past month include:

4.1.1 **Christchurch Art Gallery**

The project re-levelling is now complete, with the building having been re-levelled in some places up to 150 millimetres.

The next phase of this includes base-isolation and earthquake damage repair to the façade, mechanical and electrical systems structure and finishes. The façade delays have resulted in a potential delay. The insurance team and the FIR are trying to resolve the position. An invitation to visit site 27<sup>th</sup> March 2015 has been sent to the Council members.

4.1.2 **Halswell Library, Pool and Community Facilities**

Work on site is progressing well with the foundations and ground floor slab almost complete. The first fix steel is currently being erected. The project is on programme for completion and fit out December 2015.

The Community Board visited site Monday 9<sup>th</sup> March 2015.

4.1.3 **Eastern Recreation and Sports Centre**

This project is in the planning stages, where the site location has been defined and opportunities with the Ministry of Education are being explored. The scope of the facility is being determined but is likely to contain a 25 metre swimming pool with significant water toys and dry sport areas and café. A decision on the agreed scope is to be agreed via Council 12 March 2015. Following this decision the Consultant team will be procured to progress the scheme.

## 5 Cont'd

4.1.4 ***Nga Puna Wai***

The hearings for the Special Consultative Procedure were completed in January 2015. The hearing recommendation is being considered by Council 12 March 2015. Following this decision the project can be progressed.

This project is likely to contain an Athletics track to international specification, Hockey pitches and outside Tennis courts and associated infrastructure.

4.1.5 ***New Hornby Library***

A site selection process has been agreed by the Community Board. There is a further Community Board meeting planned 31st March to explain the short listed sites and outline the planned community engagement.

4.1.6 ***South West Pool***

Site location is still to be determined and is going to be coordinated with the New South West Library and Ministry of Education.

4.1.7 ***South Library***

Claims have been lodged and are currently under negotiation with the insurers. This library is one of the most heavily used libraries in Christchurch. The temporary propping of the facility has brought the building up to 33 per cent of the New Building Standard. It is likely some work will need to be started soon to ensure the insurance position is maintained.

4.1.8 ***Belfast Library and Community Facility***

Work on this project is not anticipated to start until mid to late 2016. The strategic purchase of land is currently being considered internally.

4.1.9 ***Old Municipal Chambers***

This project is in a holding pattern in anticipation of the insurance settlement. The building is being temporarily braced and is undergoing regular inspections to mitigate further deterioration.

The programme provided with this attachment assumes how long the project would take should the money become available – currently this is unfunded, there is a risk that some work will need to be undertaken to maintain the insurance position.

4.1.10 ***Canterbury Provincial Chambers***

This project is in a holding pattern in anticipation of the insurance settlement. The building is being temporarily braced and is undergoing regular inspections to mitigate further deterioration.

The programme provided with this attachment assumes how long the project would take should an initial fund become available to restore the Towers. The full restoration has not been contemplated in this report. Funding has been allocated in the draft Long Term Plan (LTP).

4.1.11 ***New Brighton Legacy Project***

The project is in the initial stages having gone to Expression of Interest late 2014. This is currently being analysed with no conclusive outcome at the moment.

5. **FINANCIAL IMPLICATIONS**

- 5.1 The above projects are being managed within allocated budgets. The Heritage assets mentioned above are currently on an Operational code with no Capital funding allocated at this time.
- 5.2 The insurance programme is also being supported from the MFRU ensuring resource and consultants are made available to assist in the provision of damage assessment and consultant reports.

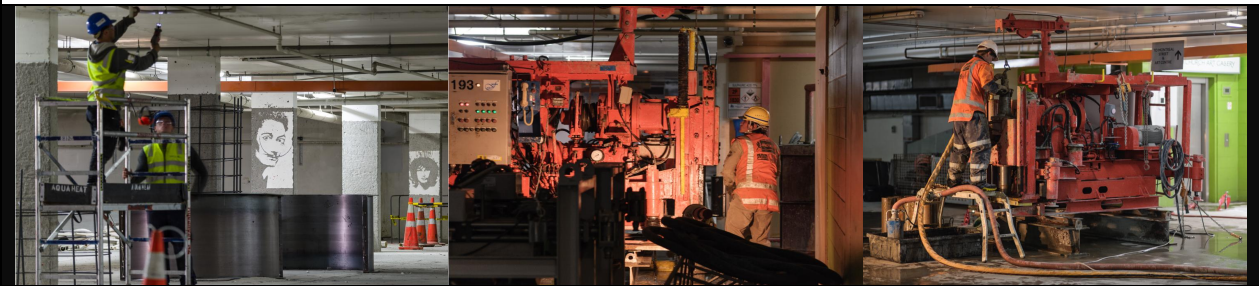
6. **STAFF RECOMMENDATION**

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



Elected Member Update  
31 March 2015

## Christchurch Art Gallery



Project Cost budget	\$56.6M	Project completion date	Q4 2015
Anticipated cost	\$56.6M	Facility opening	Q4 2015
Project Delivery	CCC	Current Phase	Construction

### SCOPE

The Christchurch Art Gallery is being repaired and strengthened to meet the following performance criteria:

- it remains operational following a moderate (SLS) seismic event
- it remains occupiable following a severe (ULS) seismic event.
- it protects the public and staff from harm and the contents against loss or damage.

The work is being funded by a combination of insurance and new capital.

### PERFORMANCE/CRITICAL MESSAGES

The first phase of the work was to re-level the building. Specialists were contracted from NZ and Japan in July 2012 to undertake this work and it was completed on time and under budget during April 2014

The second phase of the programme includes retrofitting base isolation and repairing other earthquake damage. This work follows on from phase one, is currently on programme and predicted to be concluded within allocated budgets.

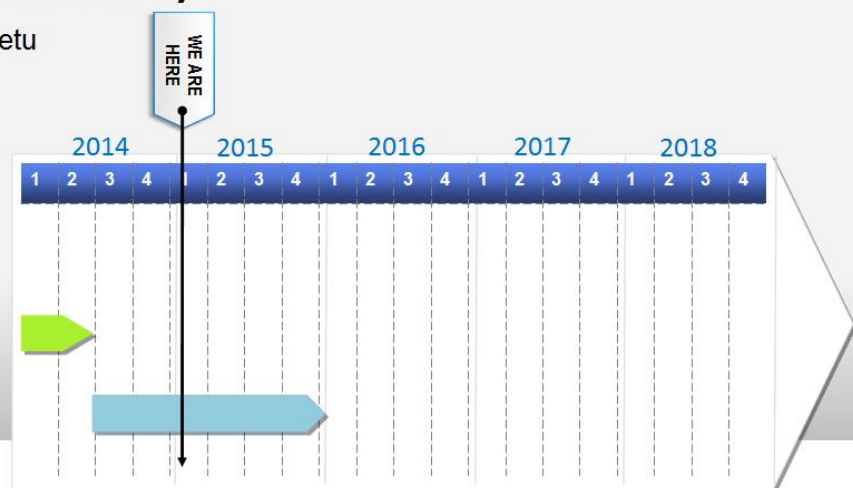
As sections of the building are repaired more extensive damage continues to be discovered bringing pressure on budgets.

The Art Gallery is scheduled to re-open early in 2016.

### TIMELINE

## Christchurch Art Gallery

te puna o waiwhetu



Elected Member Update  
31 March 2015



## Halswell Library, Pool & Community Facility



Project Cost budget	\$23.1M	Project completion date	Q4 2015
Anticipated cost	\$23.1M	Facility opening	Q4 2015
Project Delivery	CCC	Current Phase	Construction

### SCOPE

Construction of a new 3,050m<sup>2</sup> building adjacent to the existing Halswell Aquatic Centre. The facility will include:

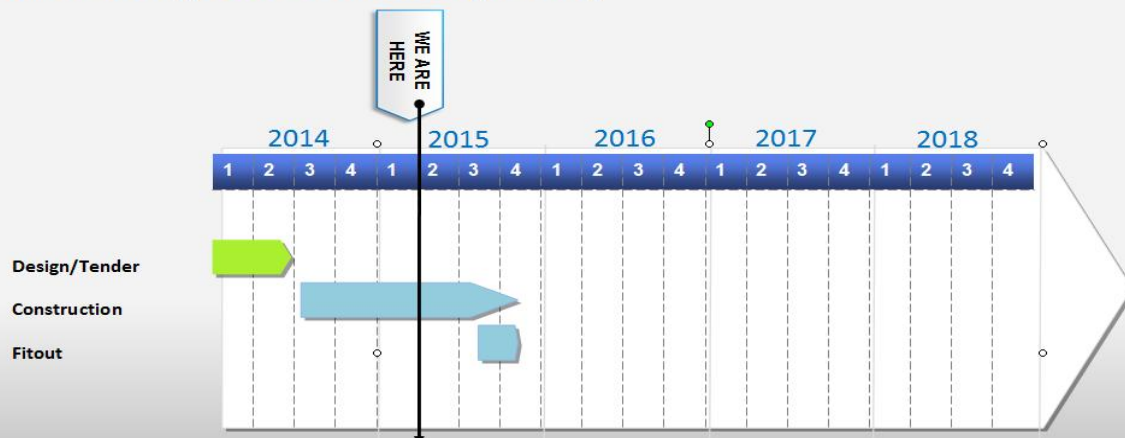
- Library (1,800 m<sup>2</sup>)
- Community facility (1000m<sup>2</sup>) including a large hall for 300 people, a smaller lounge for 150 people, a Business Suite and other large and small meeting rooms for groups to use with after-hours access
- Customer Services facilities
- Pool changing rooms and pool control offices (250m<sup>2</sup>)
- Cafe
- Plaza area
- Car parking/landscaping including a new entrance to Halswell Domain

### PERFORMANCE/CRITICAL MESSAGES

- The facility is being constructed to meet the growth in the Halswell/south-west area. It will replace the existing Halswell Library which is outdated and undersized for the present community needs.
- The new facility will contribute to the building of a strong community. It will provide a community hub – a safe and inviting place for people to gather and a focal point for the community.
- The existing Halswell Aquatic Centre will remain operational during summer while construction takes place.

### TIMELINE

#### Halswell Library, Pool & Community Facility



Elected Member Update  
31 March 2015



## Eastern Recreation & Sport Centre



Project Cost budget	\$37M (\$30.5M + \$6.5m from Christchurch Earthquake Appeal Trust)	Project completion date	Q1 2018
Anticipated cost	\$37M	Facility opening	Q1 2018
Project Delivery	CCC	Current Phase	Planning

### SCOPE

Construction of a new recreation & sport centre on QEII Park. The high-level scope of the project is to be confirmed by Council on 12 March 2015 as:

- Wet Areas - 25M lane pool; leisure area/water attractions including slides and water toys; toddlers' pool; Learn To Swim Pool; spa pool, steam room & sauna; changing rooms, offices and ancillary areas
- Dry Areas – fitness centre (gym); two Group Exercise/Studios; spin room; changing rooms, offices and ancillary areas
- Cafe
- Commercial e.g. Retail, physiotherapy, medical etc.
- Meeting rooms - large & small, community spaces
- Car parking

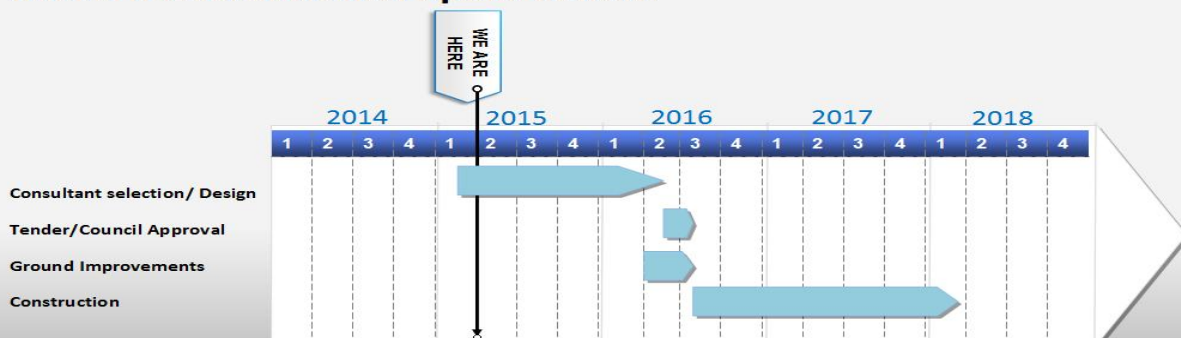
This is now subject to a joint workshop being held of the CHED Committee, the Burwood/Pegasus Community Board and the Community Advisory Group on the proposed scope and timing.

### PERFORMANCE/CRITICAL MESSAGES

- The new facility is being constructed to replace facilities lost at QEII in the earthquakes, in conjunction with the facilities being provided at the proposed Metro Sports facility in the central city.
- The site was selected by a Community Advisory Group after consideration of a number of different sites in the Burwood/Pegasus area.
- The Ministry of Education have confirmed QEII Park as the site for the rebuild of the Shirley Boys and Avonside Girls High Schools.

### TIMELINE

#### Eastern Recreation & Sport Centre





Elected Member Update  
31 March 2015

## Nga Puna Wai – Sports Complex



Project Cost budget	\$6.7M + (external)	Project completion date	Q4 2017
Anticipated cost	\$6.7M + (external)	Facility opening	Q4 2017
Project Delivery	CCC	Current Phase	Investigation

### SCOPE

Construction of a new Athletics track as part of a sporting hub. The facility could include:

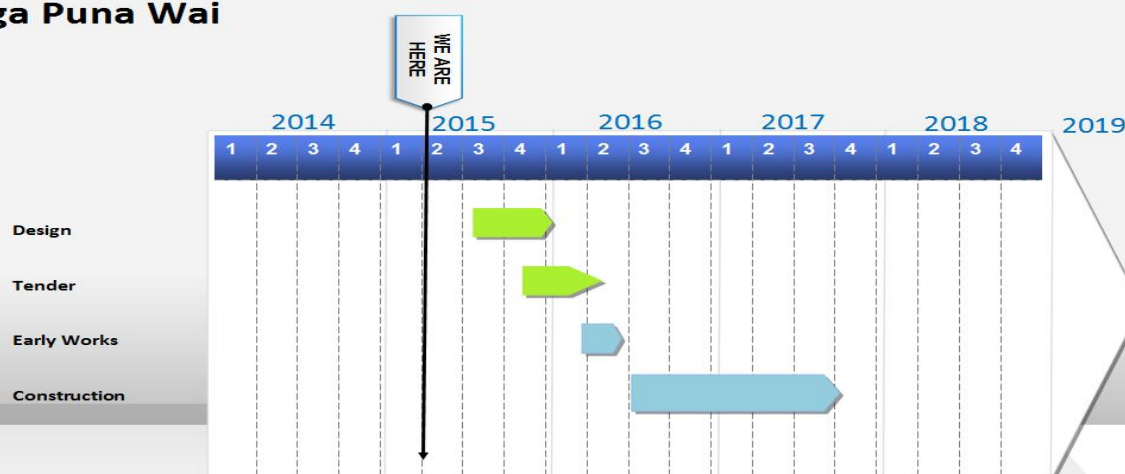
- Athletics track
- Hockey pitch
- Tennis
- Infrastructure
- Car parking / landscaping

### PERFORMANCE/CRITICAL MESSAGES

- The facility site has been confirmed by Council.
- It could provide capacity in a growing area of the City
- The new facility could contribute to the building of a strong community. It will provide a community hub – a safe and inviting place for people to gather and a focal point for the sporting community.
- To collaborate with external agencies for better outcomes for the community

### TIMELINE

#### Nga Puna Wai



Elected Member Update  
31 March 2015



## New Hornby Library



Project Cost budget	\$12,9M	Project completion date	17/05/17
Anticipated cost	\$12,9M	Facility opening	7/06/17
Project Delivery	CCC	Current Phase	Planning

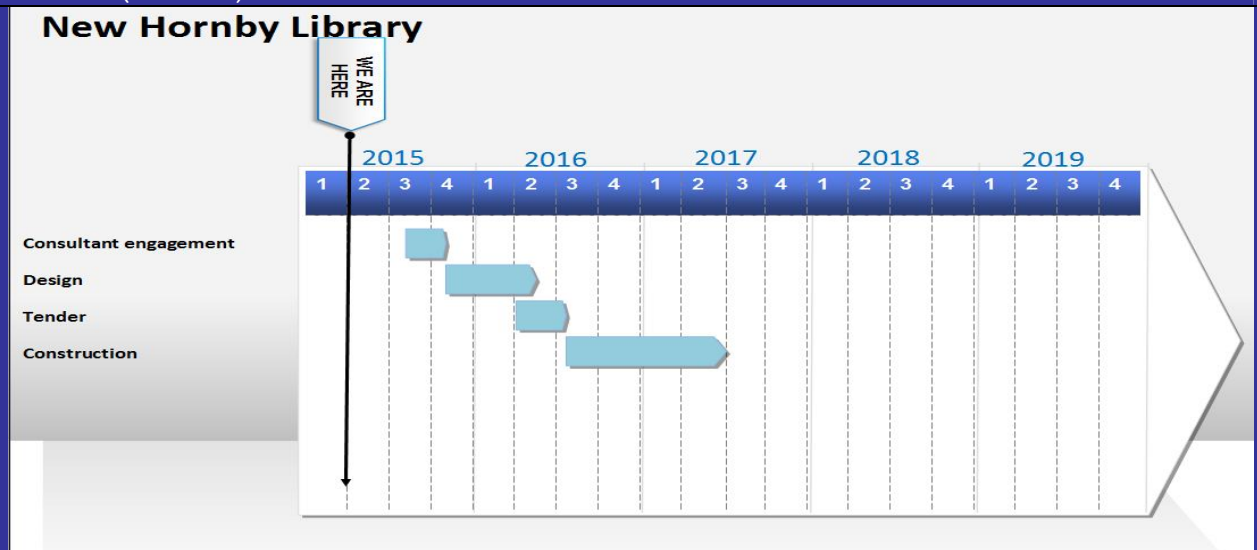
### SCOPE

Design and construction of the New Hornby Library and Service Centre in order to facilitate the local community's needs and at the same time be able to support the expected future growth of the area. The building will be designed upon the principles of earthquake resilience, sustainability, low maintenance and whole life value.

### PERFORMANCE/CRITICAL MESSAGES

- The site location has not been determined yet and investigation is currently underway.
- Engagement with the community will be the cornerstone of the project.
- Denton Park appears to be the preferred location to place the building.

### TIMELINE (indicative)





Elected Member Update  
31 March 2015



## South Library



Project Cost budget	TBC (estimated \$14,5M)	Project completion date	N/A
Anticipated cost	TBC	Facility opening	OPEN
Project Delivery	CCC	Current Phase	Planning

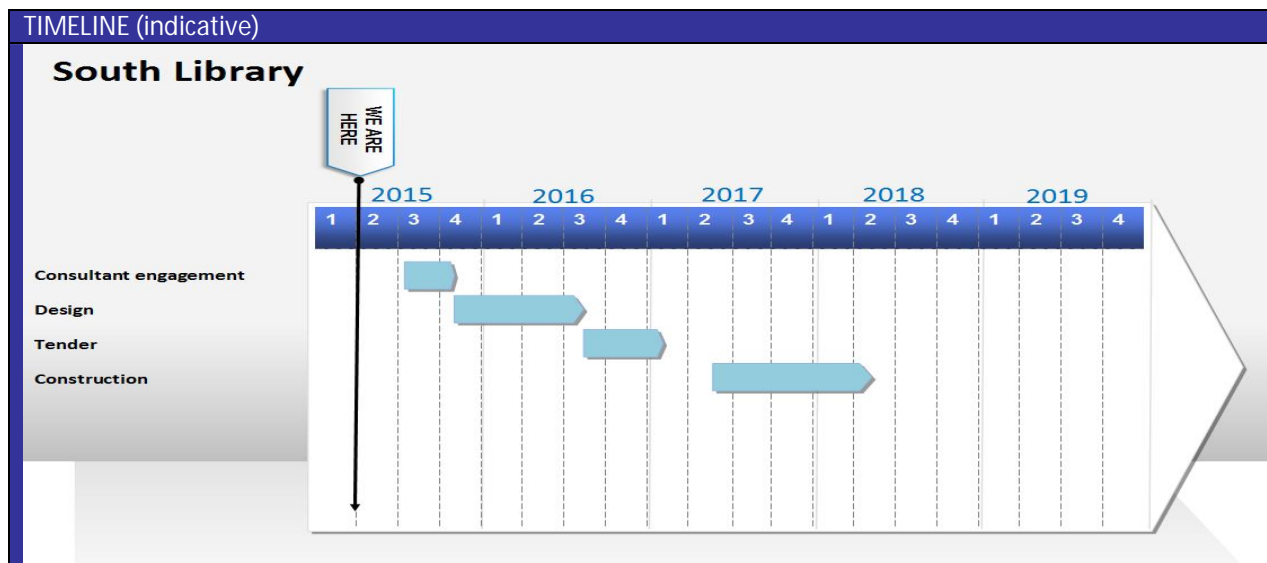
### SCOPE

Repair the existing South Library building and return it to the public in a structurally safe condition with its functional, aesthetic and environmental qualities intact. The possibility of a full rebuild will also be investigated and a decision will be made regarding which option has to offer the greater amenity and value for money following further investigations.

### PERFORMANCE/CRITICAL MESSAGES

- The building cannot be demolished/repared before the New Central Library starts operating due to demand on library services.
- The library is currently fully functional and is 33% of code with temporary bracing.
- A feasibility exercise that will investigate the pros and cons of the various repair solutions in comparison with a full rebuild needs to take place but the necessary funds are not in place.

### TIMELINE (indicative)



Elected Member Update  
31 March 2015

## Belfast Library Community Facility



Project Cost budget	\$18.9M	Project completion date	Q3 2019
Anticipated cost	\$18.9M	Facility opening	Q4 2019
Project Delivery	CCC	Current Phase	Investigation

### SCOPE

Construction of a new library in the Belfast area. The facility will include:

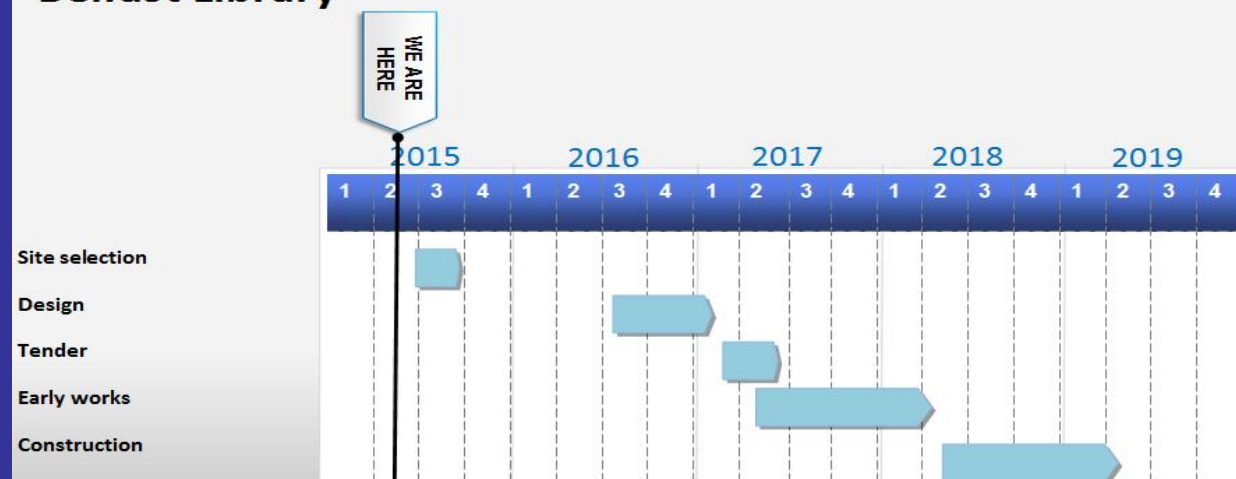
- Library
- Meeting rooms
- Customer Services facilities
- Cafe
- Plaza area
- Car parking/landscaping including a new entrance to Halswell Domain

### PERFORMANCE/CRITICAL MESSAGES

- The facility site has not been located yet.
- It will provide capacity in a growing area of the City in line with Belfast Area Plan (BAP)
- The new facility will contribute to the building of a strong community. It will provide a community hub – a safe and inviting place for people to gather and a focal point for the community.

### TIMELINE

#### Belfast Library



Elected Member Update  
31 March 2015

## South West Leisure Centre



Project Cost budget	\$25M Council contribution	Project completion date	To be confirmed
Anticipated cost	\$25M	Facility opening	To be confirmed
Project Delivery	CCC	Current Phase	Planning

### SCOPE

To be determined.

Likely Scope might include a new aquatic facility; sports grounds and facilities, including indoor and all-weather facilities; community and care centre;

Establish, or provide for, multi-purpose facilities that enable a range of community uses and services to co-locate. Ensure all community facilities, including sports and recreation facilities, are accessible by walking and cycle routes, and public transport.

Ensure the location, design and scale of community facilities is appropriate to the neighbourhood. Redevelop and promote the better utilisation of existing facilities to provide for existing communities and support neighbourhood renewal.

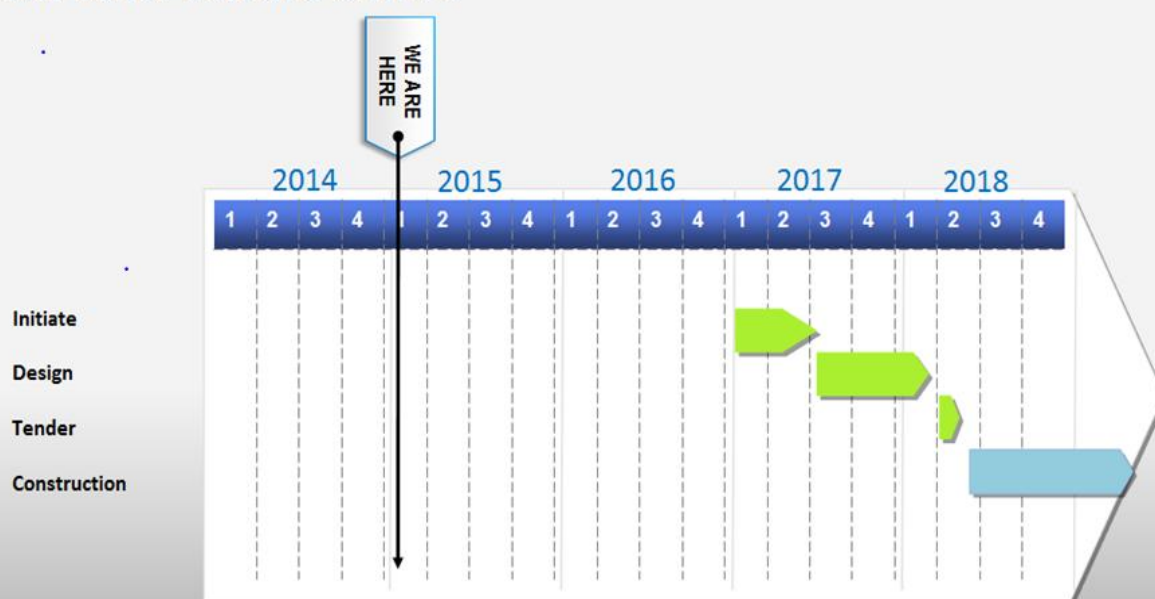
### PERFORMANCE/CRITICAL MESSAGES

Ensure community facilities and services are of sufficient capacity to meet current and projected populations and changing demographics.

Still to be determined. Construction period is likely to be around two years.

### TIMELINE

## South West Leisure Centre





Elected Member Update  
31 March 2015

## Old Municipal Chambers



Project Cost budget	\$11,5M (estimated)	Project completion date	09/05/18
Anticipated cost	TBC	Facility opening	10/05/18
Project Delivery	CCC	Current Phase	Planning

### SCOPE

The main objective is to preserve, restore and reconstruct the Old Municipal Chambers so it can remain a living part of the City and enhance the historic memory within the community.

### PERFORMANCE/CRITICAL MESSAGES

It is imperative that a budget will be allocated for the restoration of the asset otherwise the difference between Indemnity Value and maximum Insurance Value (circa \$5M) will not be claimable.

A pre-concept stage design scheme including base isolation is to be investigated.

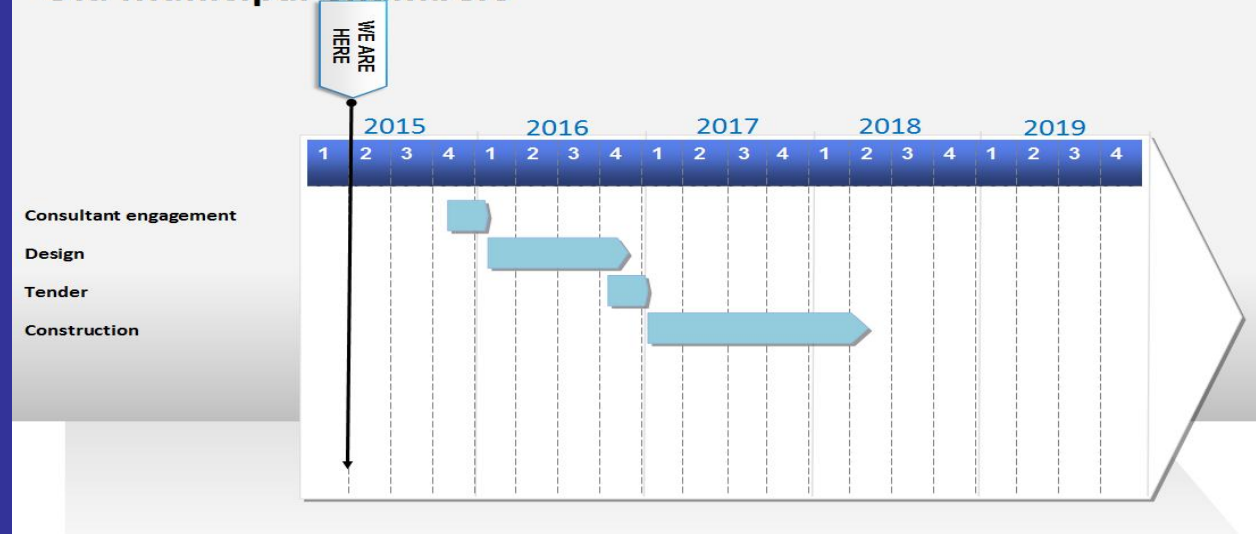
A budget has not been allocated yet for the restoration and reconstruction of OMC.

Ongoing costs for maintenance will have to be met in order to prevent the building from deteriorating further.

A commitment is required to a substantial body of work prior to detailed scope determination.

### TIMELINE (indicative)

#### Old Municipal Chambers

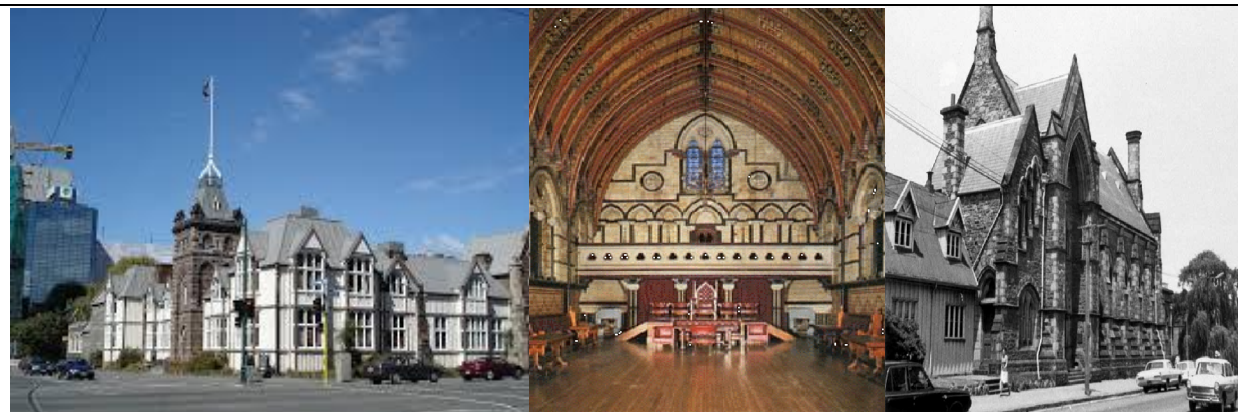




Elected Member Update  
31 March 2015



## Canterbury Provincial Chambers



Project Cost budget	TBC	Project completion date	12/18
Anticipated cost	TBC	Facility opening	01/19
Project Delivery	CCC	Current Phase	Planning

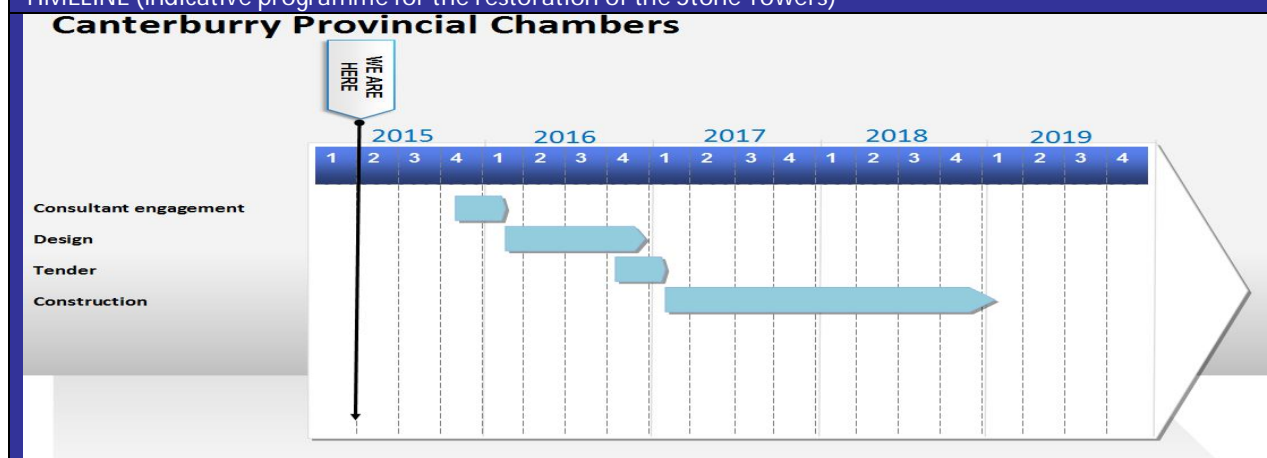
### SCOPE

Main objective of the project is to preserve, restore and reconstruct CPCB as a unified complex. This will be achieved by adopting a vision for CPCB to remain a living, breathing part of the City for the decades and centuries to come and by recognizing and respecting the heritage values of the various parts of the buildings. It is envisaged that the project will commence with the restoration of the two Stone Towers on Armagh and Durham St.

### PERFORMANCE/CRITICAL MESSAGES

It is imperative that funds will be allocated for the restoration of the asset. If this wont progress there is a \$30M difference between Indemnity Value and maximum Sum Insured that CCC will not be able to claim for. A commitment is required to a substantial body of work prior to detailed scope determination. The complex should be able to create some revenue after project completion. Ongoing costs for maintenance will have to be met in order to prevent the building from deteriorating further.

### TIMELINE (indicative programme for the restoration of the Stone Towers)



Elected Member Update  
31 March 2015

## New Brighton Legacy Project – Hot Saltwater Pool



Project Cost budget	\$5M Council contribution	Project completion date	To be confirmed
Anticipated cost	\$5M	Facility opening	To be confirmed
Project Delivery	CCC	Current Phase	Planning

### SCOPE

Construction of a hot saltwater pool complex on the New Brighton foreshore.  
Council has committed \$5m to the project and is seeking a commercial partner who will be responsible for developing and operating the complex.  
The scope is still to be confirmed but will probably include such things as a large hot pool, private spa/soak pools, a wellness/beauty area, Cafe/lounge area, changing rooms and ancillary areas.

### PERFORMANCE/CRITICAL MESSAGES

- A hot saltwater pool was identified by the Burwood/Pegasus Community Board and the established Community Advisory Group of New Brighton as being the preferred legacy project for New Brighton.
- Council confirmed this recommendation on 17 July 2014 and requested that the Director Facilities and Infrastructure Rebuild develop a draft high-level Expression of Interest for a Hot Salt Water Pool.
- The Expressions of Interest document was prepared and issued calling for some or all of the following: partnering, funding, equity providers, design/build/operate and commercial opportunities/acumen (to reduce the cost to Council).
- The Director Facilities and Infrastructure Rebuild and the Legacy Projects and Business Recovery Working Group (chaired by Councillor Lonsdale) have reviewed the responses received. A report is being prepared for Council on the project and the responses received.

### TIMELINE

Still to be determined. Construction period is likely to be around two years.



## 6. ANCHOR PROJECTS MONTHLY UPDATE

		Contact	Contact Details
<b>Executive Leadership Team Member responsible:</b>	Director FIR Group		
<b>Officer responsible:</b>	Unit Manager Anchor Projects		
<b>Author:</b>	Liam Nolan	Y	03 941 5046

### 1. PURPOSE AND ORIGIN OF REPORT

- 1.1 The purpose of this report is to provide a monthly status update on the projects being delivered within the Cost Sharing Agreement.

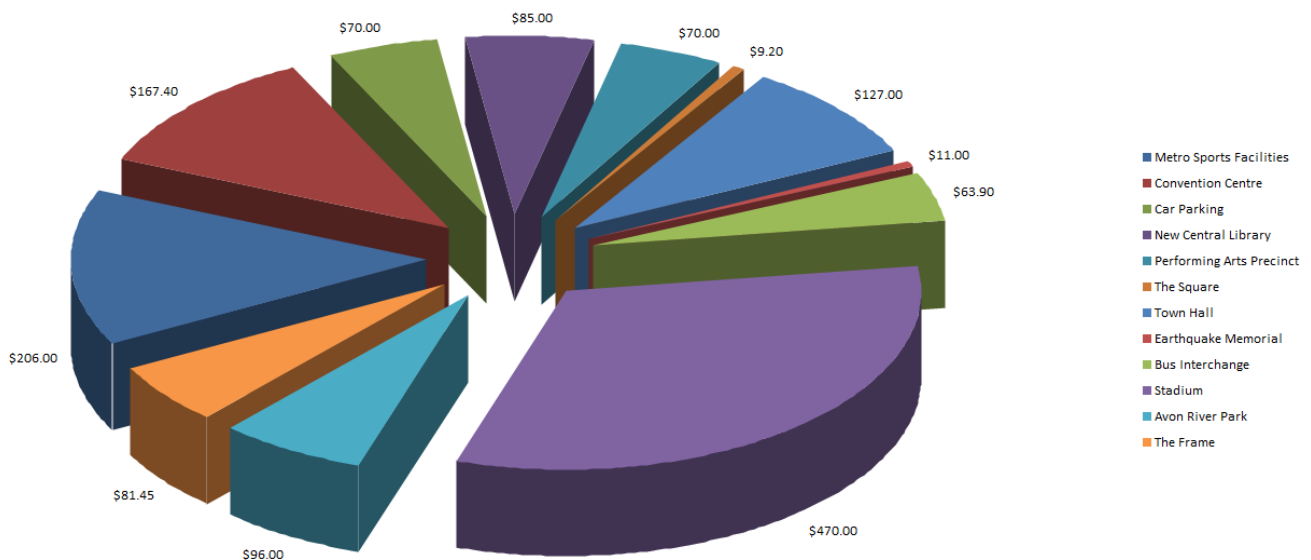
### 2. EXECUTIVE SUMMARY

- 2.1 This information report provides a monthly programme update on projects (anchor projects), (**attachment 1**) being delivered within the Cost Sharing Agreement
- 2.2 A summary of the Cost Sharing Agreement in graphical format of overall anticipated project cost is represented in **Graph 1**.

### 3. BACKGROUND

- 3.1 The Cost Sharing Agreement signed between the Crown and the Council forms the basis on each anchor project for cost, funding, delivery responsibility, governance arrangement, ownership, operating cost liability and estimated project completion date.
- 3.2 The construction of anchor projects as part of the Christchurch Central Recovery Plan.

**Graph 1: Anchor Projects Value (\$M) – excludes Infrastructure**



### 4. COMMENT

- 4.1 This is the third report to the Committee, although it should be noted that the Council have been continually updated through briefings and Council meetings to date.
- 4.2 The New Central Library is currently in the final stage of concept design. The project scope has been confirmed at 9856 square metres. The \$85 million budget includes \$10 million of unsecured philanthropic funding. A Council briefing will take place on 16/03/2015 with the Council meeting scheduled for 26/03/2015.
- 4.3 The Performing Arts Precinct is currently in the scoping phase. A strategic visioning workshop will be held on in mid March to provide input into the precinct master plan.



**6 Cont'd**

- a. Tenders for the repair and refurbishment of the Town Hall close on 17 March. A strategic and economic assessment of the Town Hall project has been undertaken by Deloitte's to inform decision making for the project.
- b. The Square project is currently being initiated with the project organisation and governance structures being established ahead of project visioning.
- c. The Metro Sports Facilities Business Case is currently being finalised and Procurement options have been agreed at the project team level between all agencies. Market sounding will begin 23/03/2015 and the business case will be submitted mid 2015 to Cabinet for approval.

**5. FINANCIAL IMPLICATIONS**

- 5.1 There are no financial implications to the staff recommendation. The programme funding will be managed under the Crown Cost Share agreement and through normal Council planning and approval processes as appropriate.

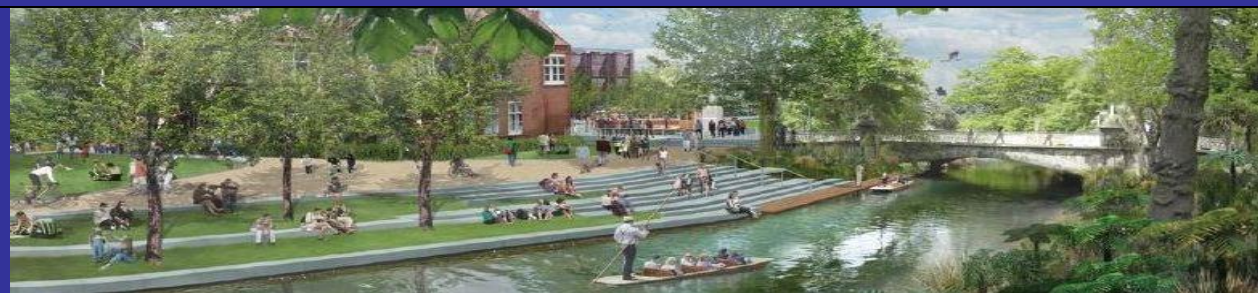
**6. STAFF RECOMMENDATION**

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

## Elected Member Update

31 March 2015

### Avon River Precinct, including North Frame *Te Papa Otakaro*



Project Cost (D&C)	\$116.0m	Project Delivery Date	Q4 2016 (CSA Q4 2015)
Project Funding CCC	\$6.40m	Project Governance	Joint
Project Funding Crown	\$109.20m	Project Ownership	Land vested to CCC
Project Delivery	Crown	Current Phase	Staged Completion

### SCOPE

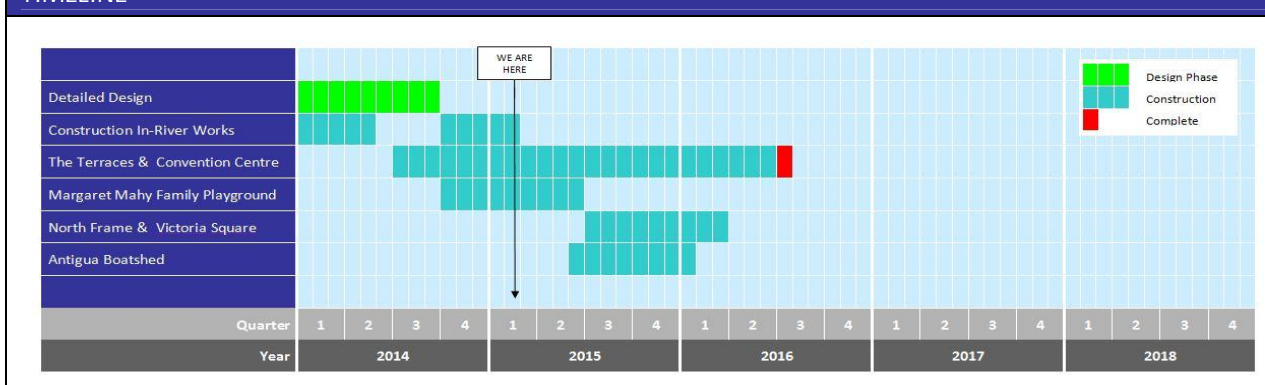
The Ōtākaro/Avon River is being transformed into a thriving urban waterfront – a safe, welcoming and vibrant place where shared cultural values are celebrated.

- As part of the development of the 3.2km-long Te Papa Ōtākaro/Avon River Precinct, works are underway to enhance the health of the river. This includes removing built-up sediment to improve the river's ecological and re-establishing habitats for species that live in the river.
- Pedestrians will have priority in the new shared space. This is a paved area with street furniture, gardens and trees that will run from the Antigua Boat Sheds to the Margaret Mahy Family Playground.
- An Art Trail will be located along the river banks, with the art works taking their cue from the river's cultural history, ecology and geography.

### PERFORMANCE/CRITICAL MESSAGES

- Public engagement for Victoria Square commenced 6 March and will continue through until September 2015
- Oxford terrace tram opened for Cricket World Cup
- Tenders issued for family park main contract work
- In river works downstream from Barbados Street is now 70% complete
- North Frame Urban Community Garden Workshop scheduled 17/18 March
- Art by the River facilitated a workshop with the Arts Community which provided an opportunity for discussion and contribution to the Art by the River project.

### TIMELINE



PROJECT IMAGES

The Watermark





## Elected Member Update

31 March 2015

FI - ANCHOR PROJECTS UNIT

### The Frame (East and South)



Project Cost (D&C)	\$61.450m	Project Delivery Date	Q2 2016 (CSA Q3 2015)
Project Funding CCC	-	Project Governance	Joint
Project Funding Crown	\$481.105m (inc land)	Project Ownership	CCC and Private
Project Delivery	Crown	Current Phase	Design

### SCOPE

The East Frame will be a major new residential precinct with a large central park at its heart.

- A range of medium density housing options, including townhouses and apartments, will be on offer accommodating about 2,000 people.
- Once complete, the new community will contribute to the goal of having more than 20,000 people living within the five avenues
- The new park will be an oasis in the city, distinctively landscaped to be to feel safe and comfortable.

The South Frame provides attractive, safe, and accessible public spaces that facilitate movement through the city while also creating welcoming places to relax and socialise.

- The South Frame links the Innovation Precinct in the east to the Health Precinct in the west.
- Open corridors and attractive green spaces will allow for safe and enjoyable walking and cycling.

### PERFORMANCE/CRITICAL MESSAGES

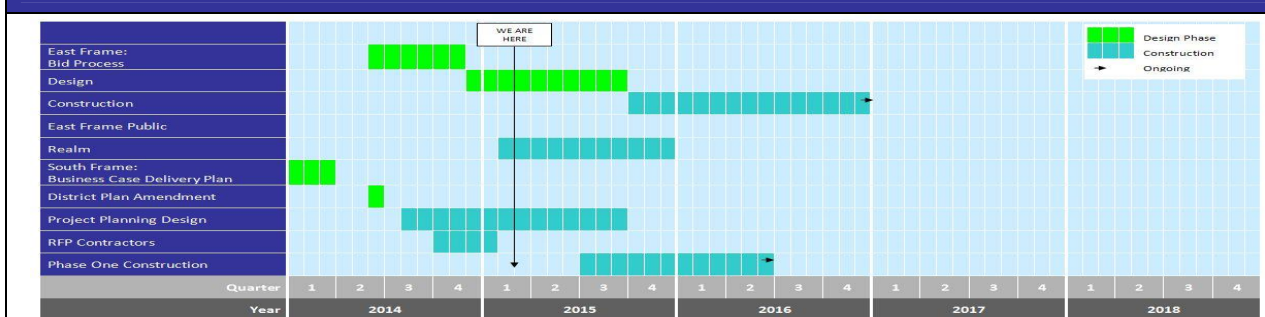
East Frame -

- Live Central marketing campaign launched 7<sup>th</sup> March.
- In addition to the East Frame Residential Anchor project led by CERA, Live Central offers 16 private development options for central city living.

South

- Discussions with landowners for acquisition of land for public realm progressing.
- Design expected to commence late March. This includes Design Brief, Vision, Public Realm Strategy and Landscape Strategy.

### TIMELINE





PROJECT IMAGES

The East Frame



Margaret Mahy Playground



The South Frame



## Elected Member Update

31 March 2015



### Convention Centre Precinct *Whare Runanga*



Project Cost (D&C)	TBC	Project Delivery Date	Q4 2017 (CSA Q1 2017)
Project Funding CCC	-	Project Governance	Crown
Project Funding Crown	\$284.140m	Project Ownership	TBC
Project Delivery	Crown	Current Phase	Design

### SCOPE

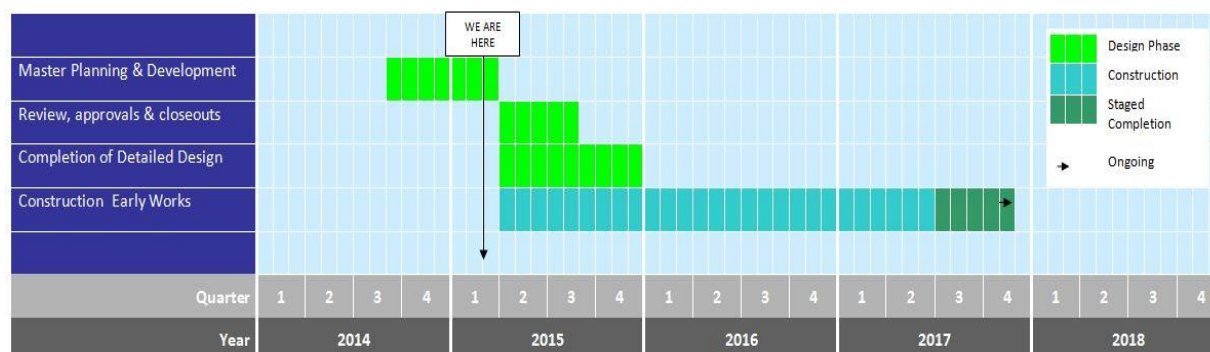
The Convention Centre Precinct will provide state-of-the-art meeting, convention and exhibition facilities, and a civic venue for community events. Its proposed design makes flexible use of space, to fulfil a range of purposes.

- Plenary Conventions New Zealand has been selected as the preferred consortium to deliver the Precinct, with Accor as the preferred operator of the Convention Centre.
- The Convention Centre facilities will be designed for 1,500 (and up to 2,000) people and easily cater for concurrent events.
- The Precinct will integrate with the Square, new Central Library, Performing Arts Precinct and Te Papa Ōtākaro/Avon River Precinct, making the area a vibrant and engaging place.
- Supported by hotels and public transport, this Precinct will help grow the economic base of the region. There will also be office, residential and hospitality opportunities.

### PERFORMANCE/CRITICAL MESSAGES

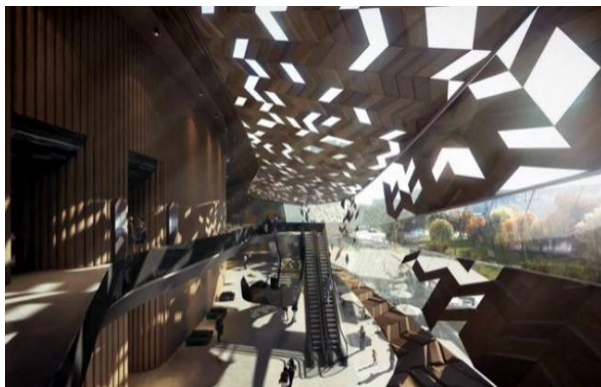
- Currently mid-way through the master planning and development stage; the final stage of the process to procure the successful consortium and operator to deliver and run the Convention Centre and business
- The purpose of the master planning and development phase is to promote an integrated precinct development, maximise development potential, optimise the operation of the Convention Centre business and to deliver value for money.
- An update on progress is expected to be provided to cabinet in March/April 2015.

### TIMELINE





PROJECT IMAGES



## Elected Member Update

31 March 2015

## Bus Interchange *Whakawhitinga Pahi*



Project Cost (D&C)	\$63m (inc super stops and suburban interchange)	Project Delivery Date	Q3 2015 (CSA Q2 2014)
Project Funding CCC	\$29.93m	Project Governance	Joint
Project Funding Crown	\$60.563m (inc Land)	Project Ownership	CCC or Private Sector
Project Delivery	Crown	Current Phase	Construction

### SCOPE

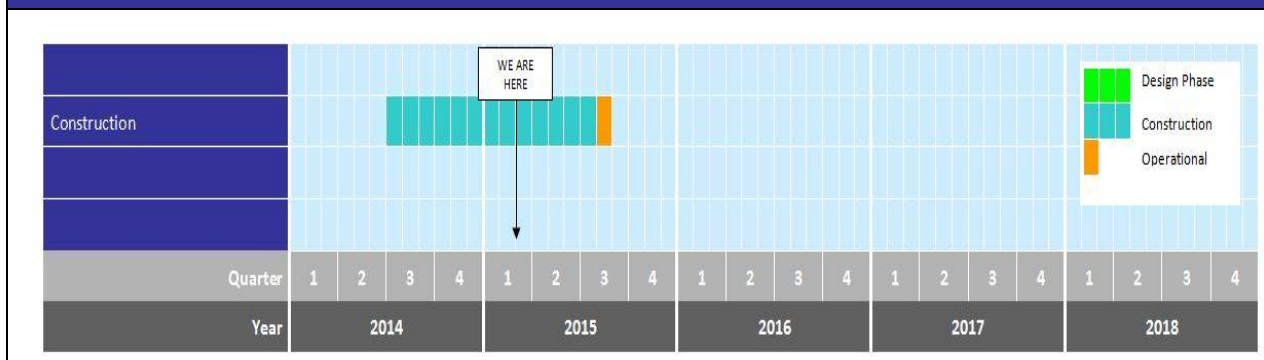
The Bus Interchange is designed to encourage the use of public transport by providing people with the most attractive, comfortable, convenient and accessible transport hub our city has ever seen.

- The Interchange, which is due to open in winter 2015, will give passengers access to an efficient public transport service that responds to their needs.
- Construction is now underway on the Interchange, where sustainable and future-proofed design will cater for 70,000 passengers per day by 2041.
- Airport-style lounges will keep people warm, safe and completely separate from the bus circulation area.
- The location provides links with other modes of transport and is in easy walking distance to the central city and key anchor projects.

### PERFORMANCE/CRITICAL MESSAGES

- The project remains on budget and on programme with the first stage to be operational in May.
- Erection of the structural steel on the Colombo Street wing is progressing well.
- CERA is progressing the contracts for facilities management providers directly so the May 2015 operational date is achieved.

### TIMELINE





PROJECT IMAGES



## Elected Member Update

31 March 2015

### Metro Sports Facility *Taiwhanga Rehia*



Project Cost (D&C)	\$206.000m	Project Delivery Date	Q4 2018 (CSA Q1 2016)
Project Funding CCC	\$146.996m	Project Governance	Joint
Project Funding Crown	\$149.594m (inc Land)	Project Ownership	CCC or Private
Project Delivery	Crown	Current Phase	Planning and business case

#### SCOPE

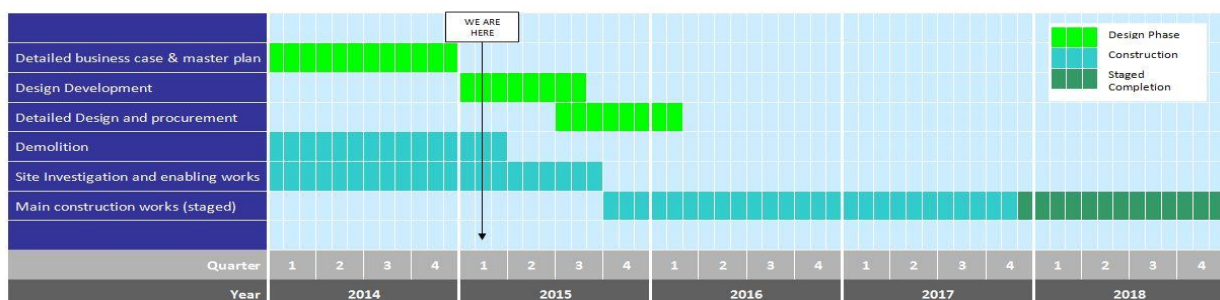
Metro Sports Facility will be the premium destination for the city's sporting and recreational activity, accessible to people of all ages and abilities.

- The outstanding aquatic and indoor sports facilities will cater for the recreational community of the Canterbury region, as well as educational and high performance communities.
- Facilities will include an aquatic centre with competition and leisure pools, an indoor stadium, with combined seating for more than 3500 spectators, a high performance centre for coaching and training, and a fitness centre for day-to-day recreation.
- The complex will be well equipped to host local, national and international events.
- With the new Health Precinct in the neighbourhood, the Facility has a unique opportunity to develop premier sports medicine and research programmes.

#### PERFORMANCE/CRITICAL MESSAGES

- There has been unanimous agreement from CCC, CERA, MBIE, Treasury for the recommended procurement option.
- Market sounding on the recommended procurement option is planned for the week of 23 March 2015.
- The Detailed Business Case is being drafted and the project team is working towards Cabinet approval in mid 2015.

#### TIMELINE



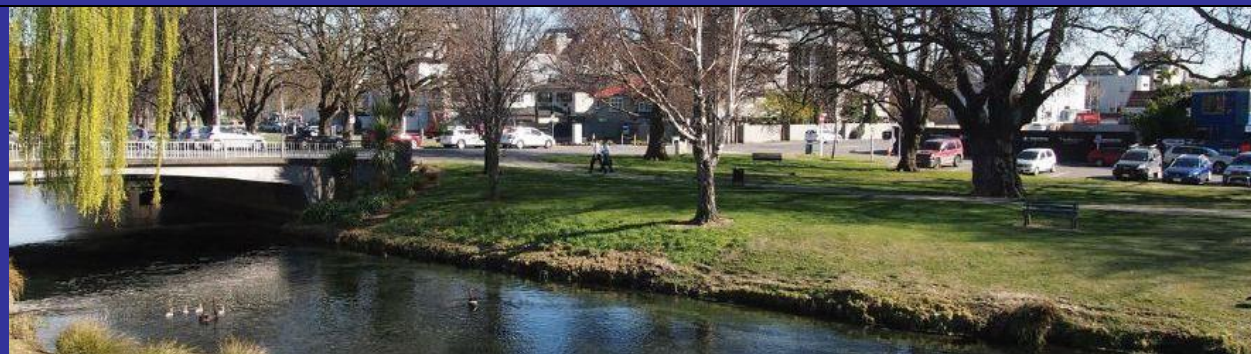


## Elected Member Update

31 March 2015



## Canterbury Earthquake Memorial *He Whakamaumaharatanga o te Ru Whenua*



Project Cost (D&C)	\$11.00m	Project Delivery Date	Staged from Q1 2016 to Q4 2016 (CSA Q1 2016)
Project Funding CCC	\$0	Project Governance	Joint
Project Funding Crown	\$10m	Project Ownership	Crown/CCC/Ngai Tahu
Mayoral Relief Fund	\$1m		
Project Delivery	Crown (CERA)	Current Phase	Design

### SCOPE

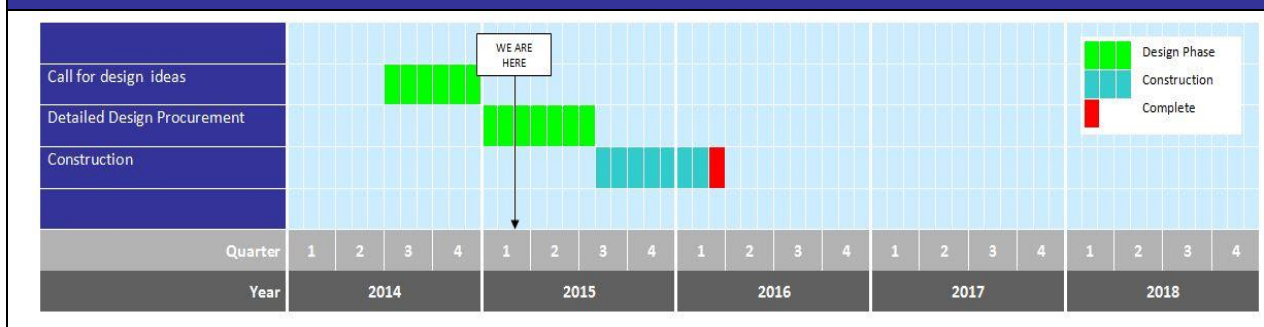
The Canterbury Earthquake Memorial will be a place where people can spend time in reflection, and honour those who lost their lives or were injured in the earthquakes.

- The Memorial will be located on the edge of the Ōtākaro/Avon River between Montreal Street and Rhododendron Island. The site was selected following feedback from bereaved family members.
- The concept of the Memorial will be decided through an open design process. 'Ideas to Remember' was launched in July 2014 and is now in the developed design phase.
- Six design ideas have been shortlisted and the designers have been invited to develop their ideas further.
- Sessions will be held with bereaved families, first responders and elected members in February before public consultation

### PERFORMANCE/CRITICAL MESSAGES

- Public Exhibition of the 6 shortlisted developed designs closes 15 March 2015
- This public feedback along with further feedback from groups such as the bereaved families and seriously injured, will be considered by an evaluation panel made up of arts professionals, architecture experts and a family participant, which will make a recommendation on a preferred design.
- A Memorial Leadership Group made up of the Associate Minister, the Mayor of Christchurch, the Kaiwhakahaere of Te Rūnanga o Ngāi Tahu and the Minister for Arts, Culture and Heritage will then consider the panel's recommendation and endorse a preferred design.
- The Minister for Canterbury Earthquake Recovery will then make a decision on the memorial design.

### TIMELINE



PROJECT IMAGES

Shortlisted Designs- A Time to Remember



Tables and Chairs



CALL AND RESPONSE  
A SONIC FIELD OF MEMORY



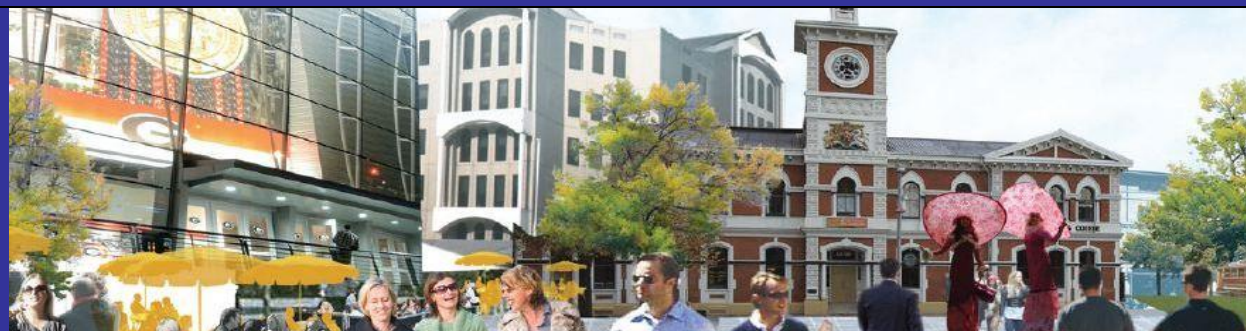


## Elected Member Update

31 March 2015



### The Square *Te Ripeka*



Project Cost (D&C)	\$9.200m	Project Delivery Date	Staged from Q2 2016 (CSA Q1 2017)
Project Funding CCC	\$4.600m	Project Governance	Joint
Project Funding Crown	\$4.600m	Project Ownership	CCC
Project Delivery	Joint	Current Phase	Pre-Design

### SCOPE

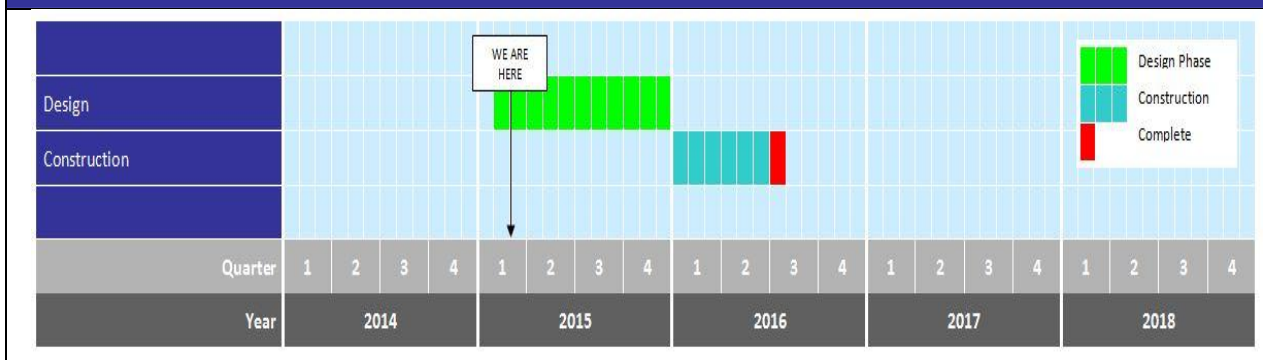
The Square will be a place for people to relax, meet friends, enjoy a meal or drink, and be entertained.

- With the opportunity to make improvements, the new design will make the most of the space, creating a welcoming venue for locals and visitors alike.
- The recreational and commercial attractions on offer will be better than ever, encouraging people to linger and enjoy the space.
- Trees and plantings will be a strong feature of the area, helping to contribute to a greener central city.
- The new Central Library, located on the northern edge, will draw people in to the Square, and encourage them to stay.

### PERFORMANCE/CRITICAL MESSAGES

- The Joint Project Team will be setup in early 2015.
- The project brief will be revisited.
- Engagement with the community is a priority.
- Interfaces and place making critical to success
- Still uncertainty over Cathedral

### TIMELINE

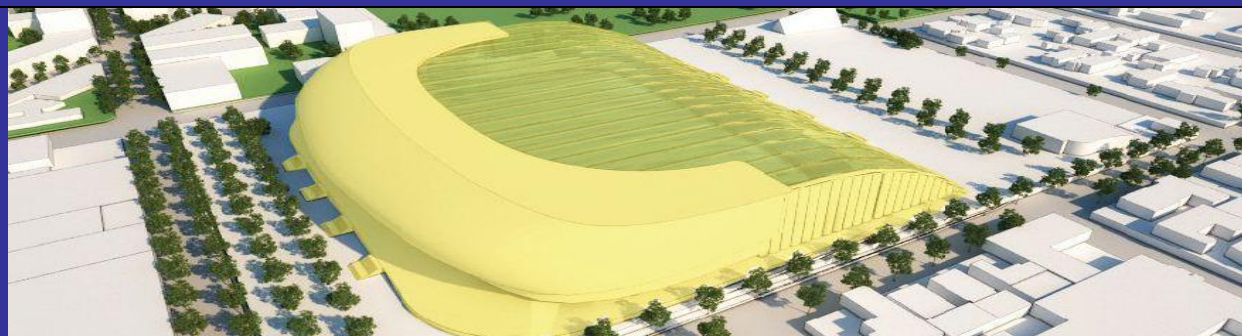


## Elected Member Update

31 March 2015



### Stadium *Taiwhanga Hakinakina*



Project Cost (D&C)	\$470.00m	Project Delivery Date	Q4 2019 (CSA Q2 2017)
Project Funding CCC	\$253.00m	Project Governance	Joint
Project Funding Crown	\$37.106m (inc Land)	Project Ownership	CCC/Private/Crown
Project Delivery	Crown	Current Phase	Planning

### SCOPE

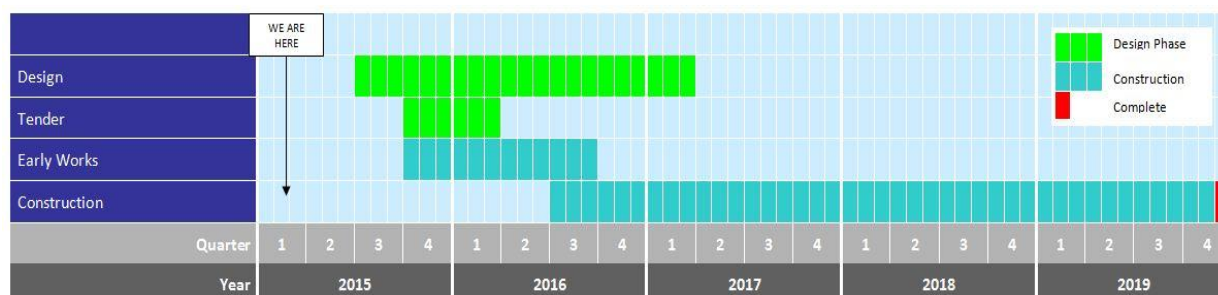
In a single destination, the multi-functional stadium will cater for a range of recreational activities, particularly large-scale spectator events – local, national and international.

- With its state-of-the-art design, the stadium will be a leading venue for sport and entertainment in New Zealand.
- It will also attract new events, boosting the local economy and increasing tourism in the region.
- Its close proximity to arterial transport routes and the Bus Interchange will help ensure its accessibility.

### PERFORMANCE/CRITICAL MESSAGES

- A scoping study has been completed.

### TIMELINE







PROJECT IMAGES

Construction



ICC World Cup Games





# Elected Member Update

31 March 2015

FI - ANCHOR PROJECTS UNIT

## Performing Arts Precinct *Te Whare Tapere*



Project Cost (D&C)	TBC	Project Delivery Date	Q4 2016 (TBC)
Project Funding CCC	\$30m	Project Governance	Joint
Project Funding Crown	\$2m + land	Project Ownership	TBC
Project Delivery	CCC/Crown	Current Phase	Design (Master planning)

## SCOPE

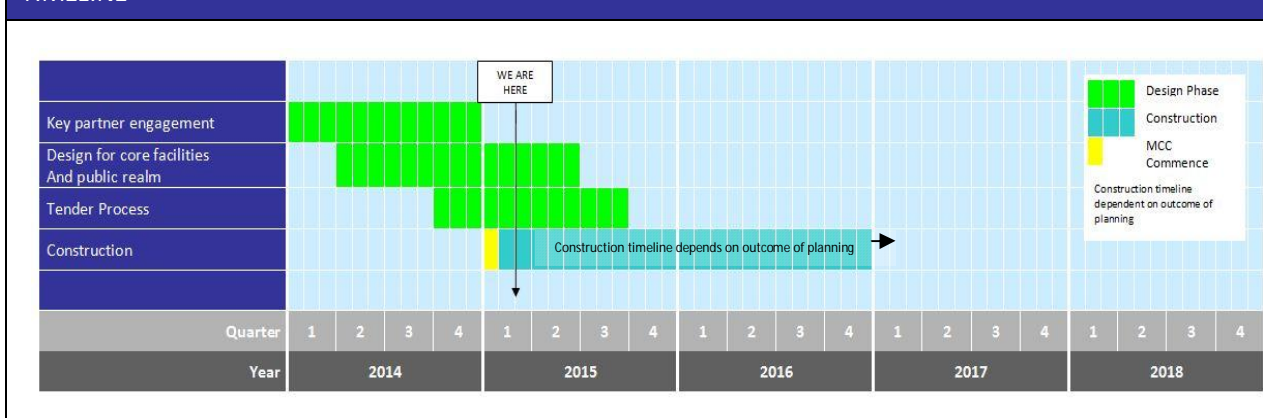
The Performing Arts Precinct is the city's outlet for all things creative, offering a first-rate facility for music and other performing arts.

- As well as providing facilities for local and touring musicians and performance artists, the Precinct will also be a permanent home for existing cultural institutions like the Music Centre of Christchurch and others such as the Court Theatre and the Christchurch Symphony Orchestra.
- The Precinct sits alongside the Convention Centre, the Central Library, Victoria Square and the Isaac Theatre Royal. With hospitality providers and hotels close by, the Precinct will offer residents and visitors to Christchurch plentiful entertainment options within walking distance.

## PERFORMANCE/CRITICAL MESSAGES

- Governance Structure and Brief has been endorsed by the joint Project Steering Group.
- The feasibility study highlights the need to consider appropriate delivery models.
- A visioning workshop to facilitate community and stakeholder engagement is proposed for February/March, to be followed by the preparation of a precinct master plan (including a public realm plan)
- Tenders for construction of the MCC close end January 2015. Construction is due to commence in quarter one 2015

## TIMELINE

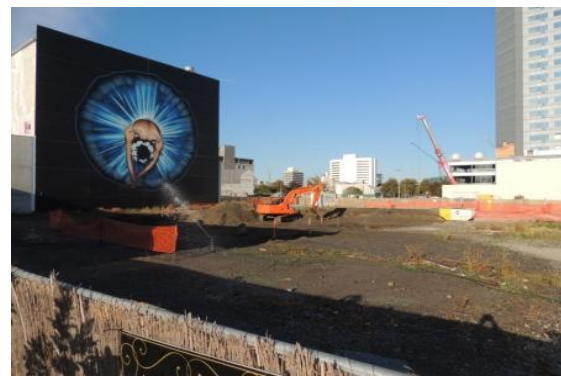


PROJECT IMAGES

The Isaac Theatre Royal



The Music Centre





## Elected Member Update

31 March 2015

### Central Library *Te Whare Pukapuka Matua*



Project Cost (D&C)	\$85.00m	Project Delivery Date	Q4 2017 / Q1 2018 (CSA Q3 2015)
Project Funding CCC	\$60.00m + \$15.00m	Project Governance	Joint
Project Funding Crown	\$19.363m for land \$10.0m philanthropic	Project Ownership	CCC
Project Delivery	CCC	Current Phase	Design

### SCOPE

As a gateway to a world of knowledge, research and heritage, the new and much larger Central Library will engage, inspire and inform communities.

- The Central Library will be a vital resource for the greater Christchurch region, supporting and enhancing the services offered by the broader library network.
- Located on the northern edge of the Square, the Library will be integrated with both the Convention Centre Precinct and the Performing Arts Precinct.

### PERFORMANCE/CRITICAL MESSAGES

- The land has been secured by the Crown, and demolition contracts are being finalised by the Crown.
- The Business Case and Concept design are complete and will be presented to Council in February/March
- The design incorporates key features identified in the "Your Library Your Voice" community engagement.
- Approval of Concept Design and budget still required in context of \$10M at risk through Philanthropic funding.
- A quality Urban / Public / Community outcome is proposed but construction escalation costs are putting pressure on the budget.

### TIMELINE







## Elected Member Update

31 March 2015

### Christchurch Town Hall



Project Cost (D&C)	\$127.50m	Project Delivery Date	Q2 2018
Project Funding CCC	\$127.50m	Project Governance	CCC
Project Funding Crown	-	Project Ownership	CCC
Project Delivery	CCC	Current Phase	Tender

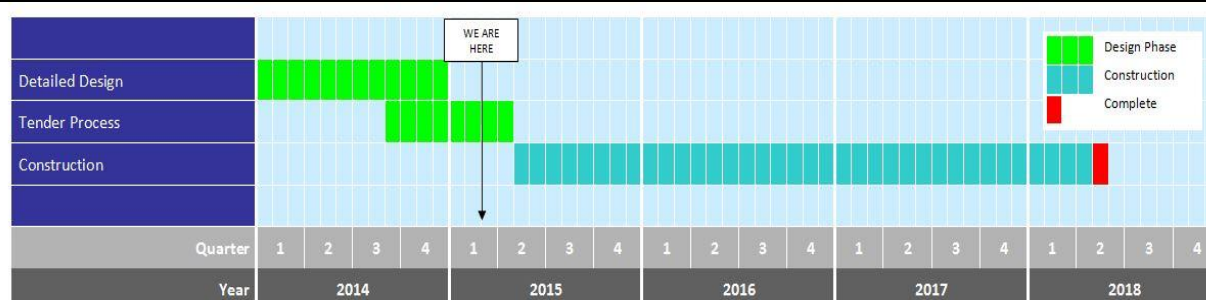
### SCOPE

- In August 2013, the Christchurch City Council agreed to repair the Town Hall. It will provide performance venues to complement the new Performing Arts Precinct to be developed in the area south of Armagh Street. The new Precinct will include the restored Isaac Theatre Royal and new practice facilities for the Christchurch Symphony Orchestra (CSO), Music Centre and the Court Theatre.
- As part of a four-year conservation project, the Town Hall's auditorium, entrance foyer, James Hay Theatre and the Limes Room will be retained. The Boaters and the Cambridge Room will be rebuilt.
- The Town Hall will be strengthened to 100 per cent of the New Building Standard and significantly refurbished, ensuring it is a modern, world-class facility that can be enjoyed for many years to come.

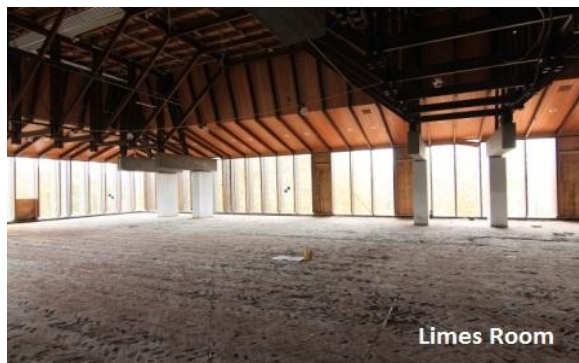
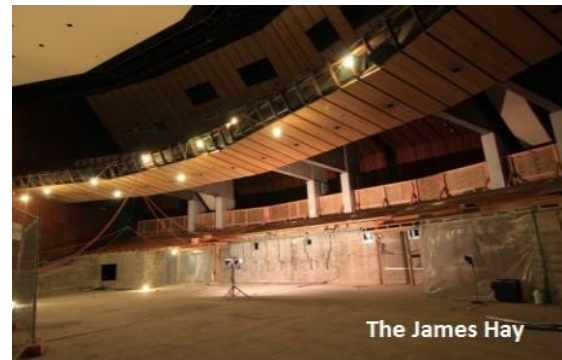
### PERFORMANCE/CRITICAL MESSAGES

- Tenders for the scheme close on 17 March 2015
- Operational Business Case, and Strategic and Economic Business Case will be presented to Council in April/May 2015
- Tender report for investment decision will be presented to Council in June 2015 (at latest)
- Theatre consultants and user groups will be involved in the design process
- Main application for Resource Consent being processed
- Thursday 5 March 2015 The Guardian online Newspaper (UK Edition) ran an article "10 of the world's best concert halls", which featured Christchurch Town Hall - <http://www.theguardian.com/travel/2015/mar/05/10-worlds-best-concert-halls-berlin-boston-tokyo>

### TIMELINE



PROJECT IMAGES





## 7. HOUSING OPERATIONS MONTHLY REPORT – FEBRUARY 2015

		Contact	Contact Details
<b>Executive Leadership Team Member responsible:</b>	Chief Operating Officer, Operations Group	N	
<b>Officer responsible:</b>	Unit Manager, Housing	N	
<b>Author:</b>	Robert Hardie, Team Leader – Housing Operations	Y	DDI 941 6584

## 1. PURPOSE AND ORIGIN OF REPORT

- 1.1 This report presents a monthly update on key aspects of the Council's Housing Unit operations.

## 2. EXECUTIVE SUMMARY

- 2.1 Similar to previous recent month demand for social housing continues to climb and ability to house is becoming more constrained as few units are available for letting due to stable tenancies.
- 2.2 Vacancies are mainly contributable to tenant death or tenants going into care.
- 2.3 Annual tenancy property inspections are ahead of schedule with no significant issues being identified.
- 2.4 Continuing focus on rent arrears which are expected to decrease after a seasonal rise due to the Christmas period.

## 3. BACKGROUND

- 3.1 Housing data is collected monthly to inform and monitor operations.

## 4. COMMENT

- 4.1 Data on waitlist and applications is recorded here and compared with last year's activities.

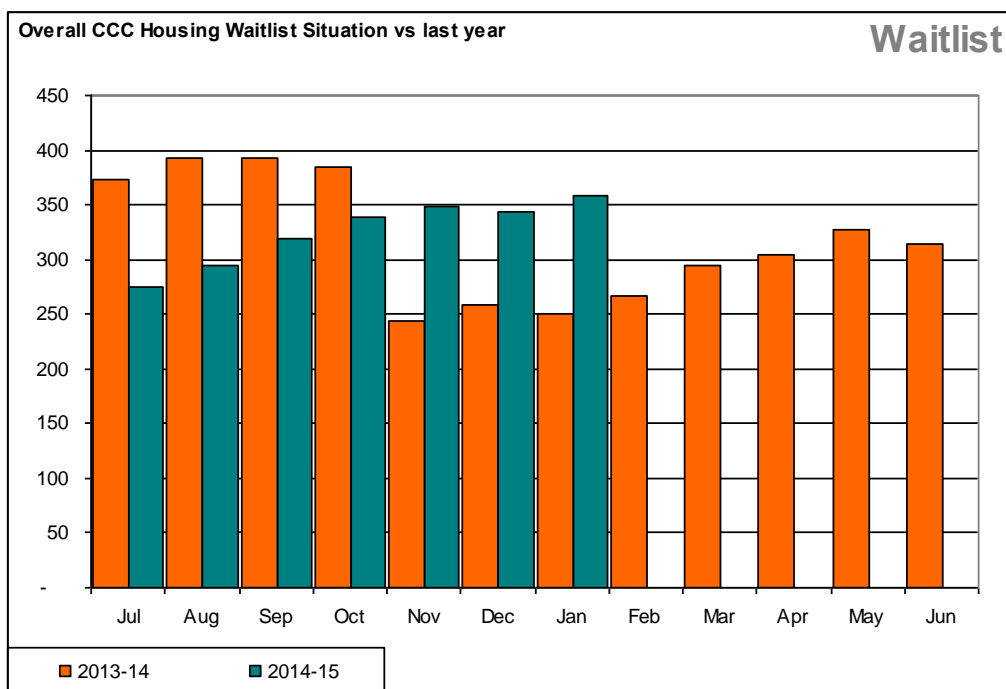
**Waitlist**

Figure 1: Overall CCC Housing Waitlist Situation vs Last Year

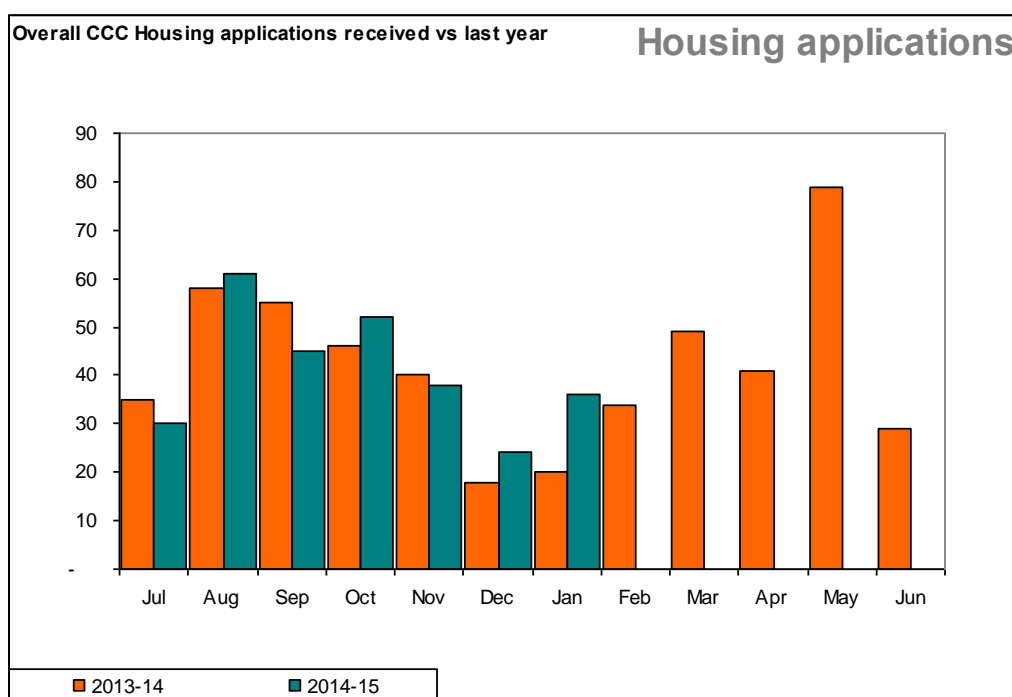


## 7 Cont'd

4.2 Figure 1 shows the following:

- 4.2.1 A slight increase in total waitlist snapshot compared to December, still trending up but the rate has slowed and numbers for the previous quarter have remained relatively static.
- 4.2.2 Due to turnover being lower than in previous years, ability to house new applicants has been more difficult than in previous years. We are able to offer the most urgent and vulnerable cases housing relatively promptly after application.

## Housing Applications



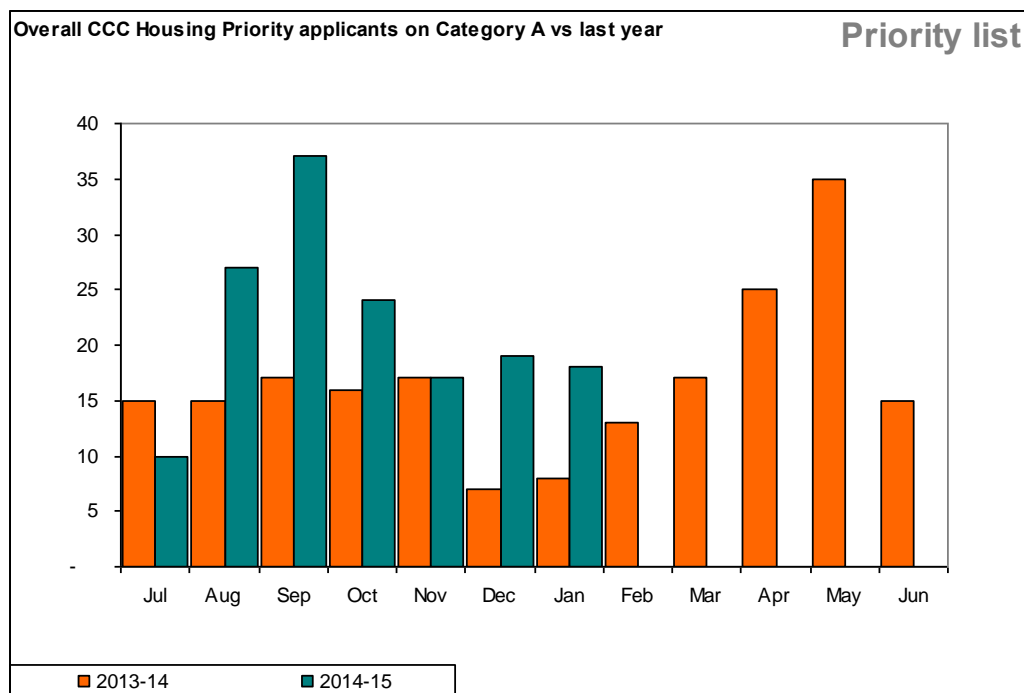
**Figure 2: Overall CCC Housing Applications Received vs Last Year**

4.3 Figure 2 shows the following:

- 4.3.1 Month by month comparisons between the two year period shows a similar trend with slight increases in total number of applicants applying in the 14/15 year.
- 4.3.2 Traditionally less applications are received over the Christmas/New Year period, often due to temporary closure of other agencies.
- 4.3.3 City Housing had a higher level of staff working through the Christmas period, accounting for more applications being processed in January 2015 compared to January 2014.

## 7 Cont'd

## Housing Priority



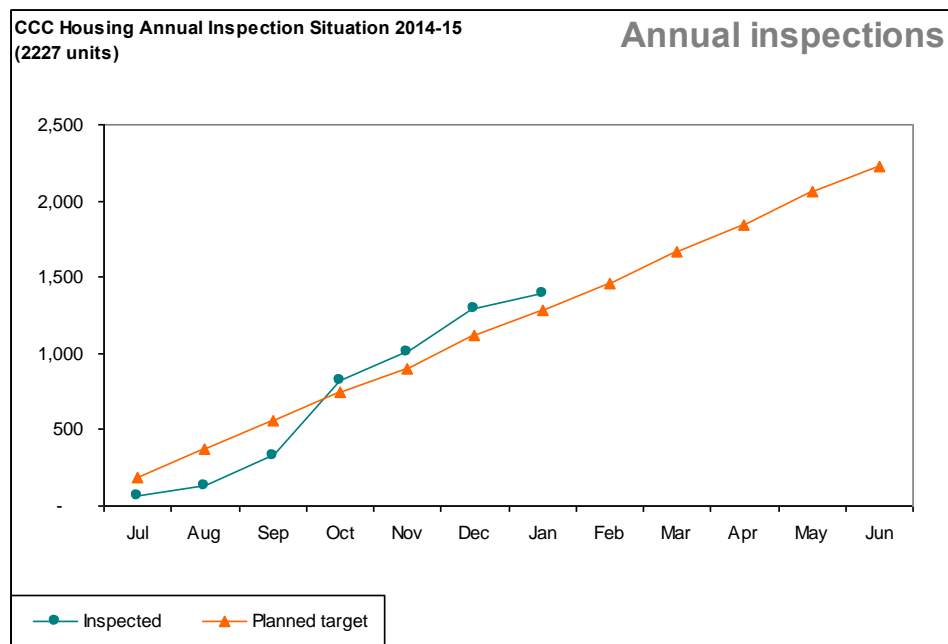
**Figure 3: Overall CCC Housing Applicants on Category A vs Last Year**

4.3 Figure 3 shows the following:

- 4.3.1 A continual trend upward in applications being assessed as 'A' priority, being those of complex need and a high level of vulnerability.
- 4.3.2 Housing staff identify ongoing pressures relating to supply of low cost accommodation for our applicant demographic in the private sector. Other emergency housing and health providers seeking housing solutions to move these clients into independent living and many referrals continue to be made.
- 4.3.3 Increased networking amongst non-Governmental Organisations (NGO's) and Government agencies, including Work and Income possibly resulting in increased levels of referrals.

## 7 Cont'd

## Inspections

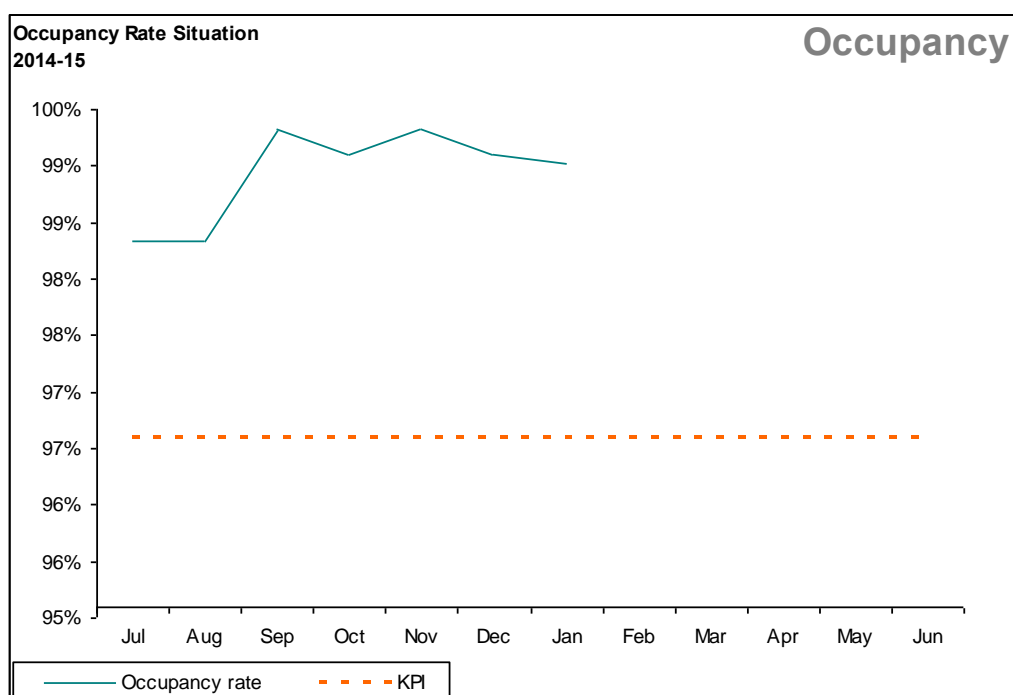


**Figure 4: CCC Housing Annual Inspection Situation 2014-15**

4.4 Figure 4 shows the following:

- 4.4.1 Annual tenancy property Inspections are tracking ahead of schedule.
- 4.4.2 There have been no significant issues identified regarding either tenant or property issues, through inspections for the month
- 4.4.3 All annual property inspections are on track to be completed by the end of the financial year.

## Occupancy



**Figure 5: Occupancy Rate Situation 2014-15**

## 7 Cont'd

4.5 Figure 5 shows the following:

4.5.1 The occupancy rate is at 99.4 percent for the month.

4.5.2 Vacancies are mainly due to tenant death or tenants going into car.

4.5.3 The high occupancy rate limits the number of properties available for applicants on the waiting list

### Activities

4.6 The Housing Unit is focusing on increasing the community well being in the housing complexes. There are a number of initiatives in place or being considered to meet this objective:

4.6.1 Numerous BBQ's have been held at various housing complexes and are well received by tenants. The BBQs increases the beneficial interaction between neighbouring tenants and Housing Unit staff.

4.6.2 The mobile library service is available to some complexes with the view to opening the service up to other potential housing complexes.

4.6.3 Free metal collections have been introduced to some complexes with the view to opening this service up to other potential complexes.

4.6.4 The cessation of smoking program is continuing with each new tenant signing up to agreeing not to smoke in their unit. This also applies to tenancies where there has been a significant re decoration.

### Debt Summary

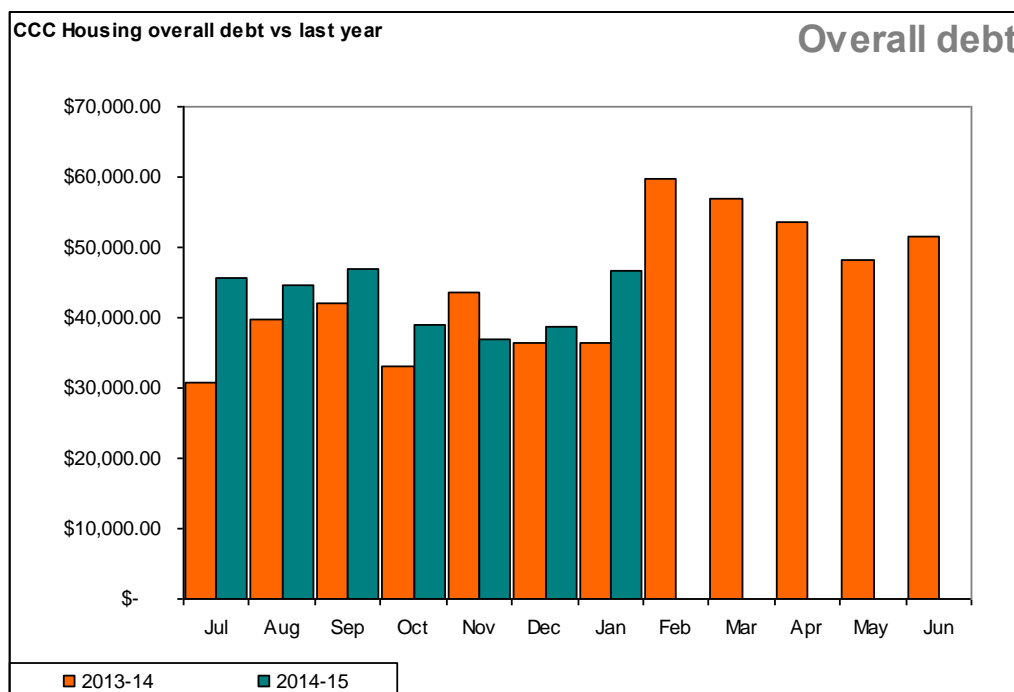


Figure 6: CCC Housing Overall Debt vs Last Year

4.8 Figure 6 shows the following:

4.8.1 The current overall debt.

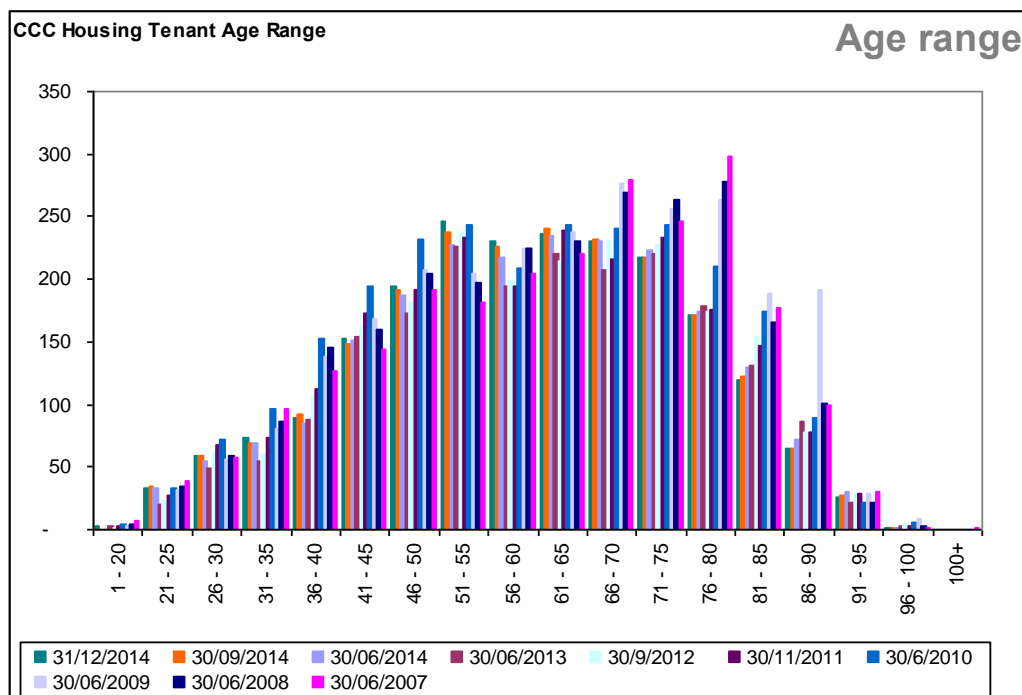
4.8.2 There was a seasonal increase in January 2015 due to the Christmas period where tenants tend to prioritise money towards other expenditure.



## 7 Cont'd

4.8.3 The seasonal debt increase is expected to continue into February 2015 but with a strong focus on debt this is expected to decrease to a more manageable level.

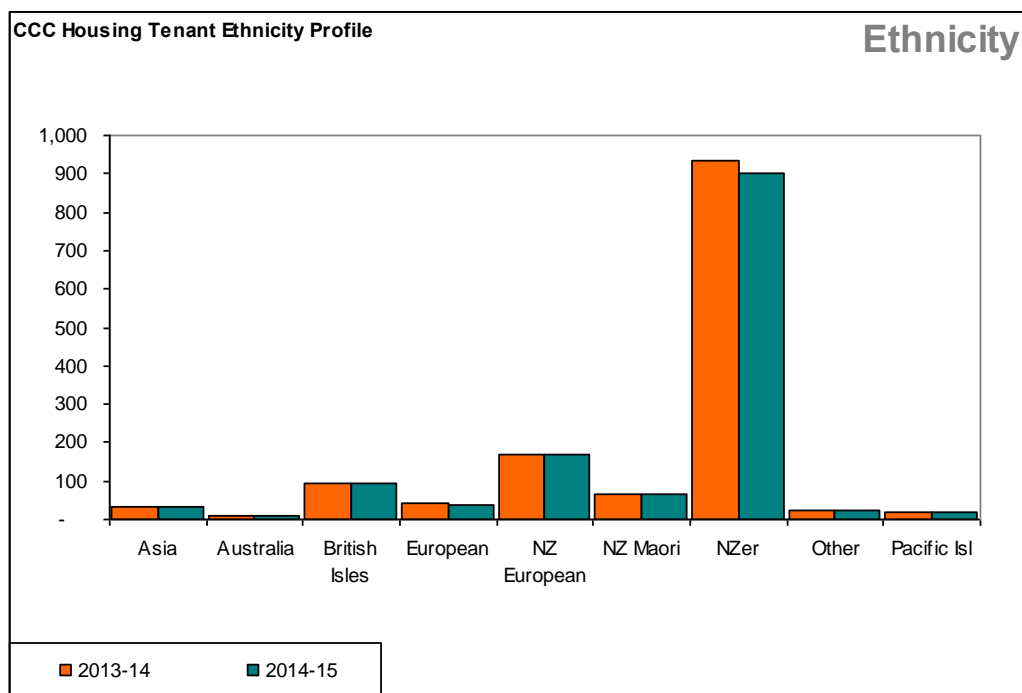
## Demographics of Housing Unit Portfolio



**Figure 7: CCC Housing Tenant Age Range**

4.9 Figure 7 shows that the age demographic has not had any significant change since 2006.

## Ethnicity



**Figure 8: CCC Housing Tenant Ethnicity Profile**

4.10 Figure 8 shows that the ethnicity demographic has remained constant over the last two years

## 7 Cont'd

## Gender



Figure 9: CCC Housing Tenant Gender Profile

4.11 Figure 9 shows that the gender demographic has remained constant over the last two years.

## 5. FINANCIAL IMPLICATIONS

5.1 A separate report from the Finance and Business Performance Unit will be tabled with this information.

## 6. STAFF RECOMMENDATION

6.1 It is recommended that the Communities, Housing and Economic Development Committee receives the information reported.



## 8. SOCIAL HOUSING FINANCIAL STATUS UPDATE AND REBUILD AND REPAIR PROGRAMME STATUS UPDATE (FEBRUARY 2015)

		Contact	Contact Details
<b>Executive Leadership Team Member responsible:</b>	Chief Operating Officer, Operations Group	N	
<b>Officer responsible:</b>	Unit Manager, Housing	N	
<b>Author:</b>	David Bailey, Housing Rebuild Liaison Manager	Y	DDI: 941 8083

### 1. PURPOSE AND ORIGIN OF REPORT

- 1.1 This report provides a status update on the Council's Social Housing Rebuild and Repair Programme and associated finances.

### 2. BACKGROUND

- 2.1 The Social Housing Rebuild and Repair Programme (the programme) contributes to the following outcomes for the social housing portfolio:

2.1.1 Safe, accessible, affordable and good quality housing is available to people on low incomes, including elderly persons and people with disabilities who are unable to access the private market or other housing providers, and

2.1.2 Financial sustainability.

- 2.2 To achieve these outcomes the programme has the following three priorities:

2.2.1 Priority One: rebuild and reopen 135 units to increase the housing portfolio to at least 2,366 units by 2017/18. This will achieve the Draft Housing Activity Management Plan 2015-25 Level of Service targets (refer **Attachment 1**).

2.2.2 Priority Two: complete essential repairs on the housing portfolio's open units that address critical health and safety and/or asset integrity issues.

2.2.3 Priority Three: develop a range of options for Council consideration to address the damage to the balance of the housing portfolio.

- 2.3 The priorities are on track to be achieved. The portfolio has 2,241 open units, an increase of four repaired and reopened units since the January 2015 report. Including these four units, a total of 432 units have been rebuilt, reopened and repaired since the earthquakes (refer **Attachment 2 and 3**).

### 3. COMMENT

- 3.1 Progress and actions towards the programme priorities and related work is summarised below (refer **Attachment 4, 5 and 6**).



**COMMUNITIES, HOUSING AND ECONOMIC DEVELOPMENT COMMITTEE 31. 03. 2015**

**8 Cont'd**

**PRIORITY ONE: NEW BUILDS**

Project Name	# units	Comment	Target date
<i>Maurice Carter Courts</i>	<i>12</i>	<i>Project completed and tenanted May 2014</i>	<i>Complete</i>
Knightsbridge Lane	8	Target date reforecast delay by a month from Feb 2015.	Mar 15
Berwick Courts	3	Finalising detailed design. Will be onsite Mar 2015. Sod turning event scheduled for 17 Mar 2015.	Oct 15
Harman Courts	18	Detailed design progressing. Sod turning event scheduled for 20 Mar 2015.	Nov 15
HP Smith Courts	4	Finalising detailed design. Aim to be onsite Mar 2015. Sod turning event scheduled for 5 Mar 2015.	Nov 15
Osborne Street	8	Detailed design progressing.	Dec 15
Innes Court	8	Detailed design progressing.	Dec 15
<b>TOTAL</b>	<b>49</b>	12 new builds completed May 2014. Target to complete eight new builds prior to July 2015, and complete 41 new builds prior to July 2016. On track to achieve target.	

**PRIORITY ONE: REPAIR AND RE-OPEN CLOSED UNITS**

Project Name	# units	Comment	Target date
<i>Various complexes</i>	<i>41</i>	<i>Repaired and re-opened units post-earthquake</i>	<i>Complete</i>
Boyd Cottages	4	Re-opened. Tenants moved in Feb 2015. Celebration event scheduled 17 March 2015.	Jan 15
Sandilands	2	Re-opened. Repairs completed end of Feb 2015.	Mar 15
Airedale Courts	2	Re-opened. Repairs completed end of Feb 2015.	Mar 15
Aldwins Courts	11	Under repair.	Apr-Jun 15
Biddick Courts	11	Planning	Jun 15
Halswell Courts	1	Planning	Jun 15
Whakahoa Village	2	Planning	Jun 15
Concord Place	6	Planning	Jun 15
<b>TOTAL</b>	<b>39</b>	Target to repair and reopen at least 29 units by July 2015 likely to be exceeded.	

**DEMOLITION OF CLOSED UNITS**

Project Name	# units	Comment	Target date
Airedale Courts	24	Structural demolition is currently being complete. Project ahead of schedule.	Apr 15
Red Zone Units (Bowie Place, Shoreham Courts, Captain Thomas Courts, Calbourne Courts, Bangor St)	113	It is Canterbury Earthquake Recovery Authority's (CERA) responsibility to complete these demolitions. Calbourne Courts and Bangor St demolitions started in late February 2015.	Jun 15

**Priority Two: Complete essential repairs on open units**

- 3.2 Work is progressing on 11 complexes. Eight projects are in the planning stages and three projects are underway.
- 3.3 The Council is completing a home insulation upgrade programme on its social housing portfolio in partnership with Community Energy Action (CEA) Trust. The Council is on track to achieve the target of at least 450 insulation upgrades by 30 June 2015. 340 units have been insulated to date with a further 135 scheduled to be completed by 30 June 2015.

## 8 Cont'd

**Priority Three: Develop a range of options**

- 3.4 The Social Housing Portfolio had 2,649 units prior to the earthquakes. The Draft Housing Activity Management Plan 2015-25 Level of Service aims to '*maintain at least 2,366 units by July 2018*'.
- 3.5 By June 2015 Council staff will develop the next stage of rebuild and repair options and priorities for consideration. These options could include proposals to complete full repairs on units that have had interim work completed, complete cosmetic repairs, demolish and replace units that are total constructive losses and rebuild more units.

**4. FINANCIAL IMPLICATIONS**

- 4.1 This section provides a written status update on the Social Housing's financial position as at 28 February 2015.
- 4.2 **Attachment 7** shows the current balance of the Housing Fund as at 28 February 2015, along with current proposals, commitments and approved Council decisions shown to get to the balance of un-committed Housing Funds.
- 4.3 The combined Housing Fund has a balance of \$52 million, as at 28 February 2015 (\$54 million at 31 January 2015). This change is primarily due to the transfer of the Earthquake Commission settlement funds related to Heritage buildings (\$1.7 million) and expenditure of both capital and earthquake operational funds during February.
- 4.4 The balance of the Housing Fund – Business as Usual (BAU) as at 28 February 2015 was \$8.8 million. This also shows the Housing Fund - Earthquake (EQ Funds) that have been received and how those funds have been spent. The balance of this as at 28 February 2015 was \$43.2 million.
- 4.5 The Housing Fund BAU balance is \$8.8 million (\$8.6 million at 31 January 2015), however it is forecast to diminish to \$4.5 million over the next 12 months. The BAU fund covers capital replacements and renewals.
- 4.6 The depreciation budget of \$6 million illustrates the level the fund should be growing in the 2014/15 financial year to cover renewals and replacement of the portfolio. Although depreciation is a non cash allowance the Housing Fund BAU is not covering its requirement to fund depreciation. In previous years sufficient depreciation has not been retained in the fund to cover the cost of mid-life refurbishment and end of life replacement of existing housing stock. This fund should be approximately \$252 million by June 2015, yet it is currently estimated to be \$4.5 million.
- 4.7 As noted, the Housing Fund EQ Funds has a balance of \$43.2 million (\$45.4 million as at 31 January 2015) however this is forecast to be reduced to \$2.2 million over the course of the next 12 to 18 months. The main forecast expenditures is:
  - 4.7.1 New Builds - \$9.8 million of Council approved Intensification/Rebuild projects at Knightsbridge Lane, Harmon Courts, H P Smith Courts, Berwick Courts, Osborne Courts and Innes Courts and \$4.3 million for the proposed construction of an additional 20 units.
  - 4.7.2 Repair and Re-open closed units – an estimated \$17 million is required to repair and reopen 73 units currently closed.
  - 4.7.3 Demolitions - an estimated \$1.4 million is required for demolitions from both EQ and BAU funds.
  - 4.7.4 Complete Essential Repairs – the work programme of essential repairs shows that \$0.2 million will be spent this year from the Housing Fund BAU, with \$3 million forecast to be spent on Housing Fund EQ repairs in 2015/16.

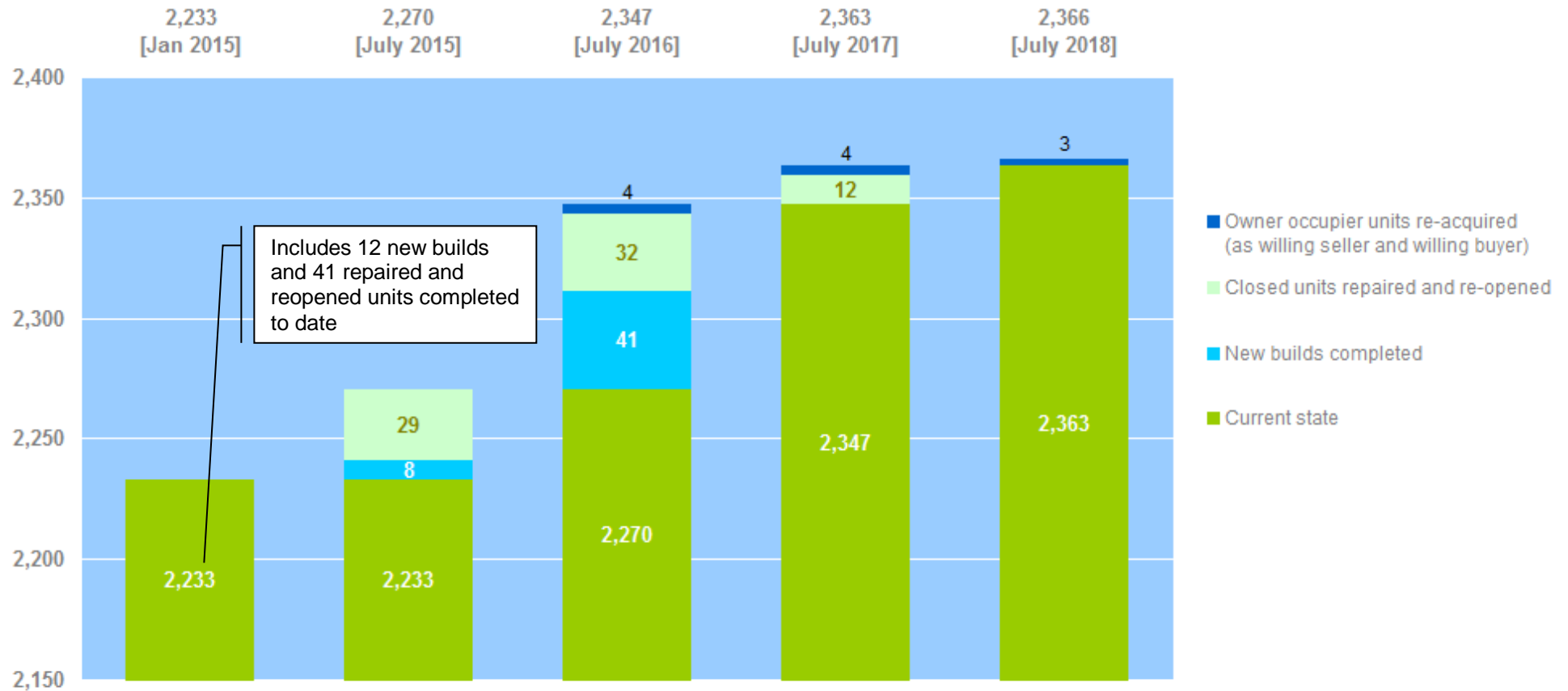
**8 Cont'd**

- 4.7.5 Partnership Programme - \$4 million has been estimated for the proposed partnership redevelopment of Andrews Crescent and Carey Street.
- 4.7.6 Other - proposed expenditure of \$2 million on 10 Red Zone units currently proposed for Opawa.
- 4.8 Therefore the balance of the combined Housing Fund at 28 February 2015 is \$6.6 million. However, planned BAU work for the 2015/16 year is estimated at \$4.8 million to complete earthquake (EQ) strengthening and associated work, plus further expenditure will be required for essential EQ repairs and cosmetic damage.
- 4.9 Staff are preparing a report to prioritise the unit repair and rebuilds programme to ensure that the maximum value is derived from the assets with the available funds. This report will be used to determine how the additional interim and final payments from EQC are committed. It needs to be noted that the \$2.2 million balance, is merely a timing difference and will be fully committed on that programme of work.
- 4.10 The insurance settlement for earthquake damage to housing portfolio will be insufficient to repair and/or replace all of the earthquake damage housing stock. The Draft Housing Activity Management Plan 2015-2025 proposes a Level of Service that is achievable within the insurance settlements available and estimated.

**5. STAFF RECOMMENDATION**

- 5.1 It is recommended that the Communities, Housing and Economic Development Committee receive the report.

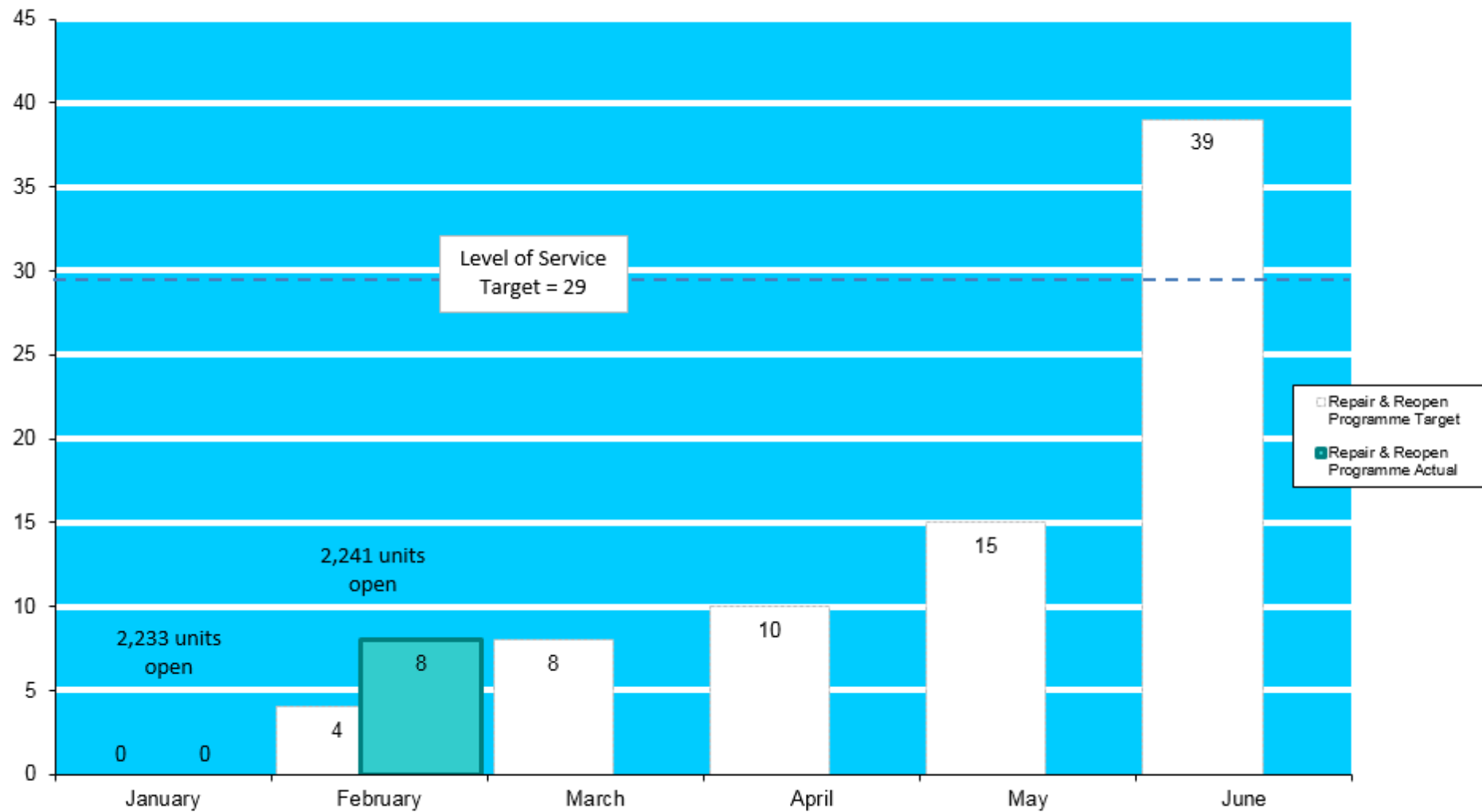
## Social Housing Portfolio Forecast 2015-25 LTP - DRAFT





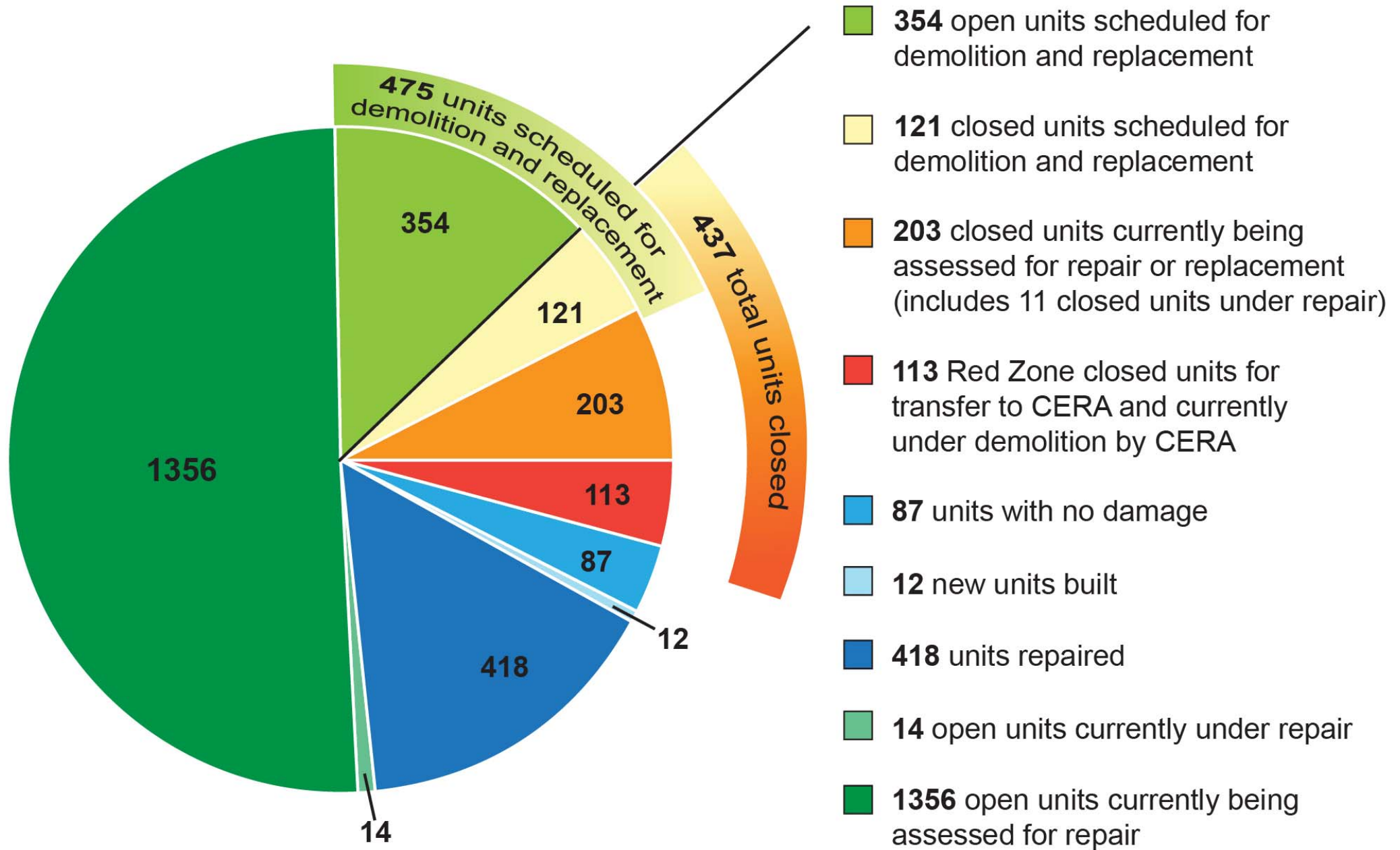


Repair & Reopen Housing Unit Target Progress [Jan - Jun 2015]





COMMUNITIES, HOUSING AND ECONOMIC DEVELOPMENT COMMITTEE 31. 03. 2015  
ATTACHMENT 3 TO CLAUSE 8







## Council's Social Housing New Build Unit Status – Feb 2015

**Key to  
Complexes**

Open ■

Partially Open ■

Closed ■

**Innes Courts**  
8 new units. Construction  
onsite mid March. Target  
opening Dec 2015.

**Berwick Courts**  
3 new units. Construction  
onsite mid March. Target  
opening Oct 2015

**Knightsbridge Lane**  
8 new units. Re-  
scheduled to open  
Mar 2015

**Harman Courts**  
18 new units. Target  
opening Nov 2015

**HP Smith Courts**  
4 new units. Construction  
onsite mid March. Target  
opening Nov 2015

**Maurice Carter**  
12 new units. Opened  
May 2014

**Osbourne Street**  
8 new units. Target  
opening Dec 2015



## Council's Social Housing Partially Open Unit Complex Status – Feb 2015

**Complexes  
post EQ**

Open ■

Partially Open ■

Closed ■

**Fred Price Courts**  
4 closed units. Options  
being developed.

**Thurso Place**  
2 units re-  
opened May  
13. All 4 units  
now open.

**Concord Place (75)**  
8 closed units. Options  
being developed.  
Repair and reopen 6  
units June 2015

**Gowerton Place**  
7 units closed. Options  
being developed

**Biddick Courts  
(75)** 11 units  
closed. Target  
reopen Jun 2015.

**Lyn Christie Place**  
4 units re-opened Dec  
13 & Apr 14. All 30  
units now open.

**Sandilands (75)**  
2 units re-opened  
Feb15. All 24 units  
now open

**Aldwins Court (75)**  
11 units closed.  
Target reopen Apr-  
Jun 2015.

**Mary McLean (75)**  
1 units closed.  
Options being  
developed.

**Avonheath Courts**  
10 closed units.  
Options being  
developed.

**Cresselly Place**  
27 units closed.  
Options being  
developed.

**Cecil Courts (75)**  
8 closed units.  
Options being  
developed.

**Tommy Taylor Courts (75)**  
12 closed units. Options being  
developed including a proposed  
repair programme for tendering  
mid 2015.

**Glue Place (75)**  
2 closed units. Design  
completing reconfigure  
options.

**Maurice Carter Courts**  
4 units re-opened Dec 13.

**Airedale Courts (75)**  
21 units re-opened Jul – Dec 13.  
2 units re-opened Feb 15.  
Options being developed including  
a proposed repair programme for  
20 units. Block B (24 units) is being  
demolished during March 2015.  
Along with Block A (18 units) they  
are subject to partnership RFP.

**Aorangi Courts**  
4 x unit re-opened Nov  
13 & Jan 14. All 26  
units now open.

**HP Smith**  
8 units closed. Options  
being developed.

**Whakahoia Village**  
5 closed units.  
Complete interim  
repairs & reopen Jun  
2015.

**Veronica Place (75)**  
1 closed unit. Options  
being developed.  
Significant asbestos  
issues.



## Council's Social Housing Closed Unit Complex Status – Feb 2015

### Complexes post EQ

Open   
 Partially Open   
 Closed 

**Reg Stillwell Place**  
 6 x units re-opened Dec 13.  
 28 x closed units need further  
 damage assessment so  
 options can be developed.

**RED ZONE Shoreham Courts**  
 CERA will demolish by  
 end of June 2015.  
 Site contamination  
 issues.

**Santa Cruz Lane**  
 Options to be  
 developed once  
 insurance position  
 resolved.

**Osborne Street**  
 Approved to demolish. New  
 build contract signed. Target  
 open 8 units Dec 2015

**RED ZONE Captain  
Thomas Courts** CERA  
 will demolish by end of  
 Jun 2015. Site  
 contamination issues

**Louisson Courts**  
 Options will be  
 developed.

**Charles Gallagher Place**  
 Total Constructive Loss.  
 Site not suitable for re-  
 development. Options will  
 be developed.

**Charles St**  
 Total Constructive Loss.  
 Waiting upon final insurance  
 position. Site suitable for re-  
 development. Options being  
 developed.

**Brougham Village**  
 Demolish once final insurance  
 position agreed. Site subject to  
 Partnership RFP

**RED ZONE Bowie Place**  
 24 of 32 units HNZ relocating  
 to Rolleston prison for  
 refurbishment. CERA will  
 demolish balance by May  
 2015 (section 38)

**RED ZONE Bangor St**  
 CERA will demolish by  
 end of Jun 2015. Work  
 started late February 2015

**Boyd Cottages (75)**  
 4 x 1 bedroom units  
 closed. Repaired and  
 reopened Feb 2015.

**RED ZONE Calbourne Courts**  
 CERA will demolish by end of  
 Jun 2015. Work started late  
 Feb 2015

ABOVE: Lyttelton  
 RIGHT: Akaroa



## Council's Social Housing Demolition Plans – Feb 2015

### Key to Complexes

Open ■  
 Partially Open ■  
 Closed ■

**RED ZONE Calbourne Courts**  
 CERA will demolish by end of  
 Jun 2015. Work started late  
 Feb 2015

**RED ZONE Bowie Place**  
 24 of 32 units HNZ relocating  
 to Rolleston prison for  
 refurbishment late February  
 2015 CERA will demolish  
 balance by May 2015

**RED ZONE Bangor St**  
 CERA will demolish by end  
 of Jun 2015. Work started  
 late February 2015

**Airedale Courts**  
 Block B (24 units) is being  
 demolished during March 2015.  
 Along with Block A (18 units) they  
 are subject to partnership RFP.

**RED ZONE Shoreham Courts**  
 CERA will demolish by July  
 2015. Site contamination  
 issues

**Charles St**  
 Total Constructive Loss.  
 Waiting upon final insurance  
 position. Site suitable for re-  
 development. Options being  
 developed.

**Osborne Street**  
 Approved to demolish subject to  
 resolving insurance position.  
 New build contract signed. Open  
 8 units Dec 2015

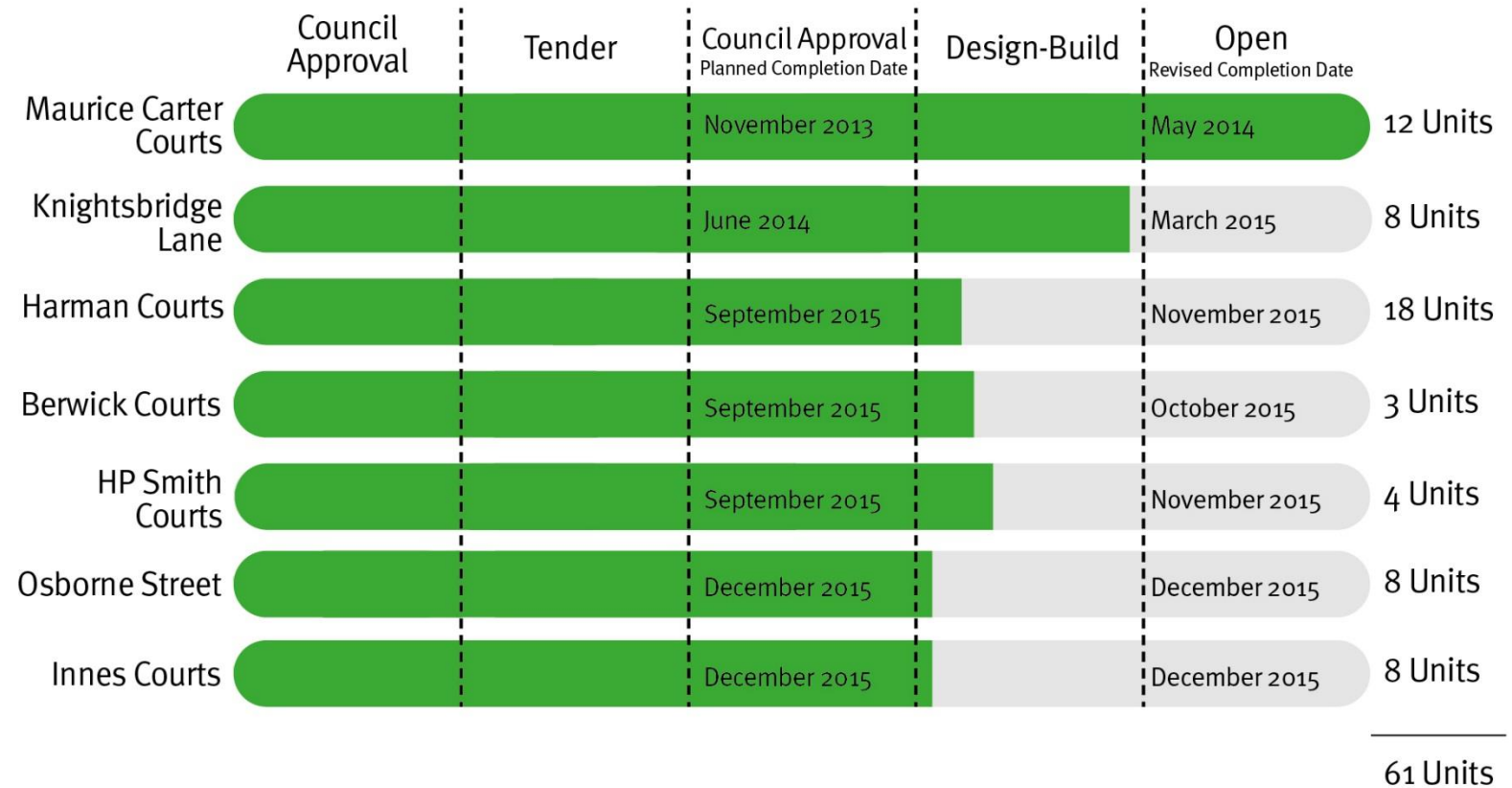
**Brougham Village**  
 Demolish once final insurance  
 position agreed. Site subject to  
 Partnership RFP

**RED ZONE Captain  
Thomas Courts**  
 CERA will demolish  
 by July 2015. Site  
 contamination issues

NB. Many of these units and/or  
 complexes scheduled or proposed for  
 demolition are shown on the previous  
 maps

## Social Housing - Stream 2: Housing Intensification Projects

## New Builds:





**Council's Social Housing****Closed Units Repaired and Reopened Forecast 2014/15****DRAFT LTP TARGET = 29**

Unit	# units repaired & reopened to date	Current status	Completion date	# units repaired during 2014/15	Project Risk
3517 - Boyd Cottage - Block A - Unit 1	42	Closed Unit	02 2015	1	On Track
3517 - Boyd Cottage - Block A - Unit 2	43	Closed Unit	02 2015	2	
3517 - Boyd Cottage - Block A - Unit 3	44	Closed Unit	02 2015	3	
3517 - Boyd Cottage - Block A - Unit 4	45	Closed Unit	02 2015	4	
755 - Sandilands - Block C - Unit 15	46	Closed Unit	03 2015	5	
755 - Sandilands - Block C - Unit 17	47	Closed Unit	03 2015	6	
1951 - Airedale Courts - Block D - Unit 18-1C	48	Closed Unit	03 2015	7	
1951 - Airedale Courts - Block G - Unit 28-1C	49	Closed Unit	03 2015	8	
811 - Aldwins Courts Owner Occupied - Block A - Unit 1	61	Closed Unit	04 2015	9	
811 - Aldwins Courts Owner Occupied - Block A - Unit 2	62	Closed Unit	04 2015	10	
811 - Aldwins Courts Owner Occupied - Block B - Unit 4	63	Closed Unit	05 2015	11	
811 - Aldwins Courts Owner Occupied - Block B - Unit 5	64	Closed Unit	05 2015	12	
811 - Aldwins Courts Owner Occupied - Block E - Unit 9	65	Closed Unit	05 2015	13	
811 - Aldwins Courts Owner Occupied - Block E - Unit 1	66	Closed Unit	05 2015	14	
811 - Aldwins Courts Owner Occupied - Block F - Unit 1	67	Closed Unit	05 2015	15	
811 - Aldwins Courts Owner Occupied - Block F - Unit 1	68	Closed Unit	06 2015	16	
811 - Aldwins Courts Owner Occupied - Block G - Unit 1	69	Closed Unit	06 2015	17	
707 - Biddick Courts - Block A - Unit 1	50	Closed Unit	06 2015	18	
707 - Biddick Courts - Block A - Unit 2	51	Closed Unit	06 2015	19	
707 - Biddick Courts - Block A - Unit 3	52	Closed Unit	06 2015	20	
707 - Biddick Courts - Block A - Unit 4	53	Closed Unit	06 2015	21	
707 - Biddick Courts - Block A - Unit 5	54	Closed Unit	06 2015	22	
707 - Biddick Courts - Block A - Unit 6	55	Closed Unit	06 2015	23	
707 - Biddick Courts - Block A - Unit 7	56	Closed Unit	06 2015	24	
707 - Biddick Courts - Block B - Unit 8	57	Closed Unit	06 2015	25	
707 - Biddick Courts - Block B - Unit 9	58	Closed Unit	06 2015	26	
707 - Biddick Courts - Block B - Unit 10	59	Closed Unit	06 2015	27	
707 - Biddick Courts - Block B - Unit 11	60	Closed Unit	06 2015	28	
1630 - Halswell Courts - Block B - Unit 7	70	Closed Unit	06 2015	29	
2680 - Whakahoa - Block A - Unit 44	71	Closed Unit	06 2015	30	
2680 - Whakahoa - Block A - Unit 45	72	Closed Unit	06 2015	31	
163 - Concord Place - Block I - Unit 35	73	Closed Unit	06 2015	32	Possible
163 - Concord Place - Block I - Unit 37	74	Closed Unit	06 2015	33	
163 - Concord Place - Block I - Unit 38	75	Closed Unit	06 2015	34	
163 - Concord Place - Block J - Unit 41	76	Closed Unit	06 2015	35	
163 - Concord Place - Block J - Unit 42	77	Closed Unit	06 2015	36	
163 - Concord Place - Block J - Unit 43	78	Closed Unit	06 2015	37	
811 - Aldwins Courts	79	Closed Unit	06 2015	38	
811 - Aldwins Courts	80	Closed Unit	06 2015	39	

**New Units Build Forecast 2014/15****DRAFT LTP TARGET = 8**

Unit	# units opened to date	Current status	Completion date	# units built during 2014/15	
Knightsbridge Lane - Unit 1	13	Construction	2015 03	1	On Track
Knightsbridge Lane - Unit 2	14	Construction	2016 03	2	
Knightsbridge Lane - Unit 3	15	Construction	2017 03	3	
Knightsbridge Lane - Unit 4	16	Construction	2018 03	4	
Knightsbridge Lane - Unit 5	17	Construction	2019 03	5	
Knightsbridge Lane - Unit 6	18	Construction	2020 03	6	
Knightsbridge Lane - Unit 7	19	Construction	2021 03	7	
Knightsbridge Lane - Unit 8	20	Construction	2021 03	8	





Housing Fund - 28 February 2015	Earthquake	BAU	Total
Opening Balance (1 July 2013) EQ	21,425,812		21,425,812
Opening Balance (1 July 2014) BAU		9,474,711	9,474,711
Interest Earned	-2,214,324	-219,403	-2,433,727
EQC Partial settlement June 2014	-17,250,000		-17,250,000
EQC Final settlement December 2014	-19,027,593		-19,027,593
<b>BAU Expenditure &amp; Revenues 14/15</b>			
- Operational			
Rental Income		-9,462,840	-9,462,840
Less Operating expenditure		6,535,553	6,535,553
Less Maintenance		3,301,043	3,301,043
<b>Net Operating Deficit / (Surplus)</b>		<b>373,756</b>	<b>373,756</b>
- capital		510,295	510,295
		<b>510,295</b>	<b>510,295</b>
<b>Earthquake Expenditure</b>			
- 2012/13 Capital	562,948		562,948
- 2013/14 Capital	2,495,138		2,495,138
- 2014/15 Capital	910,054		910,054
- Earthquake Operational	12,767,969		12,767,969
<b>28 February 2015 Balance</b>	<b>43,181,620</b>	<b>8,810,063</b>	<b>51,991,683</b>
<b>Plus</b>			
Rates paid in advance		-728,010	-728,010
<b>LESS</b>			
Forecast BAU Capital - Balance of 14/15		3,148,000	3,148,000
<b>Programme View</b>			
<b>New Builds</b>			
Kingstonsbridge Lane			
Harman Courts, HP Smith, Berwick			
Innes and Osborn Courts ( 49 Units )	9,800,000		9,800,000
Proposed 20 Units	4,345,000		4,345,000
<b>Repair and Reopen closed units</b>			
73 units - currently estimated at	17,000,000		17,000,000
<b>Demolitions</b>			
Jan - June 2015	170,000	510,000	680,000
July - June 2016	694,000		694,000
<b>Complete essential repairs</b>			
Jan - June 2015	0	200,000	200,000
July - June 2016	3,018,000		3,018,000
<b>Partnership Programme</b>			
Proposed Andrews Crescent	4,000,000		4,000,000
<b>Other</b>			
Red Zone Houses	2,000,000		2,000,000
Owner Occupier Purchases		740,000	740,000
Legal fees/ Professional fees (Entity)		450,000	450,000
<b>Balance of uncommitted Housing Funds</b>	<b>2,154,620</b>	<b>4,490,073</b>	<b>6,644,693</b>
<b>Depreciation 2014/15 to be added to the Social Housing Fund *</b>		<b>6,012,189</b>	<b>6,012,189</b>

\* In previous years sufficient depreciation has not been retained in the Fund to cover the cost of mid life refurbishment and end of life replacement of existing housing stock. This fund should be approximately \$252 million by Jun 2015, yet it is currently estimated to be \$4.5 million



**9. HERITAGE INCENTIVE GRANT APPROVAL FOR 58 RUE LAVAUD, AKAROA**

		Contact	Contact Details
<b>General Manager responsible:</b>	Chief Planning Officer	Y	PA Diane Campbell, 8281
<b>Officer responsible:</b>	Natural Environment and Heritage Unit Manager	Y	PA Michelle Oosthuizen, 8812
<b>Author:</b>	Brendan Smyth, Acting Team Leader Heritage	Y	8934

**PHOTOGRAPHS, 58 RUE LAVAUD (2012)****1. PURPOSE AND ORIGIN OF REPORT**

- 1.1 Council staff seeks to obtain an approval from the Community Committee for a Heritage Incentive Grant for 58 Rue Lavaud, Akaroa.

**2. EXECUTIVE SUMMARY**

- 2.1 The building at 58 Rue Lavaud is located in the town centre of Akaroa, at the junction with Cross Street (refer to the Statement of Significance in Attachment 1).
- 2.2 The building sustained damage in the 2010/11 series of earthquakes but has been stabilised and is being repaired. The earthquake repair work is being funded by the Earthquake Commission and private insurance. The building requires further conservation and maintenance work.

**3. BACKGROUND**

- 3.1 The building at 58 Rue Lavaud is a Protected Building in the Banks Peninsula District Plan. The building is registered Category II by Heritage New Zealand Pouhere Taonga, registration number 5287.
- 3.2 The building has not previously been the subject of a Council Heritage Incentive Grant.



**9 Cont'd**

- 3.3 The recommendations of this report align with the relevant strategies and policies as listed below:
- (a) Christchurch Recovery Strategy
  - (b) Banks Peninsula District Plan
  - (c) Heritage Conservation Policy
  - (d) Greater Christchurch Urban Development Strategy
  - (e) New Zealand Urban Design Protocol
  - (f) International Council on Monuments and Sites (ICOMOS) New Zealand Charter 1993 for the Conservation of Places of Cultural Heritage Value, which the Council has adopted.
- 3.4 The Heritage Incentive Grants Scheme is aligned to the Community Outcomes '*The city's heritage and taonga are conserved for future generations*' and '*The central city has a distinctive character and identity*'. Heritage Incentive Grants contribute towards the number of protected heritage buildings, sites and objects.
- 3.5 The Heritage Protection activity includes the provision of advice, the heritage grants schemes, heritage recovery policy, and heritage education and advocacy. The Council aims to maintain and protect built, cultural and natural heritage items, areas and values which contribute to a unique city, community identity, character and sense of place and provide links to the past. The Council promotes heritage as a valuable educational and interpretation resource which also contributes to the tourism industry and provides an economic benefit to the city.
- 3.6 Heritage Incentive Grants and conservation covenants provide financial assistance for the maintenance and enhancement of heritage areas and buildings.

**4. COMMENT**

- 4.1. The detached two storey dwelling at 58 Rue Lavaud was constructed in 1883 as a pharmacy for Henri Citron. The architect was Thomas Cane and unusually the building has retained the original use throughout its entire existence and is still functioning as the Akaroa Pharmacy. The building has been owned by the same family since 1935. On the exterior the building has only been modified slightly over the years with the addition of two more windows on the first floor side of the Cross Street façade and a series of changes to the shop front and entrance on the street corner. There is also an extension at the back of the property facing the harbour. This extension includes a first floor deck and there is a staircase providing independent access to the first floor which has been turned into a separate flat. Internally the alterations have been more substantial to accommodate the changing requirements of the retail outlet and particularly the creation of the separate first floor flat.
- 4.2 The building is owned by the applicant for the grant, Richard Stewart.
- 4.3 The recent earthquakes damaged the masonry chimneys and the bricks have been removed from the upper parts of the building. The owner proposes not only to repair the building but to have it structurally upgraded to 100 per cent of current building code and to add new fire protection measures. These changes are subject to resource consent and building code approval.
- 4.4 The applicant is seeking grant support for structural upgrade work conservation and maintenance works. The application meets all the criteria for a grant as provided in the Heritage Incentive Grants Policy – Operational Guidelines.
- 4.5 The conservation and maintenance works include:
- (a) Replacement of damaged ceilings with new structural diaphragms
  - (b) Replacement of selected wall linings with structural bracing
  - (c) Seismic upgrade to ground floor and sub-structure and installation of new floor
  - (d) New fire rated linings as required
  - (e) Removal of remaining brick chimneys.

## 9 Cont'd

- 4.6 Costs for conservation works, including code compliance and maintenance, are shown below:

<b>Particulars</b>	<b>Costs (GST exclusive)</b>
Structural Upgrade Work	\$94,542
Upgrade to fire linings	\$52,822
Structural Engineers fees	\$1,332
Site management, P and G, service charges and travel costs	\$14,268
<b>Total of conservation and restoration related work</b>	<b>\$162,964</b>

- 4.7 Heritage Incentive Grants Policy. The Operational Guidelines for the Policy provide for a grant of up to 50 per cent of the total heritage related costs for a 'Protected' heritage structure.

<b>Proposed heritage grant (50 percent )</b>	<b>\$81,482</b>
--	-----------------

- 4.8 Limited conservation covenants are required under the Heritage Conservation Operational Guidelines for properties receiving Heritage Incentive Grants of \$15,000 to \$149,999. A full covenant is required for grants of \$150,000 or more.
- 4.9 Covenants generally are a comprehensive form of protection of the buildings because they are registered against the property title, ensuring that the Council's investment is protected. As the grant will be above \$15,000 but less than \$150,000 there is a requirement for a limited conservation covenant on this property title.

## 5. FINANCIAL IMPLICATIONS

- 5.1 The Heritage Incentive Grants are provided for in the TYP.

	<b>2014/15</b>
<b>Annual Budget for the Heritage Incentive Grant (HIG) fund</b>	<b>\$763,000</b>
Approved grant to 25 Armagh Street	\$104,119
Approved grant to St John the Evangelist Church, Little River	\$43,100
Approved grant to The Umpires Pavilion, Hagley Oval	\$7,500
Proposed grant to 12 Reserve Terrace, Lyttelton	\$21,167
Proposed grant to 74 Derby Street, St Albans	\$15,046
Proposed grant to 58 Rue Lavaud, Akaroa	\$81,482
<b>Total Available Funds 2014/2015</b>	<b>\$490,586</b>

- 5.2 Funds are available in the budget for 2014/15.

## 6. STAFF RECOMMENDATION

- 6.1 That the Committee approve:

- 6.1.1 A Heritage Incentive Grant of up to \$81,482 for conservation and maintenance work for the Protected heritage building at 58 Rue Lavaud, Akaroa, subject to compliance with the agreed scope of works and certification of the works upon completion.
- 6.2.2 That payment of this grant is subject to the applicants entering a 20 year limited conservation covenant with the signed covenant having the Council seal affixed prior to registration against the property title.



**DISTRICT PLAN – LISTED HERITAGE PLACE  
HERITAGE ASSESSMENT – STATEMENT OF SIGNIFICANCE  
*AKAROA PHARMACY AND SETTING –  
58 RUE LAVAUD, AKAROA***



**PHOTOGRAPH: DR VAUGHAN WOOD, 2013**

**HISTORICAL AND SOCIAL SIGNIFICANCE**

*Historical and social values that demonstrate or are associated with: a particular person, group, organisation, institution, event, phase or activity; the continuity and/or change of a phase or activity; social, historical, traditional, economic, political or other patterns.*

Akaroa Pharmacy has historical significance through its continued use as a pharmacy since 1883. The land on which it stands was purchased by Akaroa pharmacist Henri Citron in 1879 and he opened a pharmacy on the site in 1883. Citron had arrived in Akaroa in 1877 and he was therefore amongst a handful of French settlers who arrived after the initial influx in 1840. There is no record of the land having been built on prior to this time. The building was designed by Thomas Cane, one-time Canterbury Provincial architect, and built by MR Goodwin. In 1888 the property was sold to George Fawcitt Dodds Snr who also ran a pharmacy on the site. The building remained in the ownership of the Dodds' family until 1947. Throughout this time a pharmacy operated in the building, although not always by the Dodds. Other pharmacists have owned the building since 1947 and it still operates as a pharmacy.

**CULTURAL AND SPIRITUAL SIGNIFICANCE**

*Cultural and spiritual values that demonstrate or are associated with the distinctive characteristics of a way of life, philosophy, tradition, religion, or other belief, including: the*



*symbolic or commemorative value of the place; significance to Tangata Whenua; and/or associations with an identifiable group and esteemed by this group for its cultural values.*

Akaroa Pharmacy has cultural significance for its association with the way of life of Akaroa's chemists, and their customers, since 1883.

## **ARCHITECTURAL AND AESTHETIC SIGNIFICANCE**

*Architectural and aesthetic values that demonstrate or are associated with: a particular style, period or designer, design values, form, scale, colour, texture and material of the place.*

Akaroa Pharmacy has architectural and aesthetic significance as a surviving commercial building designed by Thomas Cane (1830-1905). Cane had arrived in Christchurch in 1874 and, in the following year, succeeded Benjamin Mountfort as Canterbury Provincial Architect. In 1876, with the abolition of the provincial government system, Cane was appointed architect to the Canterbury Education Board, in which role he designed Christchurch Girls' High School at the Arts Centre site (1876). Cane also designed the Timeball Station in Lyttelton (1876) and the Grand Hotel in Akaroa (1882).

The building is a two-storey timber-frame commercial building clad in rusticated weatherboards with a hipped roof on concrete foundations. It stands on the corner of Rue Lavaud and Rue Croix. The principal frontage is on Rue Lavaud and here the building retains much of its original integrity with two display windows and two recessed doorways, one parallel to the street and one on a diagonal at the corner. The window and door frames have Italianate style decoration with matching details in the upper floor windows. Other than a difference in paint colour and the change from a corrugated iron roof to Decramastic tiles, with the original roof retained underneath, the façade is close to its original design.

The Rue Croix frontage has been altered, particularly by an extension west towards Rue Jolie. A series of alterations, starting with a lean-to that was in place by 1940, have culminated in an extended ground floor, partially constructed of concrete block, with an upper floor added in 1979. In the 1990s further changes were made meaning that only the placement of the central doorway and the sash-type fenestration has remained unchanged. Internally the property remains much as it was, with some small additional divisions within the rooms – five, first floor rooms becoming seven for instance. In 1991 the main shop was roughly doubled in size with a room at the back being divided into two. The central brick chimney and fireplaces remain in place (although one fireplace was replaced by a heater), but may be removed following the Canterbury earthquakes.

## **TECHNOLOGICAL AND CRAFTSMANSHIP SIGNIFICANCE**

*Technological and craftsmanship values that demonstrate or are associated with: the nature and use of materials, finishes and/or technological or constructional methods which were innovative, or of notable quality for the period.*

Akaroa Pharmacy has technological and craftsmanship significance as it demonstrates the construction techniques and materials that were in use in the late 19<sup>th</sup> century in Akaroa. Its construction, materials and detailing evidence the period in which it was built.

## **CONTEXTUAL SIGNIFICANCE**

*Contextual values that demonstrate or are associated with: a relationship to the environment (constructed and natural), a landscape, setting, group, precinct or streetscape; a degree of consistency in terms of type, scale, form, materials, texture, colour, style and/or detail; recognised landmarks and landscape which are recognised and contribute to the unique identity of the environment.*

Akaroa Pharmacy and its setting have contextual significance as a prominent corner building in one of two commercial areas that developed within Akaroa in the 19<sup>th</sup> century. The building

is a prominent feature in the historic Rue Lavaud streetscape and is in close proximity to other heritage buildings, notably the former town hall next door and the former Presbyterian Church opposite.

### **ARCHAEOLOGICAL AND SCIENTIFIC SIGNIFICANCE**

*Archaeological or scientific values that demonstrate or are associated with: the potential to provide information through physical or scientific evidence an understanding about social historical, cultural, spiritual, technological or other values of past events, activities, structures or people.*

Akaroa Pharmacy and its setting have archaeological significance because of the potential to provide archaeological evidence relating to past construction methods and materials, and human activity on the site, including that which occurred prior to 1900.

### **ASSESSMENT STATEMENT**

Akaroa Pharmacy and its setting has overall significance to Banks Peninsula and Christchurch. It has historical and social significance for its continuous use as a pharmacy since 1883. Akaroa Pharmacy has cultural significance for its association with the way of life of Akaroa's chemists, and their customers, since 1883. The pharmacy has architectural and aesthetic significance as a commercial building designed by Thomas Cane which retains many of its original features. Akaroa Pharmacy has technological and craftsmanship significance as it demonstrates the construction techniques and materials that were in use in the late 19<sup>th</sup> century in Akaroa. Akaroa Pharmacy has contextual significance as a prominent corner building in one of Akaroa's two early commercial areas and through its proximity to other heritage buildings, such as the former Town Hall and former Presbyterian Church. The building has archaeological significance in view of its pre-1900 date of construction.

### **REFERENCES:**

Christchurch City Council Heritage File 58 Rue Lavaud, Akaroa Pharmacy  
Historic Place # 5287 – Heritage NZ List: <http://www.heritage.org.nz/the-list/details/5287>  
<http://www.akaroacivictrust.co.nz>  
Wood, Dr Vaughan, *Background Information Listed heritage Place, 58 Rue Lavaud, Akaroa Pharmacy*, 2013

**REPORT DATED: 25 FEBRUARY, 2015**

PLEASE NOTE THIS ASSESSMENT IS BASED ON INFORMATION AVAILABLE AT THE TIME OF WRITING. DUE TO THE ONGOING NATURE OF HERITAGE RESEARCH, FUTURE REASSESSMENT OF THIS HERITAGE ITEM MAY BE NECESSARY TO REFLECT ANY CHANGES IN KNOWLEDGE AND UNDERSTANDING OF ITS HERITAGE SIGNIFICANCE.

PLEASE USE IN CONJUNCTION WITH THE CCC HERITAGE FILES.



**10. HERITAGE INCENTIVE GRANT APPROVAL FOR 74 DERBY STREET, ST ALBANS**

		Contact	Contact Details
<b>General Manager responsible:</b>	Chief Planning Officer	Y	PA Diane Campbell, 8281
<b>Officer responsible:</b>	Natural Environment and Heritage Unit Manager	Y	PA Michelle Oosthuizen, 8812
<b>Author:</b>	Brendan Smyth, Acting Team Leader Heritage	Y	8934

**PHOTOGRAPH, 74 DERBY STREET (2014)****1. PURPOSE AND ORIGIN OF REPORT**

- 1.1 Council staff seek to obtain an approval from the Community Committee for a Heritage Incentive Grant for 74 Derby Street, St Albans, Christchurch.

**2. EXECUTIVE SUMMARY**

- 2.1 The villa at 74 Derby Street is located in the suburb of St Albans, just to the north of Bealey Avenue (refer to the Statement of Significance in Attachment 1).
- 2.2 The building sustained damage in the 2010/11 series of earthquakes but has been stabilised and is being repaired. The earthquake repair work is being funded by the Earthquake Commission and private insurance. The building requires further conservation and maintenance work.

**3. BACKGROUND**

- 3.1 The building at 74 Derby Street is listed Group 4 in the Christchurch City Council's City Plan. The building is registered Category II by Heritage New Zealand Pouhere Taonga, registration number 3710.



**10 Cont'd**

- 3.2 The building has not previously been the subject of a Council Heritage Incentive Grant.
- 3.3 The recommendations of this report align with the relevant strategies and policies as listed below:
- (a) Christchurch Recovery Strategy
  - (b) Christchurch City Plan
  - (c) Heritage Conservation Policy
  - (d) Greater Christchurch Urban Development Strategy
  - (e) New Zealand Urban Design Protocol
  - (f) International Council on Monuments and Sites (ICOMOS) New Zealand Charter 1993 for the Conservation of Places of Cultural Heritage Value, which the Council has adopted.
- 3.4 The Heritage Incentive Grants Scheme is aligned to the Community Outcomes '*The city's heritage and taonga are conserved for future generations*' and '*The central city has a distinctive character and identity*'. Heritage Incentive Grants contribute towards the number of protected heritage buildings, sites and objects.
- 3.5 The Heritage Protection activity includes the provision of advice, the heritage grants schemes, heritage recovery policy, and heritage education and advocacy. The Council aims to maintain and protect built, cultural and natural heritage items, areas and values which contribute to a unique city, community identity, character and sense of place and provide links to the past. The Council promotes heritage as a valuable educational and interpretation resource which also contributes to the tourism industry and provides an economic benefit to the city.
- 3.6 Heritage Incentive Grants and conservation covenants provide financial assistance for the maintenance and enhancement of heritage areas and buildings.

**4. COMMENT**

- 4.1. The detached two storey dwelling at 74 Derby Street was constructed in 1929. The architect is unknown but it was the home of Sydney Holland, the former Prime Minister of New Zealand, between 1932 and 1952. The building included bay windows with shingle cladding and a corrugated hipped and gabled roof. The building was originally clad with horizontal timber weatherboards but at some point in the 1980's it was over-clad with a plaster coating system. The building has been subject to internal alterations, mainly in the kitchen dining area, but has otherwise retained many of the original features including the timber panelling to the entrance hall and staircase. Externally a detached garage has been built in the front garden area with an adjacent small swimming pool.
- 4.2 The building is owned by the applicants for the grant, Liz and Ian Wright. The legal ownership is under the 'Right Trust'.
- 4.3 The recent earthquakes damaged the masonry chimneys and the bricks have been removed from the entire dwelling. The 1980's external plaster coating has deteriorated over time and failed in the earthquakes. The decision was taken by the owners to remove the plaster coating and retain the weatherboards still in place below. However, the fixing of the plaster had damaged the weatherboards both mechanically in the installation procedure and over time due to water ingress. All of the weatherboards need to be replaced to ensure weather tightness and a consistent appearance. Other work was found to be required as the building was opened up including essential repairs to the structural timbers. This work was not covered by any insurance as it was not considered to be earthquake damage. These changes have been approved by the Council through a resource consent application, RMA 92025167.
- 4.4 The applicant is seeking grant support for conservation and maintenance works. The application meets all the criteria for a grant as provided in the Heritage Incentive Grants Policy – Operational Guidelines.

## 10 Cont'd

4.5 The conservation and maintenance works include:

- (a) replacement of the damaged weatherboard cladding
- (b) replacement of worn out window putty
- (c) repairs to the structural timber due to rot (bottom plate and studs)
- (d) replacement of fascia boards
- (e) replacement of the roof cladding and trims with new corrugate iron and timbers
- (f) partial electrical re-wiring to reduce fire risk

4.6 Costs for conservation works, including code compliance and maintenance, are shown below:

<b>Particulars</b>	<b>Costs (GST exclusive)</b>
New weatherboard cladding	\$1,926
Worn putty to windows	\$2,026
Repairs to structure	\$7,355
Replacement fascia boards	\$2,739
New roofing materials and installation	\$14,000
Partial electrical re-wire	\$2,046
<b>Total of conservation and restoration related work</b>	<b>\$30,092</b>

4.7 Heritage Incentive Grants Policy. The Operational Guidelines for the Policy provide for a grant of up to 50 per cent of the total heritage related costs for a Group 4 heritage structure.

<b>Proposed heritage grant (50 per cent )</b>	<b>\$15,046</b>
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4.8 Limited conservation covenants are required under the Heritage Conservation Operational Guidelines for properties receiving Heritage Incentive Grants of \$15,000 to \$149,999. A full covenant is required for grants of \$150,000 or more.

4.9 Covenants generally are a comprehensive form of protection of the buildings because they are registered against the property title, ensuring that the Council's investment is protected. As the grant will be above \$15,000 but less than \$150,000 there is a requirement for a limited conservation covenant on this property title.

## 5. FINANCIAL IMPLICATIONS

5.1 The Heritage Incentive Grants are provided for in the TYP.

	<b>2014/15</b>
<b>Annual Budget for the Heritage Incentive Grant (HIG) fund</b>	<b>\$763,000</b>
Approved grant to 25 Armagh Street	\$104,119
Approved grant to St John the Evangelist Church, Little River	\$43,100
Approved grant to The Umpires Pavilion, Hagley Oval	\$7,500
Proposed grant to 12 Reserve Terrace, Lyttelton	\$21,167
Proposed grant to 74 Derby Street, St Albans	\$15,046
<b>Total Available Funds 2014/2015</b>	<b>\$572,068</b>

5.2 Funds are available in the budget for 2014/15.

**10 Cont'd****6. STAFF RECOMMENDATION**

6.1 That the Committee approve:

6.1.1 A Heritage Incentive Grant of up to \$15,046 for conservation and maintenance work for the notable heritage building at 74 Derby Street, St Albans subject to compliance with the agreed scope of works and certification of the works upon completion.

6.1.2 That payment of this grant is subject to the applicants entering a 10 year limited conservation covenant with the signed covenant having the Council seal affixed prior to registration against the property title.

**CHRISTCHURCH CITY PLAN – LISTED HERITAGE ITEM AND SETTING**  
**HERITAGE ASSESSMENT – STATEMENT OF SIGNIFICANCE**  
***DWELLING – 74 DERBY STREET***



**PHOTOGRAPH: M.VAIR-PIOVA, 18/12/2014**



**HISTORICAL AND SOCIAL SIGNIFICANCE**

*Historical and social values that demonstrate or are associated with: a particular person, group, organisation, institution, event, phase or activity; the continuity and/or change of a phase or activity; social, historical, traditional, economic, political or other patterns.*

74 Derby St has historical and social significance as the home of prime minister Syd Holland for twenty years between 1932 and 1952. His ownership of the house coincided with his rise to power and prominence - a period in which he played a pivotal role in the creation and establishment of the National Party. Sir Sydney Holland (1893 - 1961), a son of Christchurch mayor Harry Holland, entered politics in 1935, was elected leader of the National Party in 1940, and served as first National prime minister from 1949 - 1957. During his eight year term as prime minister, Holland oversaw the deregulation of the economy and the abolition of the Legislative Council, and infamously took a hard line against unionists during the 1951 Watersiders' Lockout.

**CULTURAL AND SPIRITUAL SIGNIFICANCE**

*Cultural and spiritual values that demonstrate or are associated with the distinctive characteristics of a way of life, philosophy, tradition, religion, or other belief, including: the symbolic or commemorative value of the place; significance to Tangata Whenua; and/or associations with an identifiable group and esteemed by this group for its cultural values.*

74 Derby St has cultural significance as an indication of the lifestyle of a moderately well-to-do businessman of the 1930s.



### **ARCHITECTURAL AND AESTHETIC SIGNIFICANCE**

*Architectural and aesthetic values that demonstrate or are associated with design values, form, scale, colour, texture and material of the place.*

74 Derby St has architectural and aesthetic significance as a large stucco California bungalow-style home, with the horizontal lines and wooden shingling typical of the style. Its relative lack of extraneous decoration illustrate how the style was adapting to the influence of modernism during the 1930s. Similar homes were built in large numbers throughout the wealthier suburbs of Christchurch from WWI until the late 1930s. The architect has not been identified. 74 Derby contrasts with its listed near neighbour 66 Derby, an Edwardian villa; together these homes demonstrate the evolution of domestic architecture in Christchurch in the early twentieth century.

### **TECHNOLOGICAL AND CRAFTSMANSHIP SIGNIFICANCE**

*Technological and craftsmanship values that demonstrate or are associated with: the nature and use of materials, finishes and/or technological or constructional methods which were innovative, or of notable quality for the period.*

74 Derby St has standard technological and craftsmanship significance for a house of this period.

### **CONTEXTUAL SIGNIFICANCE**

*Contextual values that demonstrate or are associated with: a relationship to the environment (constructed and natural) setting, a group, precinct or streetscape; a degree of consistency in terms of scale, form, materials, texture, colour, style and/or detailing in relationship to the environment (constructed and natural), setting, a group, precinct or streetscape; a physical or visible landmark; a contribution to the character of the environment (constructed and natural) setting, a group, precinct or streetscape.*

74 Derby St is located on a mature narrow section, with a garage in front. Derby St has undergone significant redevelopment in recent years, and there are now many townhouses in the vicinity. A few doors to the west is the listed 66 Derby St, an Edwardian villa.

### **ARCHAEOLOGICAL SIGNIFICANCE**

*Archaeological values that demonstrate or are associated with: potential to provide archaeological information through physical evidence; an understanding about social historical, cultural, spiritual, technological or other values or past events, activities, people or phases.*

The house at 74 Derby St and its setting are of archaeological significance because they have the potential to provide archaeological evidence relating to past building construction methods and materials, and human activity on the site, including that which occurred prior to 1900

### **ASSESSMENT STATEMENT**

**74 Derby St is of national geographic significance for historical, social, cultural, architectural, aesthetic and contextual criteria.**

The house is of historical and social significance as the former home of prominent New Zealand prime minister Sir Sydney Holland; cultural significance as a typical middle class home of the 1930s; architectural and aesthetic significance as a larger Californian bungalow-style home typical of the period, elucidating the evolution of domestic design during the interwar years; and contextual significance amongst the few surviving older homes of Derby St.

**REFERENCES:**

DNZB v. V. (1941-60) 'Sydney Holland'

**PEER REVIEWED:**

**REVIEWER:**

**REPORT UPDATED:**

PLEASE NOTE THIS ASSESSMENT IS BASED ON INFORMATION AVAILABLE AT THE TIME OF WRITING. DUE TO THE ONGOING NATURE OF HERITAGE RESEARCH, FUTURE REASSESSMENT OF THIS HERITAGE ITEM MAY BE NECESSARY TO REFLECT ANY CHANGES IN KNOWLEDGE AND UNDERSTANDING OF ITS HERITAGE SIGNIFICANCE.

PLEASE USE IN CONJUNCTION WITH THE CCC HERITAGE FILES.



**11. HERITAGE INCENTIVE GRANT APPROVAL FOR 6 GODLEY QUAY, LYTTTELTON**

		Contact	Contact Details
<b>General Manager responsible:</b>	Chief Planning Officer	Y	PA Diane Campbell, 8281
<b>Officer responsible:</b>	Natural Environment and Heritage Unit Manager	Y	PA Michelle Oosthuizen, 8812
<b>Author:</b>	Brendan Smyth, Acting Team Leader Heritage	Y	8934

**PHOTOGRAPH, 6 GODLEY QUAY, LYTTTELTON (2014)****1. PURPOSE AND ORIGIN OF REPORT**

- 1.1 Council staff seeks to obtain an approval from the Communities, Housing and Economic Development Committee for a Heritage Incentive Grant for 6 Godley Quay, Lyttelton.

**2. EXECUTIVE SUMMARY**

- 2.1 The building at 6 Godley Quay is located to the west side of Lyttelton, close to the junction with Simeon Quay (refer to the Statement of Significance in **Attachment 1**).
- 2.2 The building sustained damage in the 2010/11 series of earthquakes but has been stabilised and is being repaired. The earthquake repair work is being funded by the Earthquake Commission and private insurance. The building requires further conservation and maintenance work.

**3. BACKGROUND**

- 3.1 The building at 6 Godley Quay is a Protected Building in the Banks Peninsula District Plan. The building is registered Category II by Heritage New Zealand Pouhere Taonga, registration number 2014.



**11 Cont'd**

- 3.2 The building has not previously been the subject of a Council Heritage Incentive Grant.
- 3.3 The recommendations of this report align with the relevant strategies and policies as listed below:
- (a) Christchurch Recovery Strategy
  - (b) Banks Peninsula District Plan
  - (c) Heritage Conservation Policy
  - (d) Greater Christchurch Urban Development Strategy
  - (e) New Zealand Urban Design Protocol
  - (f) International Council on Monuments and Sites (ICOMOS) New Zealand Charter 1993 for the Conservation of Places of Cultural Heritage Value, which the Council has adopted.
- 3.4 The Heritage Incentive Grants Scheme is aligned to the Community Outcomes '*The city's heritage and taonga are conserved for future generations*' and '*The central city has a distinctive character and identity*'. Heritage Incentive Grants contribute towards the number of protected heritage buildings, sites and objects.
- 3.5 The Heritage Protection activity includes the provision of advice, the heritage grants schemes, heritage recovery policy, and heritage education and advocacy. The Council aims to maintain and protect built, cultural and natural heritage items, areas and values which contribute to a unique city, community identity, character and sense of place and provide links to the past. The Council promotes heritage as a valuable educational and interpretation resource which also contributes to the tourism industry and provides an economic benefit to the city.
- 3.6 Heritage Incentive Grants and conservation covenants provide financial assistance for the maintenance and enhancement of heritage areas and buildings.

**4. COMMENT**

- 4.1. The detached two storey dwelling at 6 Godley Quay was constructed between 1853 and 1857 for Henry John LeCren. The building has a distinct form of three large and equally sized gables facing towards the harbour with a long verandah running along the whole façade at mid-level. It is typical of buildings of the time with rooms economically tucked under the roof. The wall materials were simple vertical board and batten and the roof was clad with corrugated iron sheets. Some of the wall materials were sourced from previous buildings or possibly from ships and the timber wall cavities were filled with mud bricks. The external surface materials have been partially altered over time with some horizontal weatherboards being introduced at ground floor level. A number of the original sash windows have survived but are in need of a major overhaul. Internal room layouts have been altered with walls being removed to create larger spaces. However, much of the original materials for the floors and walls remain.
- 4.2 The building is now owned by the applicants for the grant, Barry and Wendy Fairburn.
- 4.3 The recent earthquakes severely damaged the entire building requiring the owners to move out. The masonry chimneys were substantially damaged and the bricks have now been removed from the building. The timber framing and floors have been dislodged and require re-levelling and re-piling. On top of the earthquake damage the original floor structure has suffered from decay and previous inadequate repairs have been uncovered. These elements of work are not covered by insurance and are the subject of the grant application. The repairs and changes required to make the dwelling habitable again have approval under resource consent, RMA 92026093.
- 4.4 The applicant is seeking grant support for structural upgrade work, conservation and maintenance. The application meets all the criteria for a grant as provided in the Heritage Incentive Grants Policy – Operational Guidelines.

**11 Cont'd**

4.5 The conservation and maintenance works include:

- (a) Replacement of decayed timbers at the lower parts of the ground floor walls
- (b) Wall insulation
- (c) Sash window repairs and refurbishment
- (d) Professional fees (engineers and architect).

4.6 Costs for conservation works, including code compliance and maintenance, are shown below:

<b>Particulars</b>	<b>Costs (GST exclusive)</b>
Structural wall stud partial replacement	\$37,286
Timber floor component replacement	\$4,464
Wall insulation	\$2,066
Window repairs and overhaul (professional estimate)	\$10,000
Architect and Structural Engineers fees	\$5,382
<b>Total of conservation and restoration related work</b>	<b>\$59,198</b>

4.7 Heritage Incentive Grants Policy. The Operational Guidelines for the Policy provide for a grant of up to 50 percent of the total heritage related costs for a 'Protected' heritage structure.

<b>Proposed heritage grant (50 per cent )</b>	<b>\$29,599</b>
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4.8 Limited conservation covenants are required under the Heritage Conservation Operational Guidelines for properties receiving Heritage Incentive Grants of \$15,000 to \$149,999. A full covenant is required for grants of \$150,000 or more.

4.9 Covenants generally are a comprehensive form of protection of the buildings because they are registered against the property title, ensuring that the Council's investment is protected. As the grant will be above \$15,000 but less than \$150,000 there is a requirement for a limited conservation covenant on this property title.

**5. FINANCIAL IMPLICATIONS**

5.1 The Heritage Incentive Grants are provided for in the TYP.

	<b>2014/15</b>
<b>Annual Budget for the Heritage Incentive Grant (HIG) fund</b>	<b>\$763,000</b>
Approved grant to 25 Armagh Street	\$104,119
Approved grant to St John the Evangelist Church, Little River	\$43,100
Approved grant to The Umpires Pavilion, Hagley Oval	\$7,500
Approved grant to 12 Reserve Terrace, Lyttelton	\$21,167
Proposed grant to 74 Derby Street, St Albans	\$15,046
Proposed grant to 58 Rue Lavaud, Akaroa	\$81,482
Proposed grant to 6 Godley Quay, Lyttelton	\$29,599
<b>Total Available Funds 2014/2015</b>	<b>\$460,987</b>

5.2 Funds are available in the budget for 2014/15.

**6. STAFF RECOMMENDATION**

6.1 That the Committee approve:

- 6.1.2 A Heritage Incentive Grant of up to \$29,599 for conservation and maintenance work for the 'Protected' heritage building at 6 Godley Quay, Lyttelton, subject to compliance with the agreed scope of works and certification of the works upon completion.

**11 Cont'd**

- 6.1.3 That payment of this grant is subject to the applicants entering a 10 year limited conservation covenant with the signed covenant having the Council seal affixed prior to registration against the property title.

**DISTRICT PLAN – LISTED HERITAGE PLACE**  
**HERITAGE ASSESSMENT – STATEMENT OF SIGNIFICANCE**  
***DWELLING AND SETTING***  
***6 GODLEY QUAY, LYTTELTON***



**PHOTOGRAPH : BRENDAN SMYTH, 2014**

**HISTORICAL AND SOCIAL SIGNIFICANCE**

*Historical and social values that demonstrate or are associated with: a particular person, group, organisation, institution, event, phase or activity; the continuity and/or change of a phase or activity; social, historical, traditional, economic, political or other patterns.*

6 Godley Quay has high historical and social significance as one of Lyttelton's (and Canterbury's) oldest surviving dwellings, and for its association with prominent early merchants and/or ship owners Henry LeCren, John Thomas Peacock, Joseph Dransfield, Beverley Buchanan, David Davis, the Cameron family, and shipwright Malcolm Miller. It is also significant for its association with one of early Canterbury's most notable business failures, the bankruptcy of J. T. Peacock & Co. in 1867. The property has been widely known as *Captain Simeon's House*, but there is no evidence to date that Simeon ever had any connection with it.

The house at 6 Godley Quay is located on Town Section 278 in what was known as Dampier's Bay. This section was originally selected by John Christie Aitkin in July 1851, but an agreement to purchase it from him by the holder of the adjacent TS 280, Edward Merson Templar, was made later the same year. In October 1851 Templar offered TS 278 on long term lease. The contract to purchase must have fallen through however, for TS 278 was back on the market in August 1852. In June 1853 Aitkin auctioned the vacant section. Templar was the successful bidder, but only in the capacity of agent, acting for the Sydney-based merchants George Griffiths and William Fanning (Griffiths and Fanning). Griffiths and



Fanning also acquired the adjacent TS 280 from Templar at the same time. At some point over the next few years, the pair sold both sections to merchant Henry John LeCren – undetermined as the transaction was not officially recorded. LeCren built the present house as a family home at some point between 1853 and August 1857, when a LeCren child was born in Dampier's Bay.

Henry John LeCren was an agent for the Canterbury Association before coming to Canterbury in 1850, where he established the mercantile firm of Longden and LeCren with his cousin Joseph Longden. He married in 1853. The LeCren family departed for greener pastures in the new settlement of Timaru in 1859, where Henry became prominent in business and the formation of that town. Their 'quite new' home in Lyttelton was subsequently offered for let by leading Canterbury merchant, ship owner and politician John Thomas Peacock, although he did not actually own the property until October 1860. At the time of his purchase, the property was occupied by merchant Joseph Dransfield. Peacock himself lived in a cottage high on the Bridle Path (now the site of 2 Cunningham Terrace) where he could see the shipping movements below at his own (Peacock's) wharf.

Peacock did well for himself in the young settlement, and by 1862 was in a position to sell the assets and goodwill of his shipping business (by then called J. T. Peacock and Co.) to Beverley Buchanan and Charles Turner, and retire. In 1863 he also sold his Bridle Path and Godley Quay properties (amongst others) to Buchanan, and moved over the hill to Christchurch, building a large new house, *Hawkesbury*, on Papanui Rd.

Beverley (actual name Beavan) Buchanan (1827-70) had been an employee of the Peacocks' in Sydney, and visited Lyttelton on company business in 1855 and 1857 before finally settling in the port town in 1859. That year he became a member of the new Lyttelton Chamber of Commerce. Buchanan subsequently sat on committees for the regatta, the Canterbury Loan Building and Investment Society, and the rebuilding of the Wesleyan Chapel (1861). In 1866 he was elected to the Provincial Council for Lyttelton. The merchant was known for kindness to the poor, and served as secretary to the Lyttelton Benevolent Society.

The late 1860s were a period of economic depression in New Zealand. In April 1867 Beverley Buchanan mortgaged twenty, mainly Lyttelton, town and rural sections to Peacock for £3,500 to invest in his and Turner's company. This included the Godley Quay property. Despite this cash injection, J. T. Peacock and Co. declared bankruptcy in June 1867, and all Buchanan and Turner's assets were assigned to their creditors. The partners owed the massive sum of £226,025, but fortunately their assets amounted to £215,039, and both men were soon back in business again – although not together.

As a consequence of the bankruptcy, John Peacock found himself back in possession of his old company, and of those of Buchanan's properties for which he held mortgages. In November 1867 many of these properties, including TS 278 and 280, were put on the market. The Godley Quay property, which was then in the occupation of David Davis, was not however sold at this time. Davis was a Jewish merchant who established himself in Lyttelton in the early 1860s and built a large warehouse on Norwich quay in 1866. He was bankrupt in 1869.

After confirming the title of the property with Griffiths and Fanning in 1870, Peacock sold 6 Godley Quay to steam lighterman William de Lacy Cameron in 1875. The Cameron family owned the property for forty years until 1914. Cameron was the popular captain of the ss *Akaroa*, a coastal trader that serviced the Peninsula's bays through the 1870s and 1880s. His sons Peter and John Cameron were also mariners and owned the ss *Mullogh*, which plied the coastal trade between 1860 and 1916.

The owners from 1914 were Malcolm and Eliza Miller. Malcolm Miller was the principal of shipwrights J. Miller Ltd, and a prominent Lyttelton citizen – serving as mayor in 1901. The Millers lived at *Lochranza* at 14 Godley Quay, but owned many other properties in the vicinity. They subdivided 6 Godley Quay substantially before selling the house in 1931 to Mary Kearne. The house has changed hands many times in the years since. Following his purchase of the property in 1954, Gordon McLennan constructed a corrugated iron building

on the frontage for use as a fruit and vegetable shop. This is no longer extant. In 1991, then owners Barry and Wendy Fairburn established a pottery shop in the house. The property is now however in solely residential use.

### **CULTURAL AND SPIRITUAL SIGNIFICANCE**

*Cultural and spiritual values that demonstrate or are associated with the distinctive characteristics of a way of life, philosophy, tradition, religion, or other belief, including: the symbolic or commemorative value of the place; significance to Tangata Whenua; and/or associations with an identifiable group and esteemed by this group for its cultural values.*

6 Godley Quay has cultural significance for the capacity it has to illustrate the lifestyle of businessmen and professionals in early colonial Lyttelton. Godley Quay, and more generally the area formerly known as Dampier's Bay (now West Lyttelton), was considered the more affluent and desirable area of the port town from settlement through to the mid twentieth century.

### **ARCHITECTURAL AND AESTHETIC SIGNIFICANCE**

*Architectural and aesthetic values that demonstrate or are associated with: a particular style, period or designer, design values, form, scale, colour, texture and material of the place.*

6 Godley Quay has high architectural and aesthetic significance as a rare-surviving example of a comparatively original larger house of the 1850s. This first generation of colonial Canterbury homes reflected the limited resources and materials available at the time. They characteristically featured one and a half floors under a steeply-gabled roof with wide cross-gables and/or dormers, board and batten cladding, French doors and chaste Regency-type (if any) decoration. Early Lyttelton (and Christchurch) featured a number of homes and commercial premises that resembled 6 Godley Quay, but today only a handful (such as Islay Cottage in Ticehurst Road and 3 Winchester Street) remain. 6 Godley is a comparatively large home for its period, as befitted the status and resources of its first owner. The house has undergone extensive restoration at various points in its history, but essentially retains its early colonial appearance.

### **TECHNOLOGICAL AND CRAFTSMANSHIP SIGNIFICANCE**

*Technological and craftsmanship values that demonstrate or are associated with: the nature and use of materials, finishes and/or technological or constructional methods which were innovative, or of notable quality for the period.*

6 Godley Quay is of high technological and craftsmanship significance as an example of a substantial dwelling of the mid-1850s, using materials in a manner characteristic of the early colonial period. The board and batten cladding (for example) used in the gables was common in the 1850s, but fell from favour in the 1860s. There would also be an expectation of an absence of evidence of machine work, with framing (for example) predominately morticed rather than nailed.

### **CONTEXTUAL SIGNIFICANCE**

*Contextual values that demonstrate or are associated with: a relationship to the environment (constructed and natural), a landscape, setting, group, precinct or streetscape; a degree of consistency in terms of type, scale, form, materials, texture, colour, style and/or detail; recognised landmarks and landscape which are recognised and contribute to the unique identity of the environment.*

6 Godley Quay has high contextual significance on its site and within its setting and wider context. The setting of the house is its immediate parcel. 6 Godley Quay is located on a long narrow section that descends from the rear boundary to the road frontage. The elevated mid-site location of the house – which contrasts with the street-front location of the other homes in Godley Quay – points to the venerable age of the property and the fact that it once sat on a much larger site. *Dampier House/Waicliffe* at 26 Godley Quay dates from a similar period, and is similarly elevated and set back. 6 Godley Quay is a key element in the West Lyttelton area. Despite its proximity to the port, Godley Quay (and Dampier's Bay/West Lyttelton more

generally) was considered one of Lyttelton's more desirable residential areas for a century from settlement. Consequently there is a concentration of larger and grander residences, dating from the 1850s through to the 1930s. Besides 6 Godley Quay, listed homes in the street include *Lochranza* (1892), *Dalcroy House* (1866) and *Dampier House/Waicliffe* (1851). Although 6 Godley Quay is now hemmed in by early twentieth dwellings, its elevated site and distinctive triple-gabled appearance combine to give the property considerable street presence and thus landmark significance in Lyttelton.

### ARCHAEOLOGICAL AND SCIENTIFIC SIGNIFICANCE

*Archaeological or scientific values that demonstrate or are associated with: the potential to provide information through physical or scientific evidence an understanding about social historical, cultural, spiritual, technological or other values of past events, activities, structures or people.*

6 Godley Quay and its setting are of archaeological significance because they have the potential to provide archaeological evidence relating to past building construction methods and materials, and human activity on the site, including that which occurred prior to 1900. The house is one of the oldest remaining dwellings in Lyttelton, and is comparatively unmodified.

### ASSESSMENT STATEMENT

6 Godley Quay is of high overall heritage significance to the Christchurch District including Banks Peninsula. It has high authenticity and integrity. The dwelling has high historical and social significance as one of Lyttelton's and Canterbury's oldest homes, and for its association with Henry Le Cren, William Cameron, John Peacock and a number of other prominent early merchants and ship owners. The dwelling has high cultural significance for the capacity it has to illustrate the lifestyle of businessmen and professionals in early colonial Lyttelton. The dwelling has high architectural and aesthetic significance as a rare surviving example of a comparatively intact and original larger home of the 1850s, illustrating characteristic design features of the period. The dwelling is of high technological and craftsmanship significance for the capacity it has to demonstrate the simple 'handcrafted' manner in which early colonial buildings were constructed. The dwelling has high contextual significance as a key element of West Lyttelton, one of Lyttelton's more affluent areas through the nineteenth century. Its slightly elevated site and distinctive triple-gabled appearance combine to give the property landmark significance in the port town. It has archaeological significance for the potential it has to provide archaeological evidence relating to past building construction methods and materials, and human activity on the site.

**REFERENCES:** CCC Heritage File: 6 Godley Quay  
CCC Heritage File: 2 Cunningham Terrace

**REPORT DATED:** 15/12/14

PLEASE NOTE THIS ASSESSMENT IS BASED ON INFORMATION AVAILABLE AT THE TIME OF WRITING. DUE TO THE ONGOING NATURE OF HERITAGE RESEARCH, FUTURE REASSESSMENT OF THIS HERITAGE ITEM MAY BE NECESSARY TO REFLECT ANY CHANGES IN KNOWLEDGE AND UNDERSTANDING OF ITS HERITAGE SIGNIFICANCE.

PLEASE USE IN CONJUNCTION WITH THE CCC HERITAGE FILES.

**12. HERITAGE INCENTIVE GRANT APPROVAL FOR 24 MCDOUGALL AVENUE, MERIVALE**

		Contact	Contact Details
<b>General Manager responsible:</b>	Chief Planning Officer	Y	PA Diane Campbell, 8281
<b>Officer responsible:</b>	Natural Environment and Heritage Unit Manager	Y	PA Michelle Oosthuizen, 8812
<b>Author:</b>	Brendan Smyth, Acting Team Leader Heritage	Y	8934

**PHOTOGRAPH, 24 MCDOUGALL AVENUE, MERIVALE (2013)****1. PURPOSE AND ORIGIN OF REPORT**

- 1.1 Council officers seek to obtain Community Committee recommendation for Council approval for a Heritage Incentive Grant for 24 McDougall Avenue, Merivale, Christchurch.

**2. EXECUTIVE SUMMARY**

- 2.1 The building at 24 McDougall Avenue is located just off Papanui Road (refer to the Statement of Significance in **Attachment 1**).
- 2.2 The building sustained substantial damage in the 2010/11 series of earthquakes but has been stabilised and is being repaired. The earthquake repair work is being funded by private insurance and fundraising by the current owner, The Nurse Maude Association. The repairs are underway but the building requires further conservation and maintenance work.





## 12 Cont'd

**3. BACKGROUND**

- 3.1 The building at 24 McDougall Avenue is listed Group 2 in the Christchurch City Council's City Plan. The building is also registered Category 2 by Heritage New Zealand Pouhere Taonga registration number 1908.
- 3.2 The building has previously been the subject of Council Heritage Incentive Grants. There were two grants, the first for \$6,000 in 1994 and the most recent for \$3,000 in 2008.
- 3.3 The recommendations of this report align with the relevant strategies and policies as listed below:
  - (a) Christchurch Recovery Strategy
  - (b) Christchurch City Plan
  - (c) Heritage Conservation Policy
  - (d) Greater Christchurch Urban Development Strategy
  - (e) New Zealand Urban Design Protocol
  - (f) International Council on Monuments and Sites (ICOMOS) New Zealand Charter 1993 for the Conservation of Places of Cultural Heritage Value, which the Council has adopted.
- 3.4 The Heritage Incentive Grants Scheme is aligned to the Community Outcomes '*The city's heritage and taonga are conserved for future generations*' and '*The central city has a distinctive character and identity*'. Heritage Incentive Grants contribute towards the number of protected heritage buildings, sites and objects.
- 3.5 The Heritage Protection activity includes the provision of advice, the heritage grants schemes, heritage recovery policy, and heritage education and advocacy. The Council aims to maintain and protect built, cultural and natural heritage items, areas and values which contribute to a unique city, community identity, character and sense of place and provide links to the past. The Council promotes heritage as a valuable educational and interpretation resource which also contributes to the tourism industry and provides an economic benefit to the city.
- 3.6 Heritage Incentive Grants and conservation covenants provide financial assistance for the maintenance and enhancement of heritage areas and buildings.

**4. COMMENT**

- 4.1. The building at 24 McDougall Avenue was designed and constructed in 1898 by the England Brothers Architects as a family home for Robert McDougall and his wife Malvina (nee Webb). It was a grand detached dwelling with a shingle roof with multiple gables and chimneys. The walls were clad with horizontal weatherboards and the design included many bay windows, oriel windows, pediments and other architectural features. The overall style has been termed the Queen Anne Style of architecture and was popular with the England Brothers at this time. The house was originally located within a large garden setting with a tennis court and pavilion. The building served as a dwelling until 1949 when it was gifted to the Nurse Maude Association.
- 4.2 The building owner is the 'Nurse Maude Association'.
- 4.3 The recent earthquakes resulted in significant damage to the building but the decision was made to retain, repair and upgrade the building rather than to build a new structure. The insurance payment does not cover the cost of full repair and upgrade by a substantial amount. The gap will be met by fund raising including grant applications. The project includes an upgraded foundation system, electrical rewire, a new fire sprinkler system, a replacement shingle roof with associated spouting and downpipes and external painting. These changes have been the subject of a resource consent application RMA92024286.

## 12 Cont'd

4.4 The applicant is seeking grant support for conservation and maintenance works. The application meets all the criteria for a grant as provided in the Heritage Incentive Grants Policy – Operational Guidelines.

4.5 The eligible conservation and maintenance works include:

- (a) Foundation and seismic upgrade
- (b) Roof and flashings replacement
- (c) External painting
- (d) Electrical rewire
- (e) Installation of a fire sprinkler system.

4.6 The total project cost for the repair and upgrade of McDougall House is over \$3.5 million of which only approximately \$1.5 million is covered by insurance leaving a gap of approximately \$2 million for the building owner to fund. Costs for Heritage Incentive Grant eligible conservation works, including code compliance and maintenance, are shown below:

Particulars	Costs (GST exclusive)
Foundation upgrade: piling, structural steel, ply and bracing systems	\$318,115
Roof replacement, electrical, repainting and carpentry	\$920,549
Installation of fire sprinkler system	\$141,320
<b>Total of conservation and restoration related work</b>	<b>\$1,379,984</b>

4.7 Heritage Incentive Grants Policy. The Operational Guidelines for the Policy provide for a grant of up to 50 per cent of the total heritage related costs for a Group 2 heritage structure. The total expenditure outlined above shows that a high percentage level of financial support for this project is not feasible. A grant of twenty five per cent of the eligible components would be approximately \$345,000. While this would be a lower level than the historical thirty to fifty per cent levels of support for other heritage incentive grants it would still be a significant incentive for the applicant.

<b>Proposed heritage grant (25 per cent )</b>	<b>\$345,000</b>
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4.8 Limited conservation covenants are required under the Heritage Conservation Operational Guidelines for properties receiving Heritage Incentive Grants of \$15,000 to \$149,999. A full covenant is required for grants of \$150,000 or more.

4.9 Covenants generally are a comprehensive form of protection of the buildings because they are registered against the property title, ensuring that the Council's investment is protected. As the grant will be above \$150,000 there is a requirement for a full conservation covenant on this property title.

## 5. FINANCIAL IMPLICATIONS

5.1 The Heritage Incentive Grants are provided for in the TYP.

<b>Annual Budget for the Heritage Incentive Grant (HIG) fund</b>	<b>\$763,000</b>
Approved grant to 25 Armagh Street	\$104,119
Approved grant to St John the Evangelist Church, Little River	\$43,100
Approved grant to The Umpires Pavilion, Hagley Oval	\$7,500
Approved grant to 12 Reserve Terrace, Lyttelton	\$21,167
Proposed grant to 74 Derby Street, St Albans	\$15,046
Proposed grant to 58 Rue Lavaud, Akaroa	\$81,482
Proposed grant to 6 Godley Quay, Lyttelton	\$29,599
Proposed grant to 24 McDougall Avenue	\$345,000
<b>Total Available Funds 2014/2015</b>	<b>\$115,987</b>

**12 Cont'd**

5.2 Funds are available in the budget for 2014/15.

**6. STAFF RECOMMENDATION**

6.1 That the Committee recommend that the Council approve:

- (a) A Heritage Incentive Grant of up to \$345,000 for conservation and maintenance work for the Group 2 heritage building at 24 McDougall Avenue, subject to compliance with the agreed scope of works and certification of the works upon completion.
- (b) That payment of this grant is subject to the applicants entering a full conservation covenant with the signed covenant having the Council seal affixed prior to registration against the property title.





**DISTRICT PLAN – LISTED HERITAGE PLACE  
HERITAGE ASSESSMENT – STATEMENT OF SIGNIFICANCE  
DWELLING AND SETTING *FITZROY 24*  
McDOUGALL AVENUE, MERIVALE**



**PHOTOGRAPH: M.VAIR-PIOVA, 17/12/2014**

**HISTORICAL AND SOCIAL SIGNIFICANCE**

*Historical and social values that demonstrate or are associated with: a particular person, group, organisation, institution, event, phase or activity; the continuity and/or change of a phase or activity; social, historical, traditional, economic, political or other patterns.*

*Fitzroy* (also known as McDougall House) has high historical and social significance for its association with prominent businessman and philanthropist Robert Ewing McDougall, representing his social and business success by the turn of the century. The house also has significance for its sixty year connection with district nursing organisation The Nurse Maude Association.

Melbourne-born Robert McDougall (1860-1942) became a junior partner in the biscuit-making firm of Aulsebrooks in 1883, and bought the business from John Aulsebrook in 1889, building it into a large and well-known company. McDougall was an enlightened employer, a high-profile public figure and a generous benefactor to the city, donating the Robert McDougall Art Gallery to Christchurch in 1932. *Fitzroy*, named for the Melbourne suburb, was built for McDougall by architectural firm England Brothers in c1898, following his marriage to Malvina Webb the previous year. Malvina was a daughter of Harry and Augusta Webb and a niece of leading businessman John Thomas Peacock, all of whom also lived on Papanui Road. *Fitzroy* served as a family home for Mr and Mrs McDougall and their three daughters, and as a social centre for the extended family. McDougall's wife's family home, *Te Wepu* at 122 Papanui Road, and his daughter Nancy Seay's home at 62 Glandovey Road, Fendalton, both remain extant and are also listed heritage places.

The house was gifted to The Nurse Maude Association in 1949. The Association had been founded by Sibylla Maude in 1901, and pioneered community nursing in New Zealand. *Fitzroy* has been used for geriatric care, but from the mid 1990s contained the organisation's

administration, under the name *McDougall House*. Due to earthquake damage the building is presently vacant, but will resume its administrative role once repairs are completed in 2015.

### **CULTURAL AND SPIRITUAL SIGNIFICANCE**

*Cultural and spiritual values that demonstrate or are associated with the distinctive characteristics of a way of life, philosophy, tradition, religion, or other belief, including: the symbolic or commemorative value of the place; significance to Tangata Whenua; and/or associations with an identifiable group and esteemed by this group for its cultural values.*

*Fitzroy* has high cultural significance as an indication of the tastes and habits of a prominent Christchurch family in the early years of the twentieth century. The house was a focus for social occasions and a backdrop for display, with a ballroom, and eight acres of grounds including award-winning gardens and a tennis court with its own pavilion. The house also has high cultural significance as the base of The Nurse Maude Association, representing the culture and philosophies of this community care organisation.

### **ARCHITECTURAL AND AESTHETIC SIGNIFICANCE**

*Architectural and aesthetic values that demonstrate or are associated with design values, form, scale, colour, texture and material of the place.*

*Fitzroy* has high architectural and aesthetic significance as a large and elaborate American-derived Queen Anne villa by prominent Christchurch architectural firm England Brothers.

Robert England commenced practise in 1886, taking his brother Edward into partnership in 1906. Although Robert, the more innovative of the pair, died in 1908, Edward continued to practise under the style of England Brothers until 1941. The firm was particularly prominent during the first decades of the twentieth century, designing a large number of religious, commercial, public and particularly domestic buildings. Prominent domestic commissions included the large 1900 section of Riccarton House, and Holly Lea (McLean's Mansion). Given *Fitzroy's* later history, it is appropriate that the firm also designed the little Nurse Maude Association building (1919, demolished 2011) on Madras Street. At the turn of the century, England Brothers were designing many houses in the Queen Anne style. This style is distinguished by its complexity of form and free use of classical ornamentation. *Fitzroy*, dating from c1898, with its tall corbelled chimneys, wooden shingling, and turned verandah posts, is an archetypal American Queen Anne house. Indeed the design may have been derived from an American pattern book; a very similar house features as Design #233 in G. Barber's *Modern Dwellings* (1903). The Englands also built another very similar house, *Acton*, in Gisborne in 1906 (McEwan 2001 pp 157, 289).

*Fitzroy* was altered in c1913, when the verandah was built out and a ballroom added, and the distinctive turret was removed in the late 1930s. The house underwent a major refurbishment in 1993-94. Substantial damage was sustained in the Canterbury Earthquakes of 2010 and 2011, but the house is to be largely reinstated to its pre-quake condition.

### **TECHNOLOGICAL AND CRAFTSMANSHIP SIGNIFICANCE**

*Technological and craftsmanship values that demonstrate or are associated with: the nature and use of materials, finishes and/or technological or constructional methods which were innovative, or of notable quality for the period.*

*Fitzroy* has high technological and craftsmanship significance as a large and elaborately decorated timber house. The house also has significance for some interior features, including the plasterwork in its ballroom, and the main stair. The ballroom plasterwork was severely damaged in the Canterbury Earthquakes of 2010 and 2011, but is to be replicated.

### **CONTEXTUAL SIGNIFICANCE**

*Contextual values that demonstrate or are associated with: a relationship to the environment (constructed and natural) setting, a group, precinct or streetscape; a degree of consistency in terms of scale, form, materials, texture, colour, style and/or detailing in relationship to the environment (constructed and natural), setting, a group, precinct or streetscape; a physical or*

*visible landmark; a contribution to the character of the environment (constructed and natural) setting, a group, precinct or streetscape.*

*Fitzroy* has high contextual significance on its site, within its setting, and within its broader Merivale context. The original setting of the house was large gardens that extended through to Papanui Road. With subdivision and development of the Nurse Maude Hospital campus, little evidence of this remains today. Immediately to the south and east of the house are large modern hospital buildings or sites that are intended for such buildings. The primary setting of the house therefore is the garden elements and carparks to the west and north, which preserve views of the principal elevations, including from McDougall Avenue.

Further to the west, fronting onto Papanui Road and McDougall Avenue, are other smaller, newer dwellings and *Fitzroy* Gardens, an aged-care facility based around the house built for Mrs McDougall after she had left the original *Fitzroy*. Sections of *Fitzroy*'s original brick fence remain along Papanui Road. Glimpses of the distant house can be had from Papanui Road. Although *Fitzroy* is not readily visible from a major thoroughfare, because it is in public use and because of its size and distinctive style, it persists as a Merivale landmark. It remains one of a number of large houses in the Papanui Road area which established and maintain the character of Merivale as a premier address.

### ARCHAEOLOGICAL SIGNIFICANCE

*Archaeological values that demonstrate or are associated with: potential to provide archaeological information through physical evidence; an understanding about social historical, cultural, spiritual, technological or other values or past events, activities, people or phases.*

*Fitzroy* and its setting are of archaeological significance because they have the potential to provide archaeological evidence relating to past building construction methods and materials, and human activity on the site, including pre-1900. The house was built in c1898.

### ASSESSMENT STATEMENT

*Fitzroy* is of high overall heritage significance to the Canterbury district including Banks Peninsula. The dwelling has high historical and social significance for its association with prominent businessman and philanthropist Robert Ewing McDougall and his family, and for its sixty year connection with community nursing organisation The Nurse Maude Association. The dwelling has high cultural significance as an indication of the tastes and habits of a prominent Christchurch family in the early years of the twentieth century. The dwelling has high architectural and aesthetic significance as a large and elaborate design by leading Christchurch architectural firm England Brothers, possibly derived from a pattern-book example of a Queen Anne villa. The dwelling has high technological and craftsmanship significance as a large and elaborately decorated timber house, exhibiting the wide potential for architectural ornamentation that late-Victorian machine-milling technology offered. The dwelling has high contextual significance on its site, within its setting, and more especially as a Merivale landmark which contributes to the particular character of that suburb. *Fitzroy* and its setting are of archaeological significance because they have the potential to provide archaeological evidence relating to past building construction methods and materials, and human activity on the site, including pre-1900.

### REFERENCES:

CCC Heritage File *Fitzroy: 24 McDougall Ave*

A. McEwan (2001) *An American Dream in the England of the Pacific: American Influences on New Zealand Architecture 1840-1940* PhD thesis, University of Canterbury.

**REPORT DATED:** 18/12/14

PLEASE NOTE THIS ASSESSMENT IS BASED ON INFORMATION AVAILABLE AT THE TIME OF WRITING. DUE TO THE ONGOING NATURE OF HERITAGE RESEARCH, FUTURE REASSESSMENT OF THIS HERITAGE ITEM MAY BE NECESSARY TO REFLECT ANY CHANGES IN KNOWLEDGE AND UNDERSTANDING OF ITS HERITAGE SIGNIFICANCE.

PLEASE USE IN CONJUNCTION WITH THE CCC HERITAGE FILES.





### 13. CREATIVE INDUSTRIES SUPPORT FUND APPROVAL – CANTERBURY SOCIETY OF ARTS CHARITABLE TRUST (T/A COCA GALLERY)

		Contact	Contact Details
<b>Executive Leadership Team Member responsible:</b>	Chief Planning Officer		
<b>Officer responsible:</b>	Urban Design & Regeneration Unit Manager	Y	Carolyn Ingles, DDI 941 8239
<b>Author:</b>	Sarah Amazinna, Strategic Arts Advisor		

#### 1. PURPOSE AND ORIGIN OF REPORT

- 1.1 The purpose of this report is to seek approval for a grant of \$146,377 from the Creative Industries Support Fund (**CISF**) to the Canterbury Society of Arts Charitable Trust (trading as CoCA) to assist with the capital costs of reopening the gallery to the public. See **Attachment 1**: Creative Industries Support Fund Application and **Attachment 2**: Overview Document for CoCA.

#### 2. EXECUTIVE SUMMARY

- 2.1 CoCA Gallery is located at 66 Gloucester Street and is owned and operated by The Canterbury Society of Arts Charitable Trust. The gallery was closed in February 2011 due to effects of the 6.3 magnitude earthquake in Christchurch. The repair and structural upgrade of the building is underway and the facility is scheduled to re-open to the public in Spring 2015.
- 2.1.1 CoCA has applied to the CISF for \$294,839 towards a mixture of operational and capital costs. As CoCA is now in discussion with Creative New Zealand regarding operational funding support, the CISF panel has recommended that the CISF application focus on the provision of capital support only
- 2.1.2 The total capital costs to complete the repair work are \$3,299,966.00. Of this, \$2,670,170 is covered by insurance entitlements under the gallery building insurance policy. CoCA has been successful in its bid to raise funds for the repair and structural upgrade of the building with \$383,363.00 of funding and philanthropic contributions secured to date. The current capital shortfall is \$246,433.00.
- 2.1.3 If approved, the allocation of \$146,377 from the CISF will still leave a capital shortfall of \$100,056. CoCA continues to fundraise to address the required remaining capital investment and is also investigating the release of a historical bequest as a backup funding source to complete the capital works programme should the fundraising programme fall short. See **Attachment 3**: Creative Industries Budget.
- 2.2 The Council budgeted \$308,220 in the Creative Industries Support Fund for the 2014/15 financial year. The fund has \$146,377 currently unallocated.
- 2.2.1 A range of arts organisations have successfully applied to and received funding in the year to date. There are no other pending applications for the 2014/15 period and the funding panel recognises the significant positive impact of the re-opening of the gallery to the wider arts community and arts practitioners. See Table 1 below.
- 2.3 Applications to the CISF are considered by a Panel and decisions under \$15,000 are able to be made under delegation by the Urban Design and Regeneration Manager. For this application, the recommendation from the Panel is to grant the remaining balance of the fund for the 2014/15 year, being \$146,377.00, to assist with capital costs.

#### 3. BACKGROUND

- 3.1 The Canterbury Society of Arts (CSA) was the first organisation to exhibit and collect artworks in Christchurch and as such is pivotal to the city's cultural history.

## 13 Cont'd

3.1.1 In 1889 the CSA secured a site on the corner of Durham and Armagh Streets, opening a new and dedicated gallery designed by one of New Zealand's most eminent architects, Benjamin Woolfield Mountfort. The Gallery moved to the current site at 66 Gloucester in 1968 and re-opened as CoCA. The building, designed by Minson, Henning & Dines, is considered to be one of the most architecturally significant modern area buildings in Canterbury.

3.1.2 CoCA is recognised as a true centre of contemporary art. It exhibits curated shows that champion Canterbury and New Zealand's best contemporary art practitioners. The new operational model for CoCA has been designed to increase the active participation and engagement of local, national and international audiences.

3.1.3 The Gallery trustees have used the closure as an opportune time to rethink the gallery's future to ensure that it remains relevant in a much-changed city. Prior to the earthquakes the Board, together with staff employed at that time, began the process of re-evaluating CoCA's purpose and direction. This work culminated in a public forum. More recently the board has been working with Tony Chamberlain to fully develop their purpose and Strategic Plan. See **Attachment 4: CoCA Cultural Enterprise Plan**.

3.2 Of the \$308,220 in the current CISF funding year, \$161,843 has been allocated. Table 1 below shows how the fund has been allocated to date.

3.3 CoCA has sought \$296,839 from the Fund. There is only \$146,377 remaining in the Fund.

**Table 1:** Creative Industries Support Fund Applications for 2014/15  
Total Budget \$308,220.00 (Three Year Plan)

APPLICANT	PROJECT	REQUESTED	FUNDED
Exchange Christchurch Trust	To provide affordable studio, office, production and display space to the emerging Creative Industries in earthquake affected Christchurch.	\$96,500	\$96,500.00 Operational and capital costs
Maui Haka Aotearoa Ltd	Support for Maori performing arts in the central city.	\$15,000	\$15,000 Operational and capital costs
Arts Epicentre Incorporated	Arts Central, Gallery of Fine Art and Craft comprised of former Arts centre tenants.	\$10,343	\$10,343.00 Operational costs
Enrich Arts and Business Ltd	Canterbury Arts & Business Enrichment Partnership Programme.	\$15,000	\$15,000.00 Operational costs
Rekindle Ltd	A social enterprise diverting reusable material from waste created during the demolition and rebuild of the city into quality objects and furniture.	\$15,000	\$15,000.00 Operational costs
Olivia Spencer Bower Foundation	Contribution towards the cost of accommodation for the 2015 Olivia Spencer Bower art award recipient	\$20,000	\$10,000 Operational costs
PENDING: Canterbury Society of Arts Trust (T/A CoCA)	Panel Recommendation: To grant \$146, 377.00 to address the capital shortfall to repair and reopen the gallery by Spring 2015.	\$296,839	\$146,377 Subject to committee approval
<b>TOTAL</b>		<b>\$468,682.00</b>	<b>\$308,220.00</b>
<b>REMAINING BALANCE</b>			<b>\$0</b>

## 4. COMMENT

4.1 The re-opening of CoCA will provide a much needed art facility which complements existing arts institutions and will be heralded as a significant cultural and heritage achievement for the arts community. The CoCA gallery building is not only a functioning gallery space but is also an architecturally significant Modernist building.

**13 Cont'd**

- 4.2 CoCA's ambition is to make a unique contribution to the cultural life of Christchurch by presenting contemporary art programmes that enrich and strengthen the community through enabling and encouraging critical dialogue about the world we live in. CoCA's strategy will ensure that the gallery makes a valuable contribution to the cultural life of Christchurch.

4.2.1 The re-opening of CoCA would further activate and strengthen the neighbouring partnerships in the Cultural Precinct with The Arts Centre, Canterbury Museum and Christchurch Art Gallery.

- 4.3 In releasing the balance of the CISF to this project, the Council would be supporting the reopening of a significant cultural facility in the Central City while acknowledging that CoCA will need to continue its fundraising efforts to achieve the full amount required.

- 4.4 Full allocation of the CISF for the 2014/15 year would be achieved if the staff recommendation is approved.

**5. FINANCIAL IMPLICATIONS**

- 5.1 A budget of \$308,220 has been allocated to the Creative Industries Support Fund in the 2014/15 Annual Plan. The available balance of the fund is \$146,377.00.

- 5.2 The total funding allocation recommended in this report is \$146,377.00. Grants exceeding \$15,000 require Community Housing and Economic Development Committee approval under the current terms of reference for the Fund.

- 5.3 If funding is approved, the Council will enter into a funding agreement with The Canterbury Society of Arts Charitable Trust. The agreement will set out the terms and conditions under which the Council provides the funds. The applicant is obliged under these terms and conditions to provide an accountability report, no later than six months after receiving funding from the Creative Industries Support Fund. The funding agreement will also include any conditions approved as part of each application.

**6. SIGNIFICANCE AND ENGAGEMENT**

- 6.1 The decision recommended in this report is of low significance in relation to assessment of the criteria in the Christchurch City Council's Significance and Engagement Policy. It is considered that there will be a localised positive impact on the visual art communities in the city affected by this decision; the implementation of the CISF is delivered through existing operational budgets; and no adverse environmental or cultural impacts have been identified by staff.

- 6.2 The CISF operates as a contestable fund to support the re-establishment of the creative industries in the city and support urban regeneration. The CISF funding mechanism was created as a result of consultation with the arts through Share an Idea and the development of the Central City Recovery Plan.

**7. STAFF RECOMMENDATION**

- 7.1 It is recommended that the Committee recommend that the Council grant \$146,377.00 to Canterbury Society of Arts Charitable Trust from the Creative Industries Support Fund to contribute towards capital costs.





# Creative Industries Support Fund Application Form

ATTACHMENT 1 TO CLAUSE 13

**Christchurch**  
City Council


## SECTION ONE: APPLICANT'S DETAILS

1. **Name of applicant** (*group, organisation, individual*)

Canterbury Society of Arts Charitable Trust (Trading as CoCA Gallery)

2. **Main contact** (*for this application*)

Name

Kristina Pickford

Position held in group (*if applicable*)

Chair of the Board

Phone (*day*)

021 277 6116

Email address

kristinapickford@gmail.com

Physical address

66 Gloucester Street, Christchurch

3. **Bank Account Details** - Attach a copy of your **deposit slip** when emailing your application.

## SECTION TWO: PROJECT DETAILS

4. **Name of project**

'Investment' funding to open the Centre of Contemporary Art (CoCA)

**If there is not sufficient room for your answers to questions 5 to 7, please provide your answers as separate, clearly labelled attachments.**

5. **Idea:** Write a maximum of 500 words to describe the project, its aims and how it matches the criteria and objectives for the Creative Industries Support Fund. Provide material that is in support of your application, for example a copy of a lease agreement. Clearly label support material.

See Supplementary Information (p.1)

6. **Process:** Write a maximum of 500 words to outline how the project will be carried out. Include information regarding timeframes for the project and how the success of the project will be measured.

See Cultural Enterprise Plan

7. **People:** Provide brief biographies of key individuals and organisations involved in the development and implementation of this project.

See Supplementary Information (pp.2-5)

8. **Letters of Recommendation:** Provide TWO signed letters of recommendation from noted and experienced members of the Creative Sector, commenting specifically on the project. These should be attached as separate documents and clearly labelled.

**Sir Miles Warren and Jenny Harper (CAG)**

### SECTION THREE: BUDGET

**9. Project Costs:** Using the budget template, itemise the full cost of the project. Clearly identify the amount required of the Creative Industries Support Fund and what aspect this funding will be allocated to if the application is successful. Exclude GST and interest from your budget.

- Detail any, sponsorship, in-kind support (eg. volunteer hours), and other funds. Specify if these are confirmed or unconfirmed and what aspects of project costs those funds are intended to cover.
- Make allowances for appropriate insurances. Refer to the funding agreement template.
- If your application is successful, you will be expected to lodge an accountability report. This will include a financial report that will detail anticipated expenditure against actual expenditure. Keep receipts as you may be asked to produce these.
- Contact us if your are applying for over \$15,000, as more detailed information will be required. Email [centralcityrecovery@ccc.govt.nz](mailto:centralcityrecovery@ccc.govt.nz)

**Applications are more likely to be successful if they can demonstrate that projects are leveraging off other support and have a plan that ensures growth and sustainability of the project.**

**Sign the Declaration on page 4.**



## SECTION FOUR DECLARATION

I/we Helen Calder/Kristina Pickford [Name of person or persons] [on behalf of Canterbury Society of Arts Charitable Trust] [Name of organisation]:

please tick

- ☒ declare that the details contained in this application are true and correct to the best of my/our knowledge; confirm that I/we am/are the applicant/s, or that I/we have obtained the appropriate authorisations to submit this application and make the relevant acknowledgements, authorisations, declarations and confirmations in full on behalf of the relevant person and/or organisation and any other person and/or organisation noted in this application;
- ☒ have read and understood the Christchurch City Council's (CCC) grant funding agreement template (the *Template Agreement*);
- ☒ acknowledge that CCC:
  - (a) has the sole discretion to approve or reject applications;
  - (b) will not enter into any further correspondence for unsuccessful applications; and
  - (c) will not be liable for any loss caused by any reliance (whether perceived or real) on any unsuccessful application; and
- ☒ acknowledge that if my/our application is successful I/we be required to:
  - (a) enter into a funding agreement with CCC that is in a form substantially the same as the Template Agreement, but that may contain additional terms and conditions if required by CCC;
  - (b) complete or have in operation the approved project within 4 months of signing the funding agreement;
  - (c) provide a project report within 6 months of signing the funding agreement;
  - (d) participate in any audit or review conducted and required by the CCC or any other organisation; and
  - (e) give positive acknowledgement in respect of the grant from time to time, as outlined in the funding agreement.

Privacy Act 1993

CCC will collect the information provided in this application pursuant to the Privacy Act 1993 (the Act). I/We:

- ☒ acknowledge that:
  - (a) CCC is collecting this information for the purposes of considering and assessing the eligibility of this application, promotional purposes and conducting its relationship with the applicant (if the application is accepted); and
  - (b) the information will be held by CCC and any personal information provided by CCC to other agencies will be held by those agencies;
- ☒ understand that I/we have rights of access to and correction of the information held by CCC in accordance with the Act; and
- ☒ authorise CCC to:
  - (a) collect any information in relation to this application and the relevant person or organisation from any third party or source;
  - (b) disclose any information to any third party CCC deems appropriate or is required to by law;
  - (c) collect, retain, use and disclose personal information about individuals and organisations who are noted in this application for the purposes described above; and use any information received in respect of the application for promotional purposes.

Email your completed application form, with all attachments and supporting material to:  
**[centralcityrecovery@ccc.govt.nz](mailto:centralcityrecovery@ccc.govt.nz)**

## CREATIVE INDUSTRIES SUPPORT FUND APPLICATION FORM – SUPPLIMENTARY INFORMATION

**5. *Idea:*** *Description of the project and how it matches the criteria and objectives for the Creative Industries Support Fund.*

CoCA is scheduled to reopen early in the third quarter 2015. CoCA will reopen with a new, exciting and clearly articulated purpose: 'To share stimulating art experiences that engage people in conversations about contemporary culture.'

CoCA's ambition is to 'make a unique contribution to the cultural life of Christchurch by presenting contemporary art programmes that enrich and strengthen our community by enabling and encouraging critical dialogue about the world we live in.'

CoCA will be a true Centre of Contemporary Art. We will exhibit curated shows, which will champion Canterbury and New Zealand's best contemporary art practitioners. International artists will also be represented. There will be four key exhibitions annually; Spring, Summer, Autumn and Winter. The exhibitions will be supported by publications, events, symposia and art projects both within the gallery and in the community. The new model for CoCA has been designed to increase the active participation and engagement of local, national and international audiences. CoCA is committed to providing a centre of Contemporary art that engages with an audience as broadly based and as diverse as possible.

Key to CoCA's success is building a financially sustainable organisation. Gallery running costs will be funded largely by our membership subscriptions. The exhibition programme will be funded partly by corporate sponsorship. Additional funding assistance for our exhibition programme will be required from Creative New Zealand. However CoCA's Cultural Enterprise document shows that its reliance on these grants will decrease over the period.

CoCA has been successful in its bid to raise funds for the repair, structural upgrade and betterment of the gallery building. It has attracted \$383,363.00 from funders and private individuals.

The grant of \$294,839.00, which is the subject of this application, will ensure that CoCA will reopen in a sound and credible financial position. That credibility is important so that the gallery can open strongly and attract sponsorship from the business community.

**6. *Process:*** *How the project will be carried out. Including information regarding timeframes for the project and how the success of the project will be measured.*

Refer to Cultural Enterprise Plan

*7. **People:** Brief biographies of key individuals and organisations involved in the development and implementation of the project:*

**Advisors:**

**Tony Chamberlain** (BA, BCom, CA)

Formerly a senior audit and business consulting partner with KPMG and Arthur Andersen, Tony has also held chief executive and senior executive roles in private, government and not for profit sector organisations.

He has also consulted to central government, tertiary and not for profit organisations on governance, strategy, risk management, organisational change and financial and operational performance management.

Tony has served as a trustee of a capital city art museum trust; a member of a major community consultation group, and a board member of, and advisor to, not for profit organizations operating in the arts and culture sector.

In addition to the above profile, relevant experience in the arts sector includes a senior executive role in the performing arts, interim chief executive role in film and new media arts, and a strategist for a major regional art museum and a consultant to small to medium arts organisations on strategy, governance frameworks, and management structures.

**CSA Trust Board Members:**

**Rosie Aitken**

Rosie has been a member of the Board of the Canterbury Society of Arts (CSA) for many years, during which time the trust was formed and achieved charitable status. She has had a long interest in charitable trusts and enjoys assisting with the work of other charities. Rosie is a consultant at Lane Neave Lawyers working in the field of general practice including trust work. Art is a particular interest of hers, together with travel, tennis and skiing.

**Helen Calder**

Helen was appointed to the CSA Board in July 2010 and is a strong advocate of the importance of the arts in the city's life. Helen has been involved in art education, first teaching at Christchurch Boys' High School, then at Rangi Ruru Girls School as Head of Art, followed by two years tutoring at the School of Fine Arts. In 2004 Helen established and co-directed 64zero3, a gallery for emerging artists before committing to a full-time arts practice.

**Jessica Halliday**

Jessica became a Trustee on the CSA Board in April 2010. She is an architectural historian with a passion for public education and participation in architecture and urbanism and completed her PhD in Art History in 2005 at the University of

Canterbury. Since 2012 Jessica has been the Director of the Festival of Transitional Architecture (FESTA). She is also working with like-minded people to establish the Christchurch Centre for Architecture (CHCA), a new public platform that will embrace the past, present and future of architecture and the city. In her precious leisure time Jessica devotes her attention to cooking authentic Indian food from scratch, growing vegetables, reading and walking on the Port Hills.

### **Ross Hutton**

Ross was appointed to the CSA Board in 2010 but prior to that date had assisted the Trustees with the management of their investment portfolio. In his professional life, Ross is a Senior Investment Advisor at Craigs Investment Partners (Christchurch). Ross is a keen follower and supporter of the arts in Canterbury and looks forward to assisting and witnessing the reopening of the CSA Gallery. Ross' interests include being at home with his family, travel, opera, golf, tennis, the gym and rugby.

### **Dominique Leeming**

Dominique is an experience and successful professional fundraiser with a proven track record in both general fundraising and capital campaigns. She has experience in management and governance roles. She has a particular ability to analyse situations and propositions and then to think and act strategically for excellent outcomes. Dominique particularly enjoys working with major donors and funders to help them realise their community aspirations.

### **Warren McKenzie**

Warren is a Chartered Accountant and has been in public practice for over 25 years. During those years he has consulted to mainly family owned and managed businesses and commercial enterprises. This has resulted in a wide range of experience and specialisation in property related services, business acquisitions and sales, financial structures and monitoring.

Warren is a strong proponent of work life balance. Warren spends much of his free time pursuing his fitness and health goals – cycling, running, tennis, golf and more.

### **Julia Morison**

Julia was appointed to the CSA Board in February 2008. She is passionate about assisting the Centre of Contemporary Art for Christchurch, her adopted home. Julia and Mouse, her wee mutt, are artists based in Christchurch. When not making art, Julia loves going to art exhibitions, reading, films, and Tai Chi.

### **Renée Parsons**

Renée is a communications consultant at strategic communications consultancy, Ideas Shop, in Christchurch. Her commitment to the arts in Christchurch was cemented doing marketing and PR for the Christchurch Arts Festival 2011 and seeing people of all ages get great cathartic release from a welcome shot of culture

and escapism. She has worked in communications in the charity sector in London and the financial sector in New York, and in advertising, PR and communications in her hometown of Christchurch. In her spare time she runs occasionally, reads often, and drinks too much coffee. Renée is excited to have the opportunity to contribute to the CSA Board.

### **Kristina Pickford (Chair)**

Kristina is an architectural historian and has held roles with the New Zealand Historic Places Trust (now Heritage New Zealand), and the Christchurch City Council as a heritage advisor. Following the earthquakes she worked as fundraising manager for the Canterbury Earthquake Heritage Buildings Fund. This work was focused on raising the profile of the Trust together with raising funds for the preservation of heritage buildings. Kristina has always been interested in the visual arts and is pleased to be able to help re-establish the CoCA gallery so it can again contribute to the cultural life of Christchurch.

### **Staff:**

#### **Claire Baker (Gallery Manager)**

Claire started with CoCA in November 2014. She is the first person to be employed by CoCA since the earthquakes.

Claire has a Master of Museum and Heritage Studies with a particular passion for public engagement in contemporary visual arts. She completed her dissertation on social inclusion in public art galleries. Claire has worked as a communications and marketing coordinator and has had a lot of experience working in galleries in her home city Wellington.

#### **Director and Principal Curator**

An advertisement was placed for this position early November and applications close on the 12<sup>th</sup> of December. We hope to have the Director / Principal Curator on board by the beginning of February 2015.

The successful applicant will have a high level of commitment to contemporary art in New Zealand and internationally. They will also have experience in curation and art gallery administration, excellent communication skills and be able to cultivate and sustain relationships with donors, patrons, staff, the Curatorium and board members.

(A full job description is available on request)

#### **Business Development Manager**

This role would assist the Director / Principal Curator to raise the profile of the gallery and to attract sponsors and members to support the gallery financially.



The role is crucial to the financial sustainability of the gallery however we have not yet advertised for the position as it will be subject to funding assistance.



## OVERVIEW DOCUMENT

The Canterbury Society of Arts (CSA) Charitable Trust administers the Centre of Contemporary Art (CoCA) gallery.

### HISTORY OF CoCA

CoCA enjoys a proud history that embraces over 130 years of service to the wider Christchurch community. Formed in 1880 as the Canterbury Society for the Arts, it quickly became the most influential and dynamic arts society in New Zealand. In 1968, the society moved to its current home in Gloucester Street in the heart of the Cultural Precinct. The gallery building is not only a superbly functioning gallery space but also one of a handful of architecturally significant Modern building remaining in the central city.

The gallery thrived in the years subsequent to its move and was widely acclaimed as hosting some of the foremost exhibitions in the country over that period. Following a period of financial difficulty in 1996, the gallery was renamed the Centre of Contemporary Art (CoCA). In February 2011 the Canterbury earthquakes damaged the gallery and the gallery has been closed since. All staff were made redundant in the first quarter of 2011 and all work since has been undertaken by the working and unpaid board.

### THE PAST FOUR YEARS

Since February 2011 the trustees have worked with insurers and consultants to have the building repaired, structurally upgraded and improved.

The CSA Trust have been very fortunate to have received \$383,363.00 in funding support from public funders and private individuals for the structural upgrading and betterment work.

The rear two-storey addition, which was built in the 1970s, sustained considerable damage as result of the earthquakes. The insurers agreed to demolish and rebuild the rear portion. The trustees are in the final stages of agreeing to a cash settlement for this aspect of the building. The rationale for accepting a cash settlement was multifaceted: (1) If we were to rebuild the rear the opening of the gallery would be delayed significantly and (2) the re-visioned gallery will require less storage and workshop space than the previous gallery model and (3) the cash will be invested and the return on the investment will allow the ground floor of the gallery to be retained as gallery space\*. (4) The terms of the cash settlement contract entered into with our insurer stipulate that we “intend to rebuild”. (5) The current trustees need to give future trustees the ability to rebuild should they deem additional space is required for gallery operations.

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\* Previous to discussions around cash settlement CoCA was looking to lease the ground floor to an appropriate tenant to help with OPEX costs. Colliers were given the agency to lease but over the 8 month agency period no suitable tenant was found.

The trustees have also used the restoration period to rethink the future of CoCA. Prior to the earthquakes, the board, together with the employed staff at that time, began the process of re-evaluating CoCA's purpose and direction. This work culminated in a public forum. More recently the board has been working with a leading arts strategist, Tony Chamberlain, to fully develop our purpose and strategic plan.

### **CoCA's FUTURE**

The future direction of CoCA is both exciting and courageous.

The trustees have reframed the future of CoCA with a focus on engaging people in conversations about contemporary life and culture. We see an opportunity to make a unique contribution to the cultural life of Christchurch by presenting stimulating programmes of contemporary art. Through collaborations with artists, institutions and the creative community CoCA expects to increase the engagement of the local and visitor community with contemporary art in a way that connects them with the life, character and spirit of Christchurch.

With the gallery restoration project well advanced, the trustees now face the challenge of creating a sustainable organisation that can assure the longer-term future of CoCA. Resourcing that future is the key challenge and one that requires a different approach to funding and operating an independent contemporary art space, particularly in a time of economic uncertainty. CoCA will seek more support from art patrons and businesses who understand the benefit of supporting the arts. It will adopt a collaborative approach to developing and presenting its art and education programmes. New initiatives to engage the creative community in the programming and delivery of its art programmes, a determination to connect with the city and the wider community, and new ways of engaging with the public and young people will be some of the key elements of the new gallery.

The trustees are excited about the future of CoCA and look forward to welcoming an increasing local, national and international audience to experience contemporary art that challenges the viewer to celebrate and explore the life and culture of our city.

ATTACHMENT 3 : Creative Industries Budget CwCA

CREATIVE INDUSTRIES SUPPORT FUND OVER 515K BUDGET TEMPLATE

PROJECT COSTS	Description (if needed)	Year 1 (Dec 2014 - 1 Dec 2015)	Year 2 (Dec 2015 - Dec 2016)	Year 3 (2017)	Year 4 (2018)	Year 5 (2019)	Total	NPV Total @ 6%	Required from CCC
<b>Capital Costs</b>									
Building earthquake repair		\$ 2,670,170							
Access (2.5%)		\$ 66,754							
Building earthquake strengthening and upgrade(betterment)	Including ply wall linings, insulation, deferred maintenance	\$ 282,242							
Building upgrades in addition(costs to be finalised)	Electrical upgrade, double glazing, bathroom upgrade etc	\$ 90,000							
Plumbing	Heating/Ventilation/ Air Conditioning plant upgrade	\$ 45,000				\$ 45,000	\$ 45,000	\$ 45,000	
Lighting	Light fittings, track and insulation	\$ 65,000				\$ 65,000	\$ 65,000	\$ 65,000	
Accessibility upgrade	Relocating ramp to increase gallery space & functionality	\$ 40,000				\$ 40,000	\$ 40,000	\$ 40,000	
Website Development	Cost to develop website by Sims & Co - it will include database management system and online membership system (heavily discounted)	\$ 14,800				\$ 14,800	\$ 14,800	\$ 14,800	
Computers	Non-dedicated - computers, printer and software (personal, MS Office, Adobe Creative)	\$ 15,000				\$ 15,000	\$ 15,000	\$ 15,000	
Office Equipment	Office chairs, desk, table	\$ 5,000				\$ 5,000	\$ 5,000	\$ 5,000	
Brand Identity	Rebranding with designer Alec Bathgate (discounted rate)	\$ 3,000				\$ 3,000	\$ 3,000	\$ 3,000	
Signage	New directional signage for gallery	\$ 5,000				\$ 5,000	\$ 5,000	\$ 5,000	
						\$ -	\$ -	\$ -	
<b>TOTAL CAPITAL COSTS (Excluding Interest &amp; Tax)</b>		\$ 3,299,966	\$ -	\$ -	\$ -	\$ 190,800	\$ 190,800	\$ 190,800	\$ -

<b>Operational Costs</b>									
<b>People Costs</b>									
Gallery Manager	Starting 17th Nov 2014	\$ 45,000	\$ 48,000	\$ 50,880	\$ 53,933	\$ 57,149	\$ 254,962	\$ 226,132	
Business Development / Marketing	Starting date Feb 2015	\$ 10,000	\$ 45,000	\$ 48,000	\$ 50,880	\$ 53,934	\$ 227,813	\$ 200,412	
Director/Coordinator	Estimated start date Feb 2015	\$ 15,000	\$ 60,000	\$ 64,800	\$ 68,880	\$ 73,284	\$ 304,968	\$ 266,887	
Recruitment /Relocation costs		\$ 2,500	\$ -	\$ -	\$ -	\$ -	\$ 5,000	\$ 5,000	
<b>Programme &amp; Project Costs</b>									
	In the first year with the initial membership drive and marketing the figure will be higher	\$ 10,000	\$ 7,000	\$ 7,420	\$ 7,865	\$ 8,337	\$ 40,622	\$ 36,415	
Communications		\$ 2,000	\$ 7,500	\$ 7,950	\$ 8,427	\$ 8,918	\$ 34,810	\$ 30,302	
Travel and accommodation		\$ 5,000	\$ 5,000	\$ 5,300	\$ 5,618	\$ 5,955	\$ 23,373	\$ 20,368	
Exhibitions	(4 per year @ \$15k each) Spring, Summer, Autumn, Winter	\$ 6,000	\$ 6,000	\$ 6,416	\$ 6,741	\$ 7,089	\$ 28,226	\$ 25,000	
Projects	Art projects either external to the programme (\$30k each)	\$ 10,000	\$ 21,200	\$ 22,472	\$ 23,744	\$ 25,016	\$ 101,811	\$ 129,999	
	To support the exhibition programme and projects eg symposia	\$ -	\$ 10,000	\$ 15,000	\$ 15,000	\$ 16,854	\$ 57,754	\$ 49,484	
Public Programmes & Education		\$ 7,500	\$ 10,600	\$ 11,236	\$ 11,910	\$ 12,614	\$ 51,246	\$ 45,236	
<b>Building Costs</b>									
Insurance	Material Damage, Business Interruption & Liability Policies	\$ 46,500	\$ 49,290	\$ 52,247	\$ 55,382	\$ 58,795	\$ 262,124	\$ 232,900	
Rates		\$ 2,500	\$ 8,000	\$ 8,480	\$ 9,000	\$ 9,560	\$ 42,560	\$ 37,781	
Building maintenance		\$ -	\$ 5,000	\$ 25,000	\$ 26,500	\$ 28,000	\$ 84,500	\$ 71,467	
Lift and alarm maintenance		\$ 2,100	\$ 4,200	\$ 4,452	\$ 4,719	\$ 5,002	\$ 20,473	\$ 17,949	
Light, heat and power		\$ 10,000	\$ 15,000	\$ 15,900	\$ 16,854	\$ 17,865	\$ 75,619	\$ 66,624	
Cleaning		\$ 5,000	\$ 10,000	\$ 10,480	\$ 10,972	\$ 11,475	\$ 46,745	\$ 40,924	
Car park hire	For director and gallery manager	\$ 3,000	\$ 3,180	\$ 3,371	\$ 3,573	\$ 3,787	\$ 16,911	\$ 15,000	
						\$ -	\$ -	\$ -	
						\$ -	\$ -	\$ -	
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<b>TOTAL OPERATIONAL COSTS (Excluding Interest &amp; Tax)</b>		\$ 252,656	\$ 399,970	\$ 448,378	\$ 495,101	\$ 529,047	\$ 2,136,468	\$ 1,869,459	\$ -
<b>TOTAL COSTS (Excluding Interest &amp; Tax)</b>		\$ 3,552,622	\$ 399,970	\$ 448,378	\$ 495,101	\$ 529,047	\$ 2,322,461	\$ 2,060,459	\$ -

PROJECT REVENUE - EARNED	Description (if needed)	Year 1	Year 2	Year 3	Year 4	Year 5	Total	NPV Total @ 6%
<b>Earned Revenue</b>								
Investment income	(6% return on invested funds of \$1.3million)	\$ 78,000	\$ 82,880	\$ 87,840	\$ 92,899	\$ 98,073	\$ 439,692	\$ 389,399
Rental of artwork		\$ 10,000	\$ 20,000	\$ 21,200	\$ 22,472	\$ 23,820	\$ 97,492	\$ 85,471
Hire of gallery for functions		\$ 1,200	\$ 12,000	\$ 30,000	\$ 31,443	\$ 33,129	\$ 107,772	\$ 92,020
						\$ -	\$ -	\$ -
						\$ -	\$ -	\$ -
						\$ -	\$ -	\$ -
						\$ -	\$ -	\$ -
						\$ -	\$ -	\$ -
<b>Total Earned Revenue</b>		\$ 89,200	\$ 114,880	\$ 138,840	\$ 146,814	\$ 155,022	\$ 645,156	\$ 567,891

OTHER GRANTS	Description - noting if confirmed or unconfirmed	Year 1	Year 2	Year 3	Year 4	Year 5	Total	NPV Total @ 6%
CHZ Project funding for exhibitions	unconfirmed	\$ 65,000	\$ 110,000	\$ 110,000	\$ 80,000	\$ 65,000	\$ 450,000	\$ 404,197
Canterbury Community Trust - grant for salary	unconfirmed						\$ -	\$ -
							\$ -	\$ -
<b>Total Other Grants (Excluding Interest &amp; GST)</b>		\$ 65,000	\$ 110,000	\$ 110,000	\$ 80,000	\$ 65,000	\$ 450,000	\$ 404,197

UNEARNED REVENUE - OTHER (e.g. sponsorship, donations, kind support, but NOT income)	Description - noting if confirmed or unconfirmed	Year 1	Year 2	Year 3	Year 4	Year 5	Total	NPV Total @ 6%
<b>NB Match line-items of unearned revenue with specific cost line-items, except for general cash donations.</b>							\$ -	\$ -
Insurance claims for earthquake repairs		\$ 2,670,170						
Grants from funders	CCT, Ch Ch EQ Appeal Trust, Cant EQ Buildings Trust, Lotteries	\$ 283,363						
Donation from Sir Miles Warren	\$100,000							
Supporters	\$75/yr	\$ 5,250	\$ 11,250	\$ 18,750	\$ 22,500	\$ 26,250	\$ 84,000	\$ 72,235
Memberships	Supporters \$75/yr, Platinum \$25k/yr, Gold \$5200/yr, Silver \$1200/yr	\$ 44,800	\$ 84,000	\$ 118,400	\$ 173,800	\$ 206,600	\$ 627,600	\$ 538,993
Sponsorship for programme			\$ 35,000	\$ 45,000	\$ 50,000	\$ 65,000	\$ 195,000	\$ 166,546
Philanthropic funding and in-kind support for projects			\$ 20,000	\$ 22,472	\$ 23,820	\$ 25,249	\$ 91,541	\$ 78,867
						\$ -	\$ -	\$ -
						\$ -	\$ -	\$ -
						\$ -	\$ -	\$ -
<b>Total Other Revenue (Excluding Interest &amp; GST)</b>		\$ 3,103,583	\$102,250	\$204,620	\$270,120	\$321,099	\$3,901,672	\$3,355,633
<b>Total Position Surplus/(Deficit)</b>		\$ 294,833	\$ 5,084	\$ 5,084	\$ 5,167	\$ 14,674	\$ 282,297	\$ 636,337
<b>Total amount requested of CCC for this project</b>		\$ 294,833	\$ -	\$ -	\$ -	\$ -	\$ 282,297	\$ -
<b>Total Net Position Surplus/(Deficit)</b>		\$ -	\$ 5,084	\$ 5,084	\$ 5,167	\$ 14,674	\$ 282,297	\$ 636,337

NB. Year 2 - 5 inputs are required to include inflation rate of 6%

NB. Match line-items of unearned revenue with specific cost line-items, except for general cash donations.

Notes:

1. The proceeds from insurance settlement will be retained in an investment account for future rebuild.
2. The Trust has \$212,000.00 in its current account but this money is required to contribute to the 'betterment' capital works and excess.
3. The Trust has \$300,000.00 of invested funds. These funds are historic and are the result of bequests and philanthropy over the years.







## CULTURAL ENTERPRISE PLAN

2015 - 2018

'Sharing stimulating art experiences that engage people in conversations about contemporary life and culture'



## CONTENTS

<b>EXECUTIVE SUMMARY</b>	<b>3</b>
<b>PLAN SUMMARY</b>	<b>4</b>
<b>CONTEXT</b>	<b>5</b>
<b>STRATEGIES, GOALS and OUTCOMES</b>	<b>9</b>
1. Collaborating with the creative community to co-create and present stimulating programmes of contemporary art	9
2. Increasing the active participation and engagement of local, national and international audiences	10
3. Connecting CoCA with the life, character and spirit of Christchurch city	11
4. Building a sustainable organisation	12
<b>PLAN KPI SUMMARY</b>	<b>13</b>
<b>PROGRAM BRIEF SUMMARY</b>	<b>14</b>
<b>MARKETING PLAN SUMMARY</b>	<b>15</b>
<b>DEVELOPMENT PLAN SUMMARY</b>	<b>16</b>
<b>FINANCIAL PLAN SUMMARY</b>	Error! Bookmark not defined.
<b>RISK MANAGEMENT PLAN SUMMARY</b>	<b>17</b>
<b>ORGANISATION</b>	<b>18</b>
Organisational Structure	18
BOARD Structure	19



## EXECUTIVE SUMMARY

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The Canterbury Society of Arts (CSA) Charitable Trust administers the Centre of Contemporary Art (CoCA) gallery.

CoCA enjoys a proud history that embraces over 130 years of service to the wider Christchurch community. Formed in 1880 as the Canterbury Society for the Arts, it quickly became the most influential and dynamic arts society in New Zealand. In 1968, the society moved to its current home. The gallery thrived in the years subsequent to its move and was widely acclaimed as hosting some of the foremost exhibitions in the country over that period. Following a period of financial difficulty in 1996, the gallery was renamed the Centre of Contemporary Art (CoCA). In February 2011 the Canterbury earthquakes damaged the gallery and the trustees have used the restoration period to rethink the future of CoCA, which is now outlined in this plan.

The trustees have reframed the future of CoCA with a focus on engaging people in conversations about contemporary life and culture. They see an opportunity to make a unique contribution to the cultural life of Christchurch by presenting stimulating programmes of contemporary art. Through collaborations with artists, institutions and the creative community CoCA expects to increase the engagement of the local and visitor community with contemporary art in a way that connects them with the life, character and spirit of Christchurch.

With the gallery restoration project well advanced, the trustees now face the challenge of creating a sustainable organisation that can assure the longer-term future of CoCA. Resourcing that future is the key challenge and one that requires a different approach to funding and operating an independent contemporary art space, particularly in a time of economic uncertainty. CoCA will seek more support from art patrons and businesses who understand the benefit of supporting the arts. It will adopt a collaborative approach to developing and presenting its art and education programs. New initiatives to engage the creative community in the programming and delivery of its art programmes, a determination to connect with the city and the wider community, and new ways of engaging with the public and young people are some of the key elements of this plan.

The trustees are excited about the future of CoCA and look forward to welcoming an increasing local, national and international audience to experience contemporary art that challenges the viewer to celebrate and explore the life and culture of our city.

*Kristina Pickford*



August 2014

## PLAN SUMMARY

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**Our Purpose** Sharing stimulating art experiences that engage people in conversations about contemporary life and culture

**Our Ambition** Making a unique contribution to the cultural life of Christchurch – presenting contemporary art programs that enrich and strengthen our community by enabling and encouraging critical dialogue about the world we live in.

**Our Core Strategies & Success Measures**

Strategy	Success Measures
1. Collaborating with the creative community to co-create and present stimulating programs of contemporary art	Audience response and critical reviews confirm CoCA presents a rich, diverse and distinctive opportunity to experience the best of contemporary art
2. Increasing the active participation and engagement of local, national and international audiences	Audience attendance, demographic and satisfaction measures confirm growing participation and engagement with broadly based and diverse audiences
3. Connecting CoCA with the life, character and spirit of Christchurch city	Increasing public participation in CoCA programs and projects demonstrates an expanding, significant and relevant presence within the wider Christchurch cityscape
4. Building a sustainable organisation	Increasing earned and contributed revenues enables ongoing investment in programs, projects and capability; capable and





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resilient governance and management sustain a robust,  
collaborative and agile operational capability.

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## CONTEXT

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### Brief History

The Canterbury Society of Arts (CSA) was the first organisation to exhibit and collect artworks in Christchurch and as such is pivotal to the city's cultural history. The first meeting to form the CSA was held in the schoolroom of St Michael and All Angels in Christchurch on 30<sup>th</sup> June 1880 and it began annual exhibitions in temporary spaces from 1881. The newly formed CSA, augmented by the Canterbury College School of Art (CCSA) in 1882, quickly became the most influential and dynamic arts society in New Zealand<sup>1</sup>.

In 1889 the CSA secured a site on the corner of Durham and Armagh Streets and in 1890 its 10<sup>th</sup> annual exhibition opened in this new and dedicated gallery, designed by one of New Zealand's most eminent architects, Benjamin Woolfield Mountfort. In 1894 the gallery was extended along Durham Street to house its growing collection. In 1923 the CSA secured the Robert McDougall site alongside the museum. At that time, CSA acquisitions represented 75% of the McDougall collections and until 1961, following the rejection of a proposed McCahon artwork to the collection, the CSA was represented on the McDougall acquisition committee.

The current gallery at 66 Gloucester Street, which was designed by Minson, Henning-Hansen & Dines, opened in 1968. The building is considered to be one of the most architecturally significant modern era buildings in Canterbury and is the recipient of two prestigious New Zealand Institute of Architects awards. In 1995, due to a financial crisis, the CSA was forced to re-think its future as a gallery. Its acquisitions in the McDougall collection were purchased by the Christchurch Civic Gallery Trust and in 1996 it was renamed the Centre of Contemporary Art (CoCA) in 1996 with a new mandate to promulgate contemporary art in the Canterbury region. Arguably this ideal was never fully realised.

The gallery was closed in February 2011 due to effects of the 6.3 magnitude earthquake that shook Christchurch. It is currently under repair with plans to re-open in 2015. The gallery trustees see this as an opportune time to again rethink the gallery's future to ensure that it will remain relevant in a much-changed city.

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<sup>1</sup> A recommended historical document of the CSA/CoCA is *The Radical, the Reactionary and CANTERBURY SOCIETY OF ARTS 1880-1996*, Warren Feeney – Canterbury University Press, 2011.





## Challenges & Opportunities

**Funding:** The most critical challenge facing CoCA is the funding of its gallery earthquake recovery plan and the re-establishment as an active gallery space. While the gallery recovery budget of \$3.3 million is now approximately 92% funded from insurance, community and philanthropic contributions, additional funding of \$295,000 is required to complete the gallery recovery and first year operational costs. In addition the CoCA trustees need to secure ongoing funding for an estimated annual operating budget of approximately \$400,000.

The key opportunities to address these funding challenges are as follows:

- Obtain additional grant funding to complete the fit-out;
- Obtain grant funding contribution towards exhibition and administration costs;
- Seek sponsorship for the core exhibition strategy and appropriate grant funding to support the education programme;
- Launch a new membership scheme to assist with gallery operational costs;
- Seek specific philanthropic funding for relevant art projects and publications.

**Audience:** The gallery programming challenge is twofold – the development and implementation of programmes that reflect CoCA’s new strategic direction and the engagement of an increasingly diverse audience of local patrons and national and international visitors. CoCA will need to maximise its patronage and to do this it will need to differentiate its cultural offer in a way that not only recovers its traditional audiences, but also broadens its appeal to attract new audiences. Due to financial constraints CoCA will need to achieve this objective with limited gallery curatorial and exhibition staffing.

The opportunity is to expand CoCA’s programming capacity and reach by forming a curatorium of reputable national and international curators, acting on a pro-bono basis, to advise and support the gallery director and the programming committee of the board to develop a challenging and engaging programme agenda. That programme agenda is intended to expand CoCA’s audience engagement by embracing a wide range of art practices, involving artists in community based art projects, promoting the installation of projects outside the gallery space and developing new education and access pathways for schools, tertiary institutions and the community at large.



**Marketing:** CoCA's ability to increase its presence within its target markets is also constrained by its limited people and financial resources. While the programming strategy should increase the attractiveness of CoCA's cultural offer, connecting that offer with new audiences will be a significant challenge.

The opportunity is to develop and implement a new marketing strategy that takes advantage of CoCA's refreshed physical and cultural presence within the region's cultural landscape. A new website and social media presence will create a new communication platform to increase the gallery's digital presence. New thinking about access pathways will encourage new audiences to experience the gallery and engage with its programmes; and art projects outside the gallery space, that surprise and excite public interest will raise CoCA's public profile.

**Change:** Implementing CoCA's new direction presents challenges on many fronts. While the opportunities to resolve the funding, programming and audience engagement challenges have been identified, realising those opportunities presents a significant challenge for the small team of trustees and gallery staff that are entrusted with the gallery's future.

The opportunity is to think differently about governance and collaborative endeavour and to educate and increase the gallery's community. In the same way that programming capability has been extended through a curatorium, the gallery will increase its education and access pathways through collaborations with teachers and students and the formation of new interest groups that support gallery projects. Increased collaboration with artists, art galleries and other cultural institutions and projects will enable the gallery to access new thinking and ideas, participate in national and international projects, pursue co-operative programming and share resources. And the trustees, through their board committees, will engage volunteer expertise and experience to expand their capacity to enable and support the gallery's new direction.

## STRATEGIES, GOALS and OUTCOMES

Strategy	Initiative	Performance Measures [Outcomes]			
		2015	2016	2017	2018
<b>1. Collaborating with the creative community to co-create and present stimulating programmes of contemporary art</b>	<b>1.1 Developing local, national and international creative partnerships</b> <i>[Director + Programme Committee with Curatorium]</i>	<i>Curatorium including local national and international curators formed</i>	<i>Programme demonstrates collaboration with local creative community [artists, festivals, galleries and institutions]</i>	<i>Programme extends collaboration to include national creative community</i>  <i>Programme includes cross cultural discipline collaboration</i>  <i>CoCA collaborative artist residency programme est.</i>	<i>Programme extends collaboration to include international creative community</i>  <i>Programme includes cross cultural discipline collaboration</i>  <i>First CoCA artist-in-resident project completed</i>
	<b>1.2 Facilitating the presentation of stimulating exhibitions of contemporary art</b> <i>[Director + Programme Committee with Curatorium]</i>	<i>2015 Exhibition programme plan complete</i>  <i>2015 Project plan complete</i>	<i>Opening exhibition [Spring] presented and catalogue published</i>  <i>2016-17 Exhibition plan complete</i>  <i>First contemporary art project presented</i>  <i>2016-17 Project plan complete</i>	<i>4-seasons exhibitions presented and catalogues published</i>  <i>First new work commission presented</i>  <i>Second contemporary art project presented</i>	<i>4-seasons exhibitions presented and catalogues published</i>  <i>2018-19 Exhibition plan complete</i>  <i>Third contemporary art project presented</i>  <i>2018-19 Project plan complete</i>
	<b>1.3 Extending the reach of the Centre – community based projects &amp; programs</b> <i>[Director + Programme Committee]</i>	<i>2015 Community outreach project planned</i>	<i>First outreach project completed</i>  <i>2016 outreach project planned</i>	<i>Second outreach project completed</i>  <i>2017-18 outreach projects planned</i>	<i>Two more outreach projects completed</i>





Strategy	Initiative	Performance Measures [Outcomes]			
		2015	2016	2017	2018
<b>2. Increasing the active participation and engagement of local, national and international audiences</b>	<b>2.1 Building the CoCA brand presence</b> [Director + Marketing Committee]	Brand and visual identity collateral redefined  Website upgraded and CoCA blog-news launched  Social media strategy defined	Gallery re-opening presents refreshed CoCA branding  Website includes Increased digital content  Increased social media presence		
	<b>2.2 Presenting stimulating education and public programs</b> [Director + Program Committee with Curatorium]	Education program strategy formulated in collaboration with partner schools  Public program strategy formulated	Education and public program plan completed  Innovative public program launched with opening forum	Schools program launched  15 Schools engaged  12 Public program events held	25 Schools engaged  14 Public program events held  International forum presented
	<b>2.4 Growing audience participation and engagement</b> [Director + Development Committee]	Participation measures formulated  Membership system launched  18 Members	16,000 Participants  58 Members	65,000 Participants  89 Members	86,000 Participants  115 Members
	<b>2.5 Learning from our communities - creating new feedback loops</b> [Director + Marketing Committee]	Engagement feedback systems formulated	Feedback systems activated  Audience engagement & satisfaction measures	Audience engagement & satisfaction measures  Plans reflect feedback	Audience engagement & satisfaction measures  Plans reflect feedback



Strategy	Initiative	Performance Measures [Outcomes]			
		2015	2016	2017	2018
<b>3. Connecting CoCA with the life, character and spirit of Christchurch city</b>	<b>3.1 Increasing CoCA presence within the cityscape – expected and unexpected places</b>	<i>Restoration plan enables enhanced gallery presence</i>	<i>Restoration completed, gallery opens to public acclaim</i>	<i>3 Public [non-program] events in gallery</i>	<i>5 Public [non-program] events in gallery</i>
	<i>[Director + Facilities Committee]</i>	<i>Program planning includes expanded extra-gallery city and community presence</i>	<i>1 City and community spaces occupied</i>	<i>2 City and community spaces occupied</i>	<i>2 City and community spaces occupied</i>
	<i>[Director + Program Committee]</i>		<i>1,000 Participants in extra-gallery programs and projects</i>	<i>5,000 Participants in extra-gallery programs and projects</i>	<i>10,000 Participants in extra-gallery programs and projects</i>
	<b>3.2 Connecting with the civic, business, social and cultural fabric of the city – connections, networks and collaborations</b>	<i>Board appointments connect with civic, business and cultural networks</i>	<i>Networks established</i>	<i>11 Networking and social events in gallery</i>	<i>16 Networking and social events in gallery</i>
		<i>Program-integrated networking strategy formulated</i>	<i>Re-opening program participation reflects depth and breadth of city networks</i>		
	<i>[Director + Development and Governance Committees]</i>		<i>1 Cultural collaborations in program</i>	<i>2 Cultural collaborations in program</i>	<i>3 Cultural collaborations in program</i>
	<b>3.3 Building connections with young people</b>	<i>‘Young professionals’ program formulated</i>	<i>‘Young professionals’ program formulated</i>		
	<i>[Director + Nominated Board Members]</i>	<i>‘Tertiary students’ program formulated</i>	<i>‘Tertiary students’ and ‘Young Contemporaries’ programs launched</i>	<i>100 Students engaged</i> <i>25 Young Cont. engaged</i>	<i>150 Students engaged</i> <i>40 Young Cont. engaged</i>



Strategy	Initiative	Performance Measures [Outcomes]			
		2015	2016	2017	2018
<b>4. Building a sustainable organisation</b>	<b>4.1 Increasing earned revenue – memberships, art rentals, function hire, interest</b>  <i>[Director + Development Committee and Facilities Committee]</i>	<i>Membership</i>	<i>Membership</i>	<i>Membership</i>	<i>Membership</i>
		\$ 50,050	\$ 92,400	\$ 196,300	\$ 123,200
		<i>Interest</i>	<i>Interest</i>	<i>Interest</i>	<i>Interest</i>
		\$78,000	\$82,600	\$88,000	\$93,000
		<i>Function Hire</i>	<i>Function Hire</i>	<i>Function Hire</i>	<i>Function Hire</i>
		\$1,200	\$12,000	\$30,000	\$32,000
		<i>Rental-Art</i>	<i>Rental-Art</i>	<i>Rental-Art</i>	<i>Rental-Art</i>
		\$10,000	\$21,000	\$22,500	\$24,000
	<b>4.2 Increasing contributed revenue – sponsorship, philanthropy (&amp; donations), grants</b>  <i>[Director + Development Committee]</i>		<i>2 Sponsors</i>	<i>4 Sponsors</i>	<i>4 Sponsors</i>
			\$ 35,000	\$ 45,000	\$ 50,000
		<i>Philanthropic</i>	<i>Philanthropic</i>	<i>Philanthropic</i>	<i>Philanthropic</i>
		\$0	\$20,000	\$23,000	\$24,000
		<i>Grants</i>	<i>Grants</i>	<i>Grants</i>	<i>Grants</i>
		\$65,000	\$130,000	\$110,000	\$80,000
	<b>4.3. Building organisational capability - people, frameworks &amp; systems</b>  <i>[Governance with Facilities Committee]</i>	<i>Governance Frameworks,</i>	<i>Risk Management &amp; OHS Policies in place</i>	<i>Board review completed</i>	
		<i>Board appointments &amp; Board Committees activated</i>	<i>Administrative systems and processes in place</i>		
		<i>Employment policies, Staff appointments</i>	<i>Gallery facilities comp.</i>		

## PLAN KPI SUMMARY

[One page grid summary – key KPI by year]

The gallery is scheduled to open approximately 1 September 2015. Therefore there will be one full exhibition season (Spring).

Focus	KPI	2015 [4months]	2016	2017
<b>Creative Collaborations</b>	Annual exhibitions and projects	3	6	7
	Education and public programs	4	12	15
	Artists and creative community participants	15	30	35
	International participants	2	5	7
<b>Engagement &amp; Participation</b>	Exhibition attendances	10,000	50,000	60,000
	Project participation	5,000	12,000	21,000
	Education & public program participation	500	2,500	5,000
	Participant satisfaction	90%	95%	95%
	Media presence and critical reviews	5	15	25
	Digital presence – website & social media connects	5,000	10,000	15,000
	Membership program participation	58	89	115
<b>Sustainable Performance</b>	Earned revenue (including memberships)	\$139,250	\$210,850	\$278,000
	Contributed revenue (grants and sponsorship)	\$65,000	\$185,000	\$178,000
	Total Net Position	(-\$295,000)	(- \$5,049)	\$5,084



## PROGRAM BRIEF SUMMARY

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- **Focussing on contemporary art**

Four annual cornerstone exhibitions of contemporary art – summer, autumn, winter, spring – and a growing series of collaborative and outreach projects involving interdisciplinary art forms and practices will present a rich program of art to complement the art experiences offered by other Christchurch galleries.

- **Presenting local, national and international practice**

A curatorium of recognised national and international curators will assist the gallery director to program exhibition and projects that reflect the best of contemporary art practice. The Gallery program will seek to engage audiences with challenging art experiences that will stimulate conversations about contemporary life and culture.

- **Collaborating with local galleries, festivals and cultural institutions**

CoCA is seeking to be a niche player within the Christchurch gallery community. It expects to collaborate with other contemporary art galleries, spaces and projects to increase local and visitor engagement and participation with visual art and culture.

- **Developing new audiences**

CoCA will create new access pathways through education, public programmes and special interest groups to expand the opportunity for audiences to engage with challenging and thought provoking art experiences.

- **Connecting with Christchurch City**

CoCA will establish a new city presence outside of its gallery space by enabling community based art projects that will increase the opportunity for public participation. The Gallery will also collaborate with artists and other art projects to present contemporary art in unexpected places.

- **Moving away from collecting**

CoCA has a proud tradition of collecting art but it is no longer feasible to maintain that focus. CoCA does not have the financial resources to fund an ongoing collection strategy that would be relevant to its new contemporary art focus. The intention is to facilitate viewing of the collection through rental and loan arrangements that will assist gallery funding and to carefully consider retiring some works to fund special gallery projects.





## MARKETING PLAN SUMMARY

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- **Refreshing CoCA**

In 2015, CoCA will reopen its gallery with an opening exhibition that will welcome the public to a refreshed space and a new art experience. While there will be many reminders of the gallery's proud heritage, there will also be an opportunity to appreciate the possibility of a different future. A refreshed brand and visual identity will retain its connection with the iconic CoCA name but the gallery signage, marketing collateral and publications will remind patrons of a fresh new presence – the 'restart' of CoCA.

- **Increasing connectivity**

A new website and an increased social media presence will enable the Gallery to connect more people with its programmes and provide an opportunity for on-line participation in some program events. Our education strategy will reach out to schools, tertiary institutions and the public, forging new connections between people, the gallery and contemporary art. Our membership system will connect our friends and visitors to our programme and events calendars and enable regular digital information updates. The gallery will also host civic functions, forums and events, which will enable the wider community to experience CoCA and thus encourage new audiences. And new special interest groups will increase our opportunity to connect with tertiary students and young professionals.

- **Enhancing communications**

Our new website and social media strategy will enable us to increase information access and feedback, Publicly accessible and engaging exhibition and project collateral, including, where appropriate, on –line catalogues and education collateral, will assist remote visitors to enjoy a CoCA experience. On-line surveys and feedback from social media will help us to assure the relevance and quality of our programmes and events.

- **Strengthening stakeholder engagement**

With new governance frameworks and new faces on the Board, we expect that through our committees we will increase the active engagement of trustees in enabling and supporting gallery activities. The board will also be active in recruiting new gallery memberships, and developing sponsorship and philanthropic support. In addition to the exhibitions and events that increase patron and visitor engagement, the gallery will host special functions to deepen its connections with key stakeholders including funders, collaborators, and corporate and civic leaders.



## DEVELOPMENT PLAN SUMMARY

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- **Maintaining a policy of free entry**

The trustees are hopeful that their fundraising programs will enable the gallery to maintain a policy of free entry to its exhibitions.

- **Changing the revenue profile**

CoCA has embarked on a deliberate strategy to reduce reliance on community and grant funding by increasing membership, sponsorship and philanthropic revenues. However there is an expectation that national and local government will continue to support the Gallery recovery and its audience development initiatives and education agenda and that local government and community groups will support its city outreach projects.

- **Increasing the focus on fundraising**

The Trustees are launching a new membership scheme designed to assure the funding of core administration and exhibition costs. The development committee of the board will lead a campaign to enlist membership support from organisations and individuals interested in supporting the gallery's programme.

- **Engaging sponsors and philanthropic support.**

The intention is to seek sponsorship support for our core exhibitions and philanthropic support for our art projects. The exhibition focus on contemporary life and culture should enable our sponsors to connect with a broad audience. And the opportunity for social and art philanthropy to support some of our art projects will be enhanced by their contemporary focus and the intention to engage with local communities and to 'interrupt' city-spaces.

- **Building a community of support**

In addition to a focus on memberships, sponsors and philanthropic funders, CoCA will continue to build a strong network of gallery friends and donors. The development of a broad community of proud supporters of the gallery's programmes is not only critical for the success of our funding strategies, but is also important to widen our community of interest and to encourage people to join our volunteers.



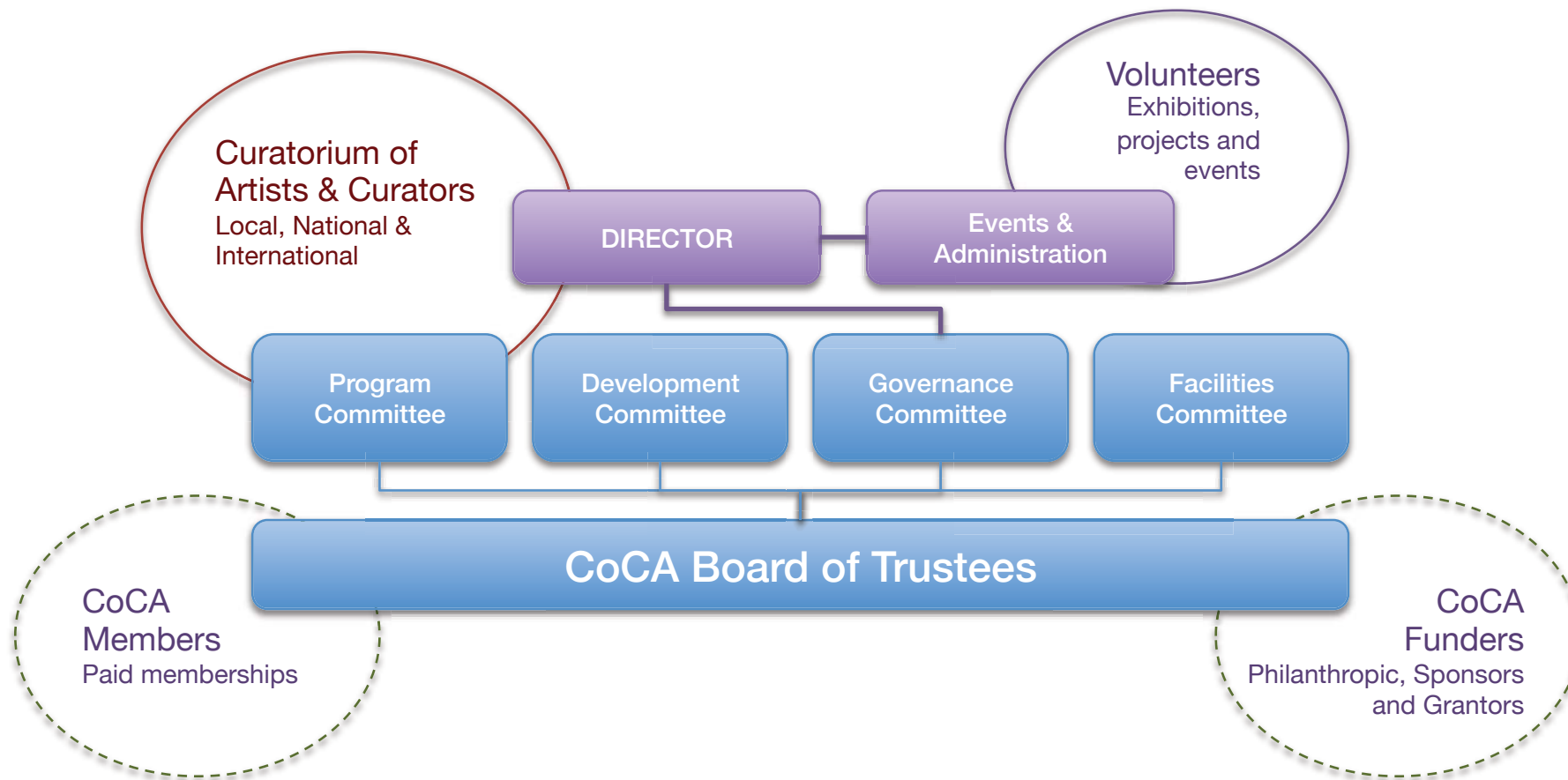
## RISK MANAGEMENT PLAN SUMMARY

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Risk	Rating	Mitigation Strategy	Plan Reference
That CoCA becomes unsustainable due to a lack of contributed and/or earned revenues	HIGH	<i>Development of new earned revenue streams and a decreasing reliance on income from Government grants</i>	4.1, 4.2
That CoCA fails to recover and expand its audiences due to programming and or marketing issues	MEDIUM	<i>Collaborative programming, education and access initiatives will connect with new audiences</i>	1.1 – 1.3; 3.1 – 3.3
		<i>Increasing the CoCA brand presence – engaging with the city and its young people</i>	2.1 – 2.3

## ORGANISATION

### Organisational Structure





## BOARD Structure

Role	Name	Committee	Stakeholder Networks	Experience
<i>PATRON</i>		<i>Ex Officio Board Member</i>		
CHAIR	<b>Kristina Pickford</b>	Governance - Chair	Civic & Government	Strategy & Leadership
DEPUTY CHAIR	<i>(To be appointed)</i>	Development – Chair Governance	Philanthropic & Business	Fundraising - Philanthropy
TREASURER	<b>Warren McKenzie</b>	Governance	Business Services	Chartered Accountant
SECRETARY	<b>Anna Ryan</b>	Governance	Professional Services	Lawyer
Board Member	<b>Ross Hutton</b>	Development	Business & Community	Fundraising - Sponsorship
Board Member	<b>Dominique Leeming</b>	Development	Business & Community	Fundraising - Membership
Board Member	<b>Rosie Aitken*</b>	Development	Business & Community	Fundraising - Membership
Board Member	<b>Renee Parsons</b>	Development	Creative Business	Marketing & Communications
Board Member	<b>Helen Calder'</b>	Programme	Visual Arts & Culture	Artists Artist
Board Member	<b>Julia Morrison</b>	Programme	Visual Arts & Culture	Artists Artist
Board Member	<b>Jessica Halliday</b>	Programme	Visual Arts & Culture	Cultural Institutions Arts & Cultural
Board Member	<b>Matthew Maling</b>	Facilities	Business & Community	Facilities Management
Board Member	<i>(To be appointed)</i>	Facilities	Business & Community	Event Management

\* Rosie will retire from the Board in next few months

'Helen is Acting Deputy Chair





## 14. VOLUNTARY LIBRARIES REVIEW REPORT 2014 AND UPDATE TABLE

		Contact	Contact Details
<b>Executive Leadership Team Member responsible:</b>	Chief Operating Officer		
<b>Officer responsible:</b>	General Manager, Culture Leisure and Parks	Y	DDI 941 8607
<b>Author:</b>	Michael Aitken, General Manager Culture Leisure and Parks	Y	DDI 941 8607
	Dyane Hosler, Community Libraries Manager	Y	DDI 941 7842

## 1. PURPOSE AND ORIGIN OF REPORT

- 1.1 At the Council meeting of 10 December 2014 to consider the adoption of the updated Libraries 2025 Plan, the Council resolved that the Council: *Accept and adopt the updated 2025 Facilities Plan – including changes recommended by the Community Committee and that the updated Voluntary Libraries Review be referred to the Communities, Housing and Economic Development Committee for consideration and delegate authority to adopt any changes.*
- 1.2 This report seeks the approval of the Voluntary Libraries Review Report 2014 (refer **Attachment 1**) and update table (refer **Attachment 2**).

## 2. EXECUTIVE SUMMARY

- 2.1 At the Communities, Housing and Economic Development Committee meeting of 5 March 2015 a request was made to clarify changes in the Voluntary Libraries Review Report from its inception to the final version, to attach the final version and to include in a covering memo a summary of the Council decisions to date affecting the Voluntary Libraries.
- 2.2 The original 2013 report was circulated through Community Boards for comment. The changes made from the original 2013 report to the current 2014 report reflect the following:
- 2.2.1 The changes in opening hours of some of the facilities as a result of feedback from voluntary libraries due to their changes in opening hours.
- 2.2.2 The next steps pages was updated to show progress on actions by Council staff.
- 2.2.3 Updates were made to recommendations for individual libraries if changes had occurred.
- 2.3 The revision of the review (Voluntary Libraries Review Report 2014 (refer **Attachment 1**)) has been supplemented with a summary table of relevant Council decisions and progress to date. This table is appended to the report (refer **Attachment 2**).

## 3. BACKGROUND

- 3.1 The Voluntary Libraries Review Report 2013 was first considered at the Community, Recreation and Culture Committee 26 September 2013. It was then referred back to Community Boards for comment.
- 3.2 Those comments were incorporated into the next version labelled the Voluntary Libraries Review Report 2014 and the key relevant issues included in the Libraries 2025 Plan revision considered by Council on 10 December 2014.
- 3.3 At the Council meeting several issues were raised about the report and it was referred back to the Community, Housing and Economic Development Committee who first considered it on 5 March 2015.

**14. Cont'd**

- 3.4 Following that meeting and subsequent discussions the Voluntary Libraries Review Report 2014 has been supplemented with a table showing key Council decisions that impact Voluntary Libraries and updated progress.

**4. FINANCIAL IMPLICATIONS**

- 4.1 The Voluntary Libraries Review Report 2014 is an input into the Libraries 2025 Plan and as such has no direct financial implications. Any actions suggested by the plan will be brought through to the appropriate Council decision-making process for consideration.

**5. STAFF RECOMMENDATION**

It is recommended that the Communities, Housing and Economic Development Committee:

- 5.1 Approve the Voluntary Libraries Review Report 2014 (refer **Attachment 1**) with attached update table (refer **Attachment 2**).

# Voluntary Libraries Review Report 2014



## Contents

Introduction.....	3
The library landscape in Christchurch.....	3
A description of Voluntary Libraries in Christchurch.....	6
Voluntary Library Collections .....	8
Options Going Forward.....	9
Conclusion.....	11
Appendices.....	12
References: .....	35



## Introduction

The Libraries 2025 Facilities Plan (2008) identified the need to examine the role and future of voluntary libraries in Christchurch. The timing of this review of voluntary libraries, post Canterbury earthquakes, informs the Facilities Rebuild Plan and will help guide Council with options and recommendations in relation to community facility provision during the recovery and rebuild process in the years ahead.

During the development of the Libraries 2025 Facilities Plan, voluntary library committees were involved in workshops and were invited to give feedback. Their input from that process has been taken into account in preparing this review document. Input has also been received from Council colleagues including library staff and Strengthening Communities Advisers. In May 2013, a Voluntary Library Forum was held where representatives from each voluntary library were invited to share concerns and future directions. A key message that emerged was agreement to future joint use community facilities, from the majority of voluntary library representatives. Councillor Johanson facilitated the meeting which was also attended by Councillor Beck, several Community Board members and Michael Aiken, (then) General Manager of Community Services, as well as Christchurch City Libraries Staff.

This Voluntary Libraries Review Report has drawn material from a wide range of sources including library statistical information and current and emerging trends (see appendices). Population and demographic changes, and their impact upon use of libraries post earthquakes, will also continue to inform library facility planning.

The Council Library and Information Unit Activity Management Plan describes the level of service provided for voluntary libraries as:

- Provide for 10 voluntary libraries rent free facilities, building and maintenance and support for collections within a joint use space.
- Develop a plan within the Libraries 2025 Facilities Plan framework for the voluntary libraries service to be provided for within facilities that allows for the maximisation of the use of the facility by the community as a whole.

The Voluntary Libraries have total independence from the Council in regards to the level of service they deliver from their facilities. This includes hours open to the public and type and range of lending material available.

## The library landscape in Christchurch

Voluntary libraries largely arose prior to the development of the Christchurch City Council's role as provider of public library services. The common theme has always been that they were run by volunteers and their primary focus was the provision of popular reading materials. The evolution of public libraries has consequently led to the decline of many voluntary libraries, and the evolution of the public library service has been a reflection of the expansion and growth of Christchurch City.

Over the years the development and expansion of the Council funded network of community libraries, increased mobility of people, the growth of shopping malls, the increasingly use of technology to source information and the shrinking pool of library volunteers and their customers, has seen a decline in overall voluntary library use.

Today two distinct forms of library service exist in Christchurch:

- An historical service of stand alone voluntary libraries, operating a traditional library service, generally housed in small Council owned buildings, open variable hours and run by the local community.

- A professional connected network of libraries (known as Christchurch City Libraries), servicing residents of Christchurch City and Banks Peninsula as well as catering to the needs of visitors to the city and region, offering modern, often multi use facilities, a wide range of physical and online resources and services, events and programmes for all sectors of the community and run by qualified library staff.

Previous Christchurch City Libraries' reports on voluntary libraries (*Review of Voluntary Libraries 1996* and *Voluntary Libraries in Christchurch 2004*) illustrate that adaptation by voluntary libraries to changing community and information society demands has been slow and limited in scope. Few changes have been noted since the 2004 report. The Canterbury earthquakes of 2010 and 2011 have required the Christchurch City Council to review services and usage of facilities (including facilities used by the voluntary libraries), and gauge how they can fit into the larger picture of rebuild and recovery in these communities and across Christchurch.

In report *Public Libraries of New Zealand: A Strategic Framework 2012-2017*, Lawrence Yule, President of Local Government New Zealand outlines eight strategic initiatives and describes how today is a time of transition and change for libraries worldwide. He describes how libraries today are:

*"no longer just bricks and mortar. ... Libraries are places where people from all walks of life congregate to read, browse, watch, examine, research, share ideas, teach, learn, debate and engage."*

These attributes and those from the 2013 IFLA (International Federation Library Association) Trend report (<http://trends.ifla.org/>) are being translated across the Christchurch City Libraries network to guide the future development of services. These include developing libraries which will continue to reflect the changing society and those which will:

- Connect people to ideas and knowledge – to turn knowledge into value.
- Connect people to people – in order to strengthen communities.
- Run programmes and events to instil and encourage the joy of reading for pleasure, recreation, discovery and lifelong learning – in order to work towards an innovative, creative and productive society.
- Create vibrant library places of inspiration, debate and social interaction.
- Be repositories of recorded knowledge and information about our cultural heritage in order to strengthen our identity.
- Be a significant conduit for the delivery of services and content online - bridging the digital divide.

**Overview of status and ownership of voluntary library facilities as at Nov 2014**

<b>Library name</b>	<b>Status</b>	<b>Building/ Land Owner</b>	<b>Established</b>	<b>Description</b>
Heathcote	Closed, planning for a joint community facility	CCC	1963	Incorporated society 1995
Hoon Hay	Open	CCC	1967	
Mairehau	Open	CCC	1963	Incorporated society 1964
Opawa Adults	Building closed, service relocated to Opawa Children's Library	CCC	1935	Incorporated society 1944
Opawa Childrens	Open	CCC	1935	Incorporated society 1944
Redcliffs	Building demolished, service temporarily relocated to Redcliff's Tennis Club.	CCC previous building, Redcliffs Tennis Club temporary facility	1914	Incorporated society 1930
Riccarton	Open	CCC	1928	Incorporated society 2001
St Martins	Building demolished. Planning for a joint community facility	CCC	1923	Incorporated society 2010
Upper Riccarton War Memorial	Open	Trust owns the building, CCC owns the land	1919	Incorporated society 2009
Woolston	Building demolished, service relocated to Woolston Scout Den.	CCC previous building, unknown for current building	1899	Registered charitable trust 1998

## **A Description of Voluntary Libraries in Christchurch**

Voluntary libraries in Christchurch could be described as a base for community connection and engagement within their communities, and as a gathering space. Their hours vary from 4 hours per week at Hoon Hay to 34 hours per week at Redcliffs. This could be translated as a changing need for the traditional library by the local community, and in some cases a reflection that for some voluntary libraries there is a declining availability of volunteers to run the library.

Each voluntary library focuses directly on its immediate community serving their needs and interests. They all provide a traditional lending service and leave the provision of services including providing programmes, Internet, wifi access and an automated library catalogue to the Christchurch City Libraries who have access to professionally qualified and trained staff.

The lending service offered by the voluntary libraries varies with some focussing on specific collection areas. For instance some voluntary libraries provide an adult only or children's only collection and others have a modest or no non fiction collections. The quality, age and depth of the collections offered also vary.

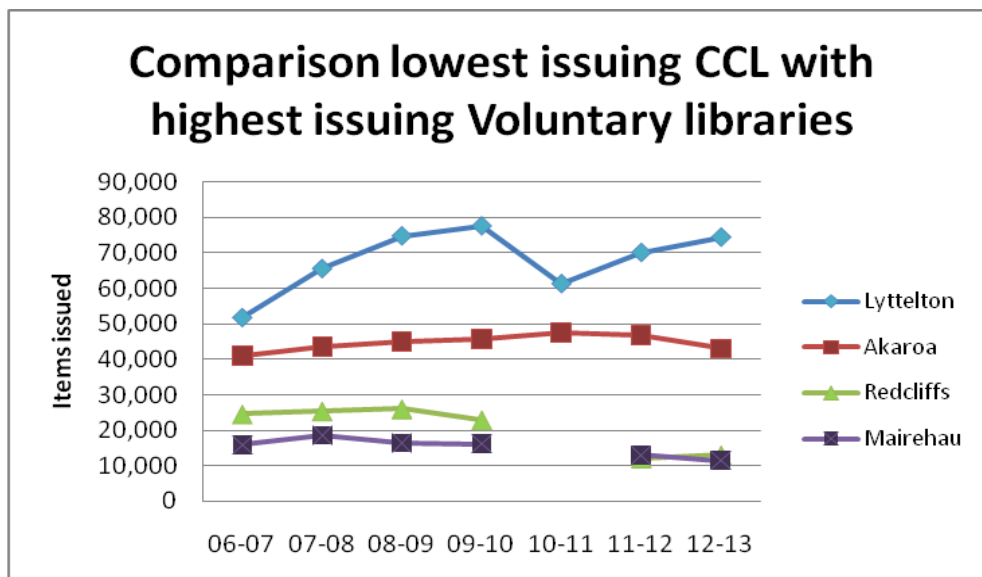
Prior to the earthquakes all of the voluntary libraries bar the Upper Riccarton War Memorial Library were the sole occupiers of their rent free Council facility. The Upper Riccarton War Memorial Library owns its building and leases the land from the Christchurch City Council and also shares its facility with local community groups. Since the earthquakes Woolston and Redcliffs have successfully found temporary non Council facilities in which to operate from, whilst St Martins and Heathcote are waiting for a new joint use facility to be built .

In conclusion, the function of the voluntary libraries has changed. While still performing the library role of book borrowing, some are also neighbourhood places for local communities to come together to connect socially. Trends suggest that some of these library spaces are being used to socialise, as places to meet and to assist older people to remain strong and connected. Local community members see them as a place of familiarity and a sense of community. Being a library committee member also provides a local community service. It would seem that the function of some of these voluntary libraries today is about people coming together, which is complemented by the traditional function of book lending, whilst others are declining due to changing needs of their community.

## **Financial contributions**

The Christchurch City Libraries supports voluntary libraries through the provision of funding for collections, building and grounds maintenance. The annual collection budget is \$27,620 and is allocated across the voluntary libraries based on their issues from the previous financial year. Voluntary libraries secure additional funding through Council community grants and by charging their customers for issues.

Building operational costs range from \$65,000-\$75,000 per annum. The variance is due to what items need renewal and replacement. This does not include major one-off or lifetime capital replacement costs such as roofs. This work is planned and delivered by staff on an ongoing basis.



Comparison Issues CCL and Voluntary Libraries							
	06-07	07-08	08-09	09-10	10-11	11-12	12-13
Lyttelton	51,674	65,454	74,662	77,454	61,237	69,981	74,304
Akaroa	40,897	43,596	44,929	45,731	47,431	46,683	43,043
Redcliffs	24,539	25,401	25,976	22,892		12,000	13,000
Mairehau	15,850	18,631	16,375	16,201		13,000	11,500

**Note:**

Statistics were not collected for voluntary libraries for the 2010/2011 year due to the disruption caused by the earthquakes.

## Issues comparisons

Issues for the Voluntary Libraries for the 2009/2010 period ranged from 4,000 – 22,000 issues. Issues from Akaroa Library (which has the lowest level of issues for a staffed library in the Christchurch City Libraries' network) were almost 46,000 for the same period.



## Voluntary Library Collections

Christchurch City Libraries provides an annual grant to each voluntary library as well as access to a dedicated collection of approximately 1500 large print and children's books. This collection is readily available for use, however the uptake by voluntary libraries is low.

### Number of visits by voluntary libraries to access the Christchurch City Libraries special voluntary library collection, 2010-2012

Library name	No. of visits to access CCL collection 2009 - 2010	No. of visits to access CCL collection 2010 - 2011	No. of visits to access CCL collection 2011 - 2012	No. of visits to access CCL collection 2012 - 2013
Heathcote	2	1	0	0
Hoon Hay	1	0	0	0
Mairehau	6	6	3	3
Opawa (Children's & Adults)	5	6	9	5
Redcliffs	4	4	3	2
Riccarton	3	2	2	1
St Martins	2	1	0	0
Upper Riccarton War Memorial	2	0	1	1
Woolston	5	2	0	0

## Options Going Forward

The future direction and planning for library facilities across Christchurch is influenced by numerous factors including the need to focus on areas of significant current and projected potential population growth in order to provide the best value and outcomes for the community. For over a decade councils across New Zealand have been increasingly positioning libraries alongside other community facilities.

In Christchurch this has included Shirley, Papanui and Fendalton Libraries and more recently South, Hornby and Upper Riccarton Libraries, featuring a mix of service centres, service desks, Community Board rooms, meeting rooms and learning spaces. This approach will also be evidenced at the new Halswell facility, (which will include a library, service desk, meeting rooms, a community hall and pool facilities). Nationwide, the trend is towards multipurpose facilities with co-located services, with a recent example being Te Takere – the Culture and Community Centre for the Horowhenua in Levin.

In light of the earthquake damage to many community facilities, it is timely for Council to question the dedicated use of space used by voluntary libraries in Council owned and maintained buildings. There are opportunities to rethink facility provision to ensure communities are receiving best value and Council is optimising the use of its investment to ensure that facilities are fit for purpose and sustainable for the long term. There is now an opportunity to rebuild and replace demolished voluntary library facilities with new modern, multi purpose community facilities that contribute to place making and community connection.

Through the Facilities Rebuild Programme process the vacant land and damaged community facilities are being assessed. The recommendations regarding land and facilities will be presented to Council over the next two years, having taken into account the recommendations made in this report. Master Plans and Community Services Facilities planning will also inform recommendations going forward.

The options below reflect the Libraries 2025 Facilities Plan, the Facilities Rebuild Programme process and the Community Services Facilities Plan.

## Next Steps

- Consult with the Voluntary Library committees on options going forward, with priority to be given to those with damaged or demolished facilities. *(Completed 2013)*
- Council staff from Facilities Rebuild Programme, Libraries and Information and Community Support units to undertake tactical planning to develop options for voluntary library spaces within multipurpose community facilities with regards to suitable location, size and projected community use, based on the recommendations on p.10 (see over) *(work in progress)*
- Bring recommendations back to Council on a case by case basis for approval and funding through the Facilities Rebuild Programme. *(work in progress)*
- Consider using the Mobile library (Library to go) to service closed, demolished or changed Voluntary Library locations. *This has occurred at Heathcote, Woolston and Redcliffs as a result of community demand.*

**Voluntary Libraries - Attributes and options for development**

<b>Voluntary Library</b>	<b>Building status</b>	<b>Building size</b>	<b>Proximity to closest CCL Library or Mobile Library Van stop</b>	<b>Weekly Hours of Opening</b>	<b>Facility Recommendations &amp; comments</b>
<b>Heathcote</b> Hagley/Ferrymead Ward	Closed	88 sq m	3.7 km to Lyttelton Library; The Mobile Library visits Heathcote weekly.	11.5 pre closure	A multipurpose community facility that incorporates an appropriately sized library space is being planned using the insurance funds from the previous Heathcote Library in Martindale's Road and the Community Centre. This is a joint Council/Community project.
<b>Hoon Hay</b> Riccarton/Wigram Ward	Open, 42% NBS	53 sq m	2.2 km to Spreydon Library.	3- 4.5	Consult with the community regarding options for greater use of the facility going forward, including use of the library outside the hours it is open. Committee have signalled a change later 2014.
<b>Mairehau</b> Shirley/Papanui Ward	Open 85% NBS	220 sq m	3.5 km to Shirley Library	14	Investigate options to allow for community use of this space.
<b>Opawa Adults</b> Spreydon/Heathcote Ward	Closed. Currently combined with Opawa Childrens'	240 sq m	3.8 km to South Library	14.5	Co-locate Opawa Adult Library and Opawa Children's Library in one facility. Consult with community regarding options for facility (building). The Voluntary library staff reported at the May 2013 Voluntary Library Forum that they are happy to share a joint use facility. This option would need to be considered in terms of other community facilities or hubs being planned in Opawa.
<b>Opawa Childrens'</b> Spreydon/Heathcote Ward	Open 34% NBS	50 sq m	3.8 km to South Library	14.5	Co-locate Opawa Children's Library and Opawa Adult Library in one facility. Consult with community regarding options for facility (building). The Voluntary library staff reported at the May 2013 Voluntary Library Forum that they are happy to share a joint use facility. This option would need to be considered in terms of other community facilities or hubs being planned in Opawa.
<b>Redcliffs</b> Hagley/Ferrymead Ward	Demolished. Currently operating from Redcliffs Tennis Club	186 sq m previously	The Mobile Library visits at Mt Pleasant and Redcliffs weekly and 3 times a week to Sumner	32	Building demolished. The Council has granted a 5 year lease to relocate a building on the land where the previous building stood. Review status when the lease expires in 2017. Support the inclusion of a multipurpose community facility that includes an appropriately sized library space. This option would need to be considered in terms of other community facilities including the Master Plan for Redcliffs and development in Sumner.
<b>Riccarton</b> Riccarton/Wigram Ward	Open, 100% NBS	90 sq m	2.4 km to Mobile Library stops in Addington; 2.7 km to Fendalton Library	22	Currently operating in a multipurpose community facility. Retain the status quo. This building has been assessed at 100% NBS. Consider opportunities in line with the 2030 Community Facilities Network Plan.
<b>St Martins</b> Spreydon/Heathcote Ward	Building demolished	265 sq m previously	1.9 km from South Library	19.5	A multipurpose community facility that incorporates an appropriately sized library space is being planned for the site. Planning is taking into consideration other community facilities or hubs being planned in the area.
<b>Upper Riccarton War Memorial</b> Riccarton/Wigram Ward	Open	Not available	1.3 km to Upper Riccarton Library	6.5	Retain the status quo. The facility is independently owned in a multipurpose community facility and the Council is only responsible for grounds maintenance. A grounds lease is in place.
<b>Woolston</b> Hagley/Ferrymead Ward	Demolished. Operating from Woolston Scout Den	160 sq m previously	3.5 km to Linwood Library, the Mobile Library visits Woolston weekly	12	Building demolished. Consider alternative locations that incorporate an appropriately sized library space. This option would need to be considered in terms of the 2030 Community Facilities Network Plan and Ferry road masterplan.

## Conclusion

Voluntary libraries in Christchurch operate a dedicated service in most instances within Council owned buildings. They offer a meeting and gathering space for people who may be socially isolated as well as a book lending service. They are run by the local community, and connect with their local communities.

The future position of voluntary libraries across Christchurch will need to address best use of these facilities to meet changing community needs. It is important that decisions are made that focus on the future needs of the community and connect with Master Plans and the Community Facility Network Plan.

As earlier described key developments and local body amalgamations have impacted on library development including how voluntary libraries have opened, flourished, declined and closed in response to changing community needs. The Canterbury earthquakes have given us another opportunity to rethink the use of voluntary libraries in our communities and how best the facilities can be used now and into the future.

Report written by Dyane Hosler

Community Libraries Manager  
Libraries and Information Unit

18 September 2013  
(updated November 2014)

## **Appendices**

1. Hours of operation of voluntary libraries
2. Overview of previous voluntary libraries in Christchurch
3. Voluntary Library - Issue Trends 1999 – 2012
4. Christchurch City chronology of local body and library development
5. Community Facilities location maps
6. Minutes from the Voluntary Library Forum, May 2013



**Appendix 1: Hours of operation of voluntary libraries/Christchurch City Libraries  
(Hours are the same pre and post earthquake)**

<b>Library</b>	<b>Hours open</b>
Heathcote	Currently closed. Previously Monday 10.30am-12pm & 6.45pm-8.00pm; Tuesday and Thursday 2.00pm-4.00pm Wednesday and Friday 6.45pm-8.00pm Saturday , 9.45am-12 noon <b>Total hours 11 .5 hours per week</b>
Redcliffs	Monday- Friday 10.00am- 4.00pm, Saturday 10.30am – 12.30pm <b>Total 32 hours per week</b>
Hoon Hay	Wednesday and Friday 3.00pm – 4.30pm Saturday 10.00am – 11.30am <b>Total hours 4.5 hours per week. Not always open Friday afternoons</b>
Riccarton	Monday-Friday 12 noon-3pm Saturday 10am-12 noon <b>Total hours 17 hours per week</b>
Upper Riccarton War Memorial	<b>Total 6.5 hours</b>
Mairehau	Monday- Friday 2.00pm- 4.00pm, Saturday 10.00am – 2.00pm <b>Total 14 hours per week</b>
Opawa Adults and Childrens	Monday- Friday 2.00pm- 4.00pm, Monday, Wednesday, Friday 6.30pm-8.00pm Saturday 10.00am – 12.00pm and 2.00pm – 4.00pm <b>Total 18.5 hours per week</b>
St Martins	Wednesday, Friday, Saturday 10am – 12pm Monday to Friday 2pm – 4.30pm <b>Total hours 18.5 hours per week</b>
Woolston	Monday, Wednesday, Friday 1.00pm – 3.00pm Tuesday, Thursday, Saturday 10.30am – 12.30pm <b>Total 12 hours per week(TO BE UPDATED Sept 2014)</b>

**Hours of operation of Christchurch City Council Libraries**

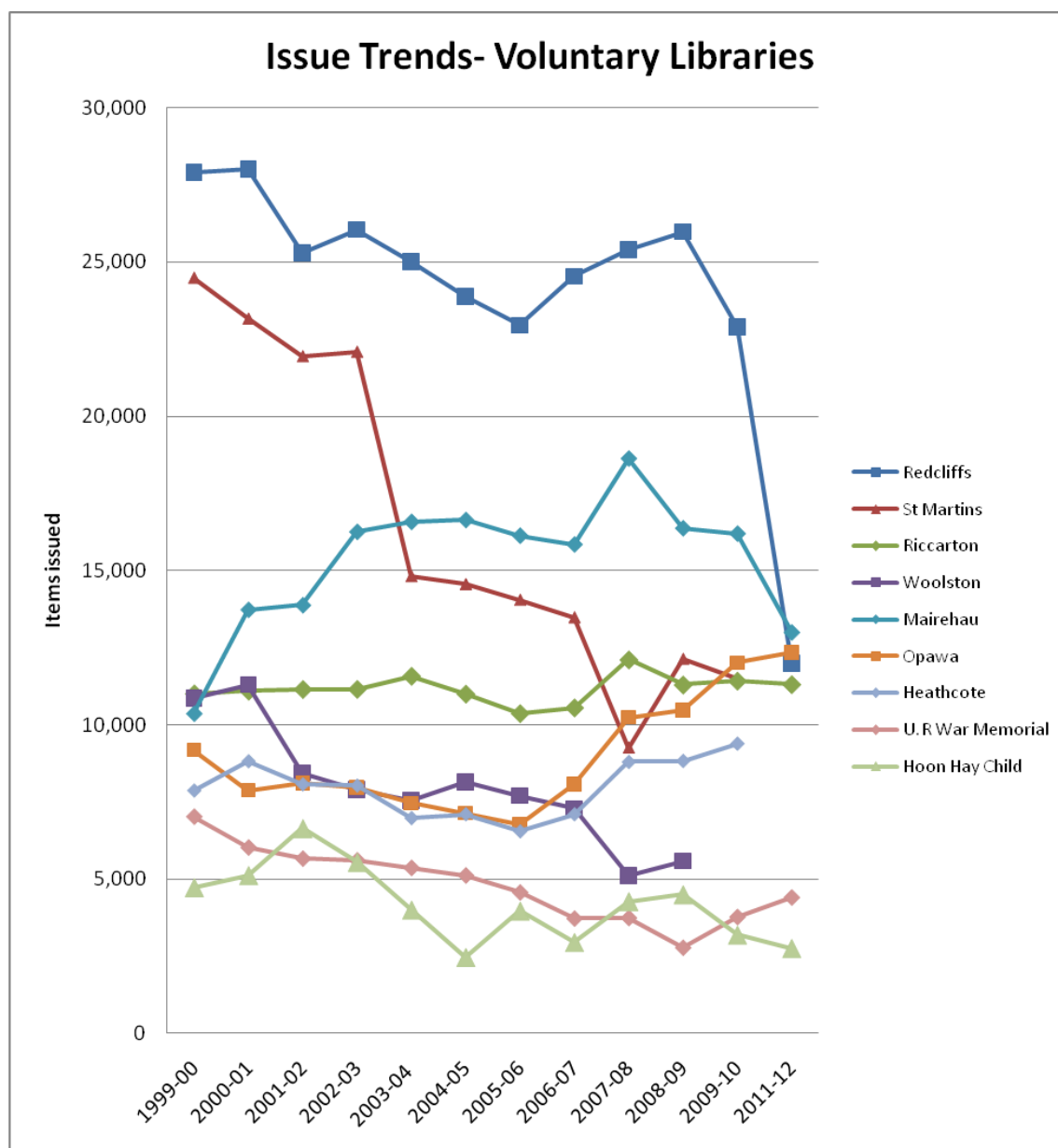
<b>Library</b>	<b>Hours open</b>
New Brighton, Shirley, Papanui, Linwood	Mon to Fri 9am - 6pm Sat & Sun 10am - 4pm <b>Total 57 hours per week each library</b>
South	Mon to Fri 9am - 7pm Sat & Sun 10am - 4pm <b>Total 62 hours per week</b>
Fendalton	Mon to Fri 9am - 8pm Sat 10am - 4pm. <b>Total 61 hours per week</b>
Upper Riccarton	Mon to Fri 9am - 8pm Sat & Sun 10am - 4pm <b>Total 67 hours per week</b>
Central Peterborough,	Mon to Fri 9am - 6pm Sat & Sun 10am - 5pm <b>Total 59 hours per week each library</b>
Central Manchester	Mon to Fri 9am - 6pm Sat 10am - 5pm <b>Total 52 hours per week each library</b>
Aranui, Parklands	Monday to Friday 9am - 6pm Sat 10am - 4pm <b>Total 51 hours per week each library</b>
Hornby, Halswell, Lyttelton, Spreydon, Redwood, Bishopdale	Monday to Friday 9am - 6pm Sat 10am - 1pm <b>Total 48 hours per week each library</b>
Akaroa	Mon- Fri 10.00am- 4.30pm Sat 10am - 1pm <b>Total hours 35.5</b>

Diamond Harbour	Tues 2.00pm – 7.00pm, Thurs 10.00-2.00pm, Fri 2.00pm-4.00pm Sat 10.00-12noon <b>Total hours 13</b>
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**Appendix 2**  
**Overview of previous voluntary libraries across Christchurch**

<b>Library name</b>	<b>Date opened</b>	<b>Date closed</b>	<b>Description</b>
St Albans	1874	1997	Closed
Burwood	1885	1996	Closed
Waltham	1875	1971	Absorbed into Council run Spreydon Library
Sydenham	1900	1971	Absorbed into Council run Spreydon Library
Addington	1919	1971	Absorbed into Council run Spreydon Library
St Martins Childrens	1923	2003	Absorbed into Council run South Library
Beckenham	1929	2003	Absorbed into Council run South Library
Cashmere Junior	1959	2003	Absorbed into Council run South Library
North New Brighton	1875	1975	Absorbed into Council run New Brighton Library
New Brighton	1875	1975	Absorbed into Council run New Brighton Library
Sir John McKenzie	1954	2006	Absorbed into Council run Upper Riccarton Library
Mt Pleasant	1958	1986	Closed

### Appendix 3



\*\* 10-11 Figures excluded as information not requested for that year

Voluntary Library- Issue Trends												
	1999-00	2000-01	2001-02	2002-03	2003-04	2004-05	2005-06	2006-07	2007-08	2008-09	2009-10	2011-12
Redcliffs	27,910	28,004	25,293	26,047	25,017	23,874	22,950	24,539	25,401	25,976	22,892	12,000
St Martins	24,488	23,163	21,943	22,087	14,811	14,550	14,043	13,476	9,249	12,127	11,493	
Riccarton	11,015	11,103	11,156	11,159	11,584	11,006	10,374	10,560	12,114	11,302	11,426	11,312
Woolston	10,868	11,297	8,442	7,895	7,544	8,146	7,700	7,279	5,109	5,582		
Mairehau	10,372	13,733	13,882	16,257	16,582	16,641	16,135	15,850	18,631	16,375	16,201	13,000
Opawa	9,178	7,874	8,107	7,966	7,460	7,129	6,777	8,079	10,241	10,465	12,014	12,349
Heathcote	7,867	8,821	8,071	8,028	6,971	7,098	6,541	7,097	8,797	8,830	9,392	
U.R War Memorial	7,014	6,018	5,656	5,602	5,358	5,113	4,563	3,719	3,738	2,775	3,768	4,400
Hoon Hay Child	4,730	5,123	6,647	5,555	4,001	2,462	3,967	2,949	4,274	4,498	3,190	2,755

#### Appendix 4: Christchurch City chronology of local body and library development

Political developments	Civic library developments	Suburban/voluntary library developments
	1851 Lyttelton	
1853 Canterbury Province formed		
1856 Christchurch made a city		
		1859 Mechanics' Institute opens
1862 Christchurch Municipal Council formed		
1863 Road Boards established		1863 Mechanics' Institute moves to Cambridge Terrace site
1864 renaming of road boards: now Heathcote, Spreydon, Halswell		
1868 William Wilson first mayor of Christchurch and new Christchurch City Council		1868 St Albans Mutual Improvement Society opens
	1873 Mechanics Institute hands over to control of Canterbury College, becomes Canterbury Public Library. First professional librarian appointed	
	1873 Provincial Government makes grants to libraries available	1873 Provincial Government makes grants to libraries available
		1874 St Albans Library opens
		1875 libraries open in New Brighton, Papanui, Waltham
1877 Sydenham becomes a borough, Riccarton becomes part of Selwyn County		
1881 St Albans becomes a borough		
1882 Linwood and Woolston Town Boards established		
1883 Sumner Town Board established		1883 Sumner Library opens
		1884 Spreydon Library opens
		1885 Burwood Library opens
		1899 Woolston Library opens
1890 Richmond joins Christchurch City		
1891 Sumner becomes a borough		
1893 Linwood and Woolston become boroughs		1893 two libraries merge to form St Albans Library
1897 New Brighton becomes a borough		1897 Halswell Library opens
		1900 Sydenham Library opens
	1901 New Canterbury Public Library building opens on corner of Cambridge Terrace and Hereford Street	
		c1900 Christchurch City Council begins providing subsidies to Christchurch suburban libraries
1903 Sydenham, Linwood and St Albans Boroughs join Christchurch City		1903 Sydenham Library re-opens
		1904 Little River Library opens
1907 Beckenham and Fisherton join City		
1909 Riccarton Road Board, Avon Road Board and part of Spreydon form Waimairi County		1909 Linwood Library opens
1910 Halsell and Tai Tapu Road Boards form Halswell		

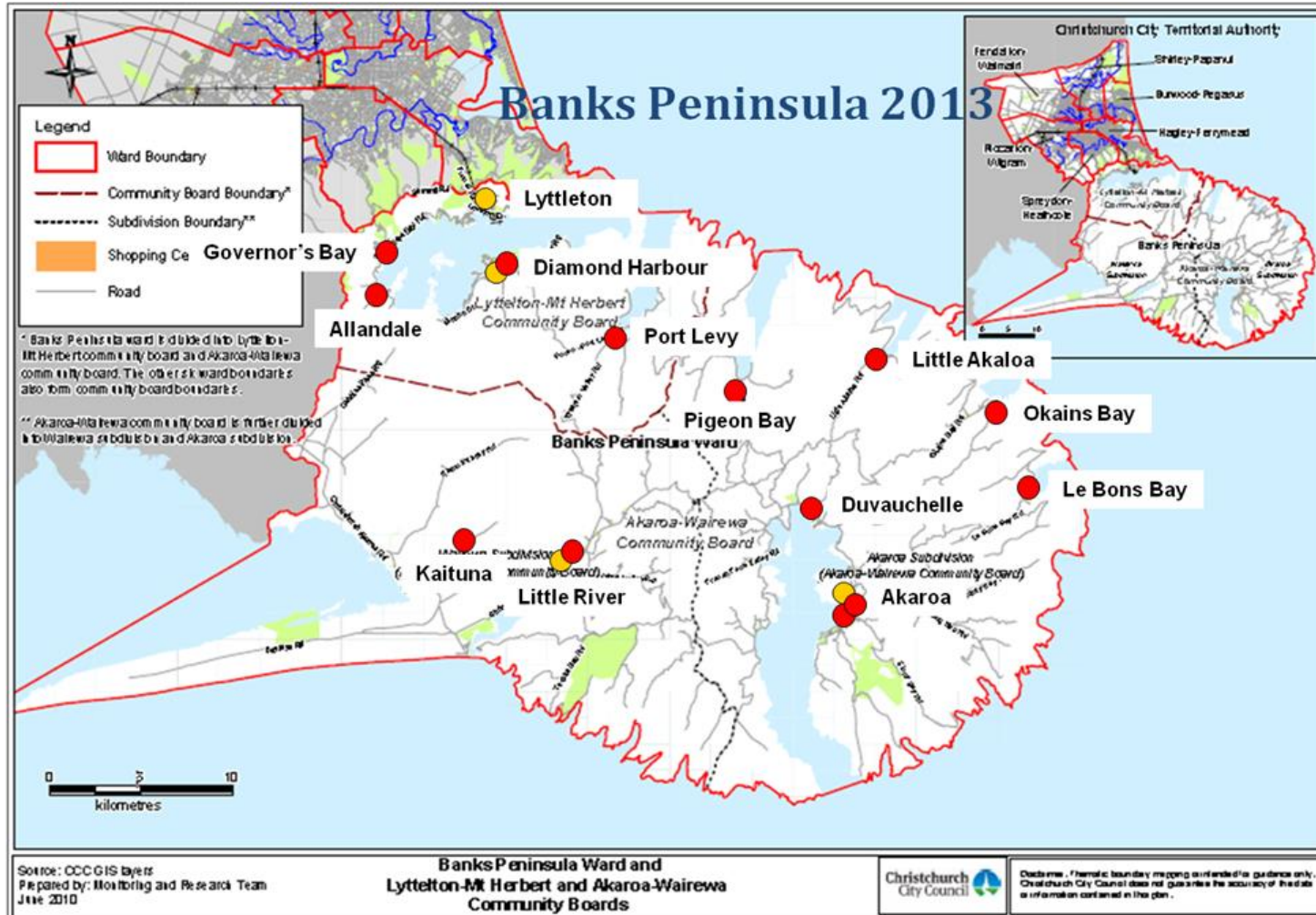


County		
1910 Selwyn County reformed into 10 new counties including Paparua and Heathcote		
1911 part of Cashmere transfers from Halswell to Heathcote		
1911 Spreydon becomes a borough		
1911 North Linwood joins City		
1913 Riccarton becomes a Borough		
		1914 Redcliffs Library opens
1915 North Richmond joins City		
1916 Opawa joins City		
1917 Avonside and St Martins join City		
		1919 Addington Library opens; also Upper Riccarton War Memorial Library
1921 Spreydon and Woolston Boroughs join City		
1922 Hagley Park and Botanic Gardens included in City boundary		
1923 Bromley and Papanui join City		1923 St Martins Library opens
	1924 Children's Library opens next to adult CPL in Hereford Street, staffed by professional children's librarian	
		1927 St Martins Children's Library opens
		1928 Riccarton Library opens
		1929 Spreydon Library re-opens
		1929 Beckenham Library opens
	1930 Canterbury Public Library begins library service to rural districts	1930 Redcliffs Public Library incorporated society
		1931 Beckenham Library opens
		1935 Opawa Library opens
	1936 Christchurch City Council agrees in principle to take over responsibility for Canterbury Public Library and makes first grant of £250. Further grants of £1000 in 1937 and £2000 in 1942	
1943 St Andrews Hill (Mt Pleasant) joins City		1943 Diamond Harbour Library opens
		1944 Opawa Public Library incorporated society
1945 Sumner Borough, McCormacks Bay and Hillsborough join City		
	1948 Christchurch City Council takes over Canterbury Public Library from University of Canterbury, including financial responsibility and funding obligations for the professional library service. Canterbury Public Library Act 1948	
	1952 free membership to Canterbury Public Library	
1953 Hornby becomes a County Town		
	1954 Canterbury Public Library provides bulk book loans to suburban libraries	1954 Canterbury Public Library provides bulk book loans to suburban libraries

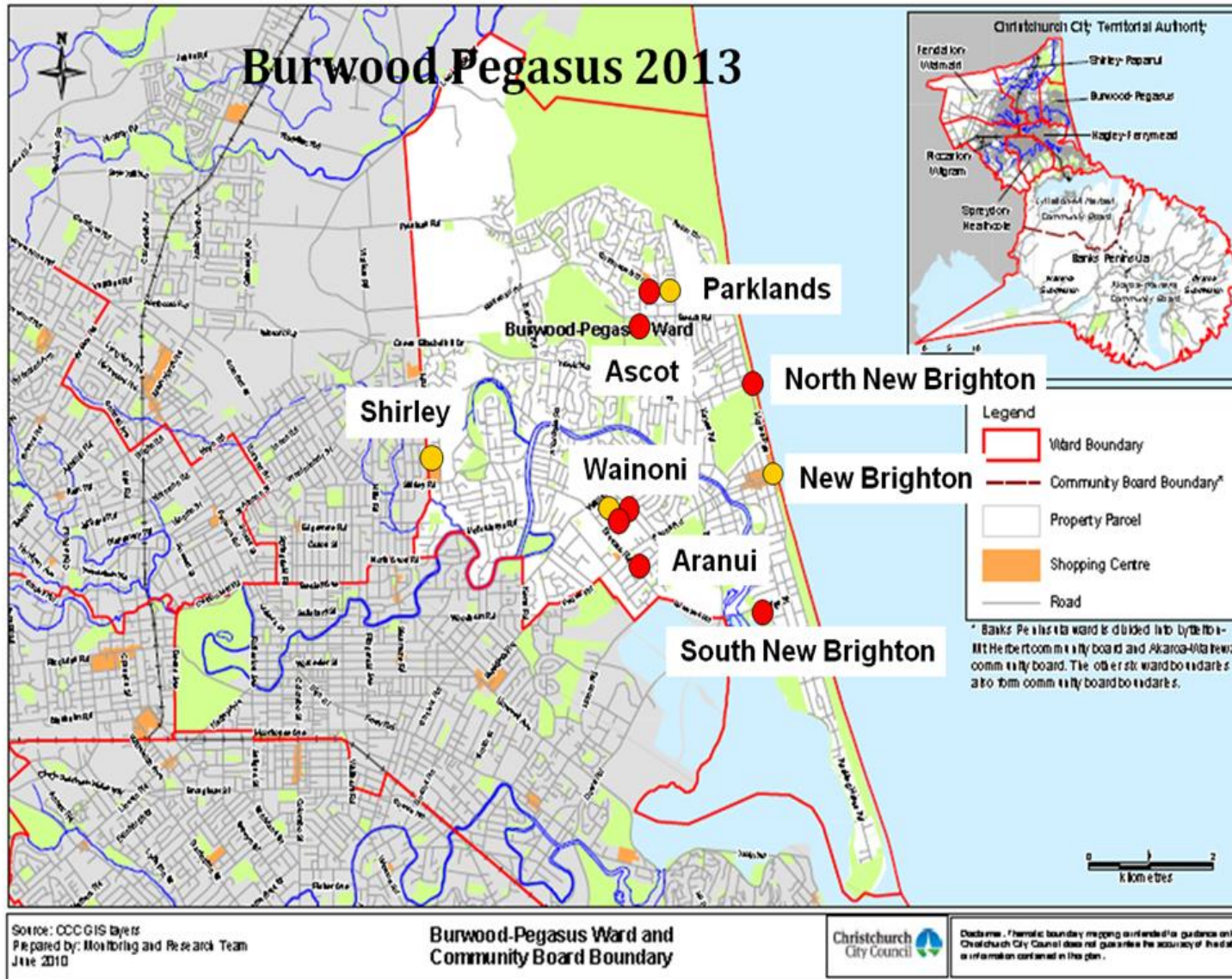
		1954 Upper Riccarton Children's Library opens
1955 part of Halswell County joins City		
1956 Sockburn becomes a County Town		
	1958 First automated book-stamping machine at Canterbury Public Library	1958 Upper Riccarton Children's Library renamed Sir John Mc Kenzie Memorial Children's Library
		1958 Mount Pleasant Library opens
		1959 Cashmere Junior Library opens
1962 Mt Pleasant Valley and Cannon Estate transfer to City from Heathcote		1962 Burwood Library re-opens
		1963 Mairehau Library opens
		1964 North New Brighton Library opens
		1964 Mairehau Library incorporated society
	1967 WDL Fendalton Library opens	1967 Hoon Hay Children's Library opens
1968 amalgamation of Paparua County with Halswell County	1968 WDL Redwood Library opens	
	1970 CPL Mobile Library service begins	
	1971 CPL Spreydon Library opens	1971 Spreydon, Addington, Sydenham and Waltham suburban libraries close or are absorbed into CPL Spreydon Library
	1972 PDC Hornby Library opens	
	1974 Canterbury Public Library begins funding professional children's librarians for Sumner and St Martins libraries	1974 Canterbury Public Library begins funding professional children's librarians for Sumner and St Martins libraries
	1975 Canterbury Public Library introduces the first public library computerised lending system in New Zealand.	
	1975 Halswell Library becomes part of Paparua County system with a paid librarian	
	1975 CPL New Brighton Library opens	1975 New Brighton and North New Brighton suburban libraries close or are absorbed into CPL New Brighton Library
	1975 Canterbury Public Library extends mobile library service to cover Sydenham area	1975 Sydenham Library closes
	1976 WDL Bishopdale Library opens	
	1978 CPL Papanui Library opens	1978 Papanui suburban library absorbed into CPL Papanui Library
	1981 CPL Shirley Library opens	
1982 Waimairi becomes a District Council	1982 New CPL Central Library opens in Gloucester St	
		1986 Mt Pleasant Library closes
1989 New Christchurch City Council established by amalgamation of the old City, Waimairi District, Riccarton Borough, Heathcote and parts of Paparua and Eyre Counties	1989 local body amalgamation merges Fendalton, Redwood, Bishopdale, Hornby and Halswell libraries with Canterbury Public Library. Includes Waimairi mobile library service	
	1989 Canterbury Public Library computerises its catalogue of holdings	
		1989 BP Akaroa Library opens

	1993 CPL Linwood Library opens	1993 Linwood suburban library absorbed into CPL Linwood Library
	1994 Computers are made available for use by children at Canterbury Public Library	
	1995 Canterbury Public Library makes its catalogue and World Wide Web pages available on the internet – first library in New Zealand to do so.  1995 First self-issue machine at Shirley Library	1995 Heathcote Valley Community Library incorporated society
		1996 Burwood library closes
	1997 CPL Sumner Library opens	1997 Sumner suburban library absorbed into CPL Sumner Library
	1997 Canterbury Public Library extends mobile library service to cover St Albans area	1997 Edgware Library (formerly St Albans) closes
		1998 Woolston Community Library registered charitable trust
	2000 CPL updates its catalogue to a web-based system 2000 Canterbury Public Library changes name to Christchurch City Libraries	
		2001 Riccarton Library incorporated society
	2003 CCL South Library and Learning Centre opens	2003 Beckenham closes, Cashmere Junior and St Martins Children's Libraries are absorbed into CCL South Library
	2005 CCL Parklands Library opens	
2006 Banks Peninsula amalgamates with Christchurch City	2006 local body amalgamation merges Lyttelton, Akaroa, Diamond Harbour and Little River libraries with Christchurch City Libraries	
	2006 CCL Upper Riccarton Library opens	2006 Sir John McKenzie Memorial Children's Library is absorbed into CCL Upper Riccarton Library
		2009 Upper Riccarton War Memorial Library incorporated society
		2010 St Martins Library incorporated society
	2012 CCL Aranui Library opens	

## Appendix 5: Community Facilities – maps of locations

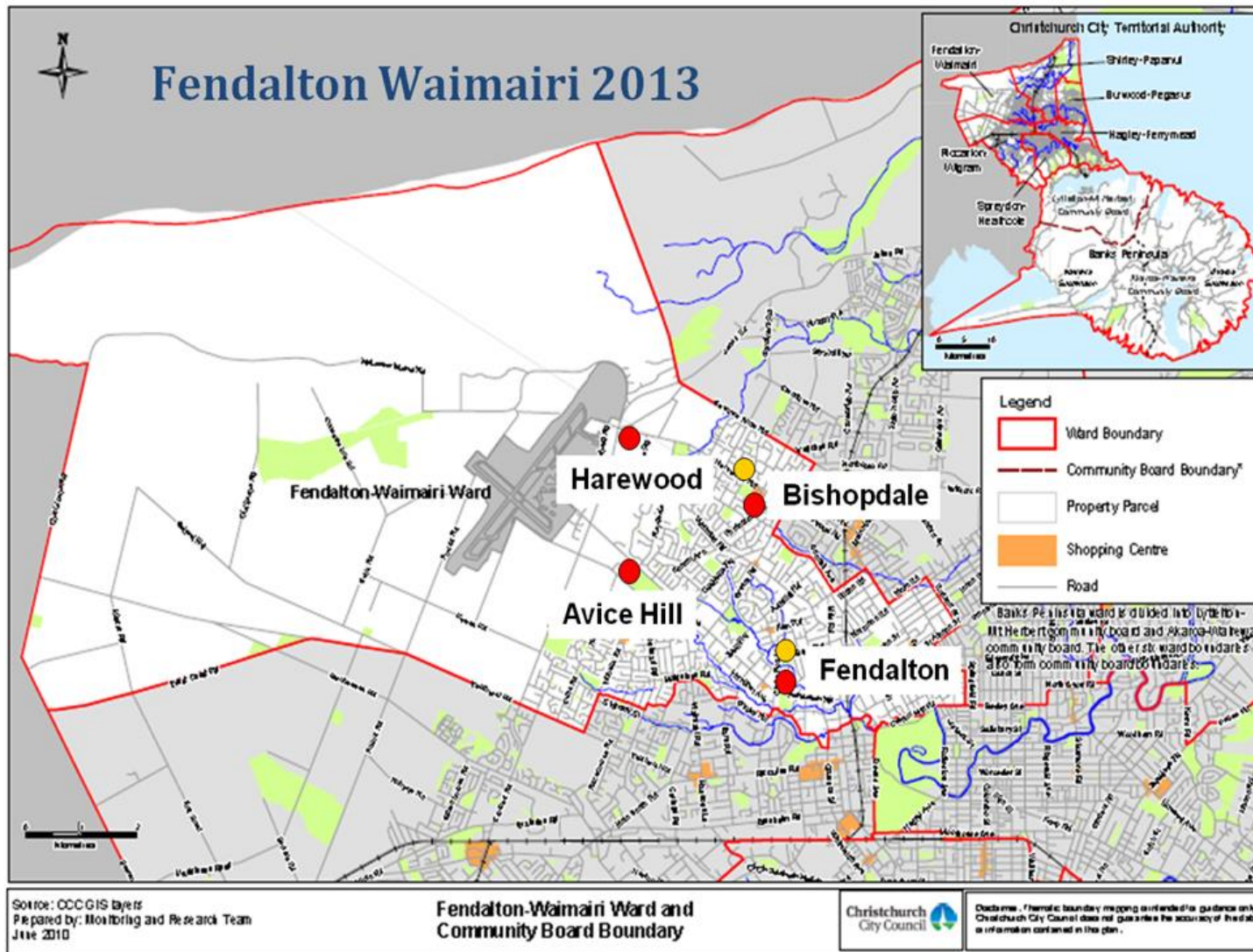


- Community Centres
- Libraries
- Volunteer Libraries

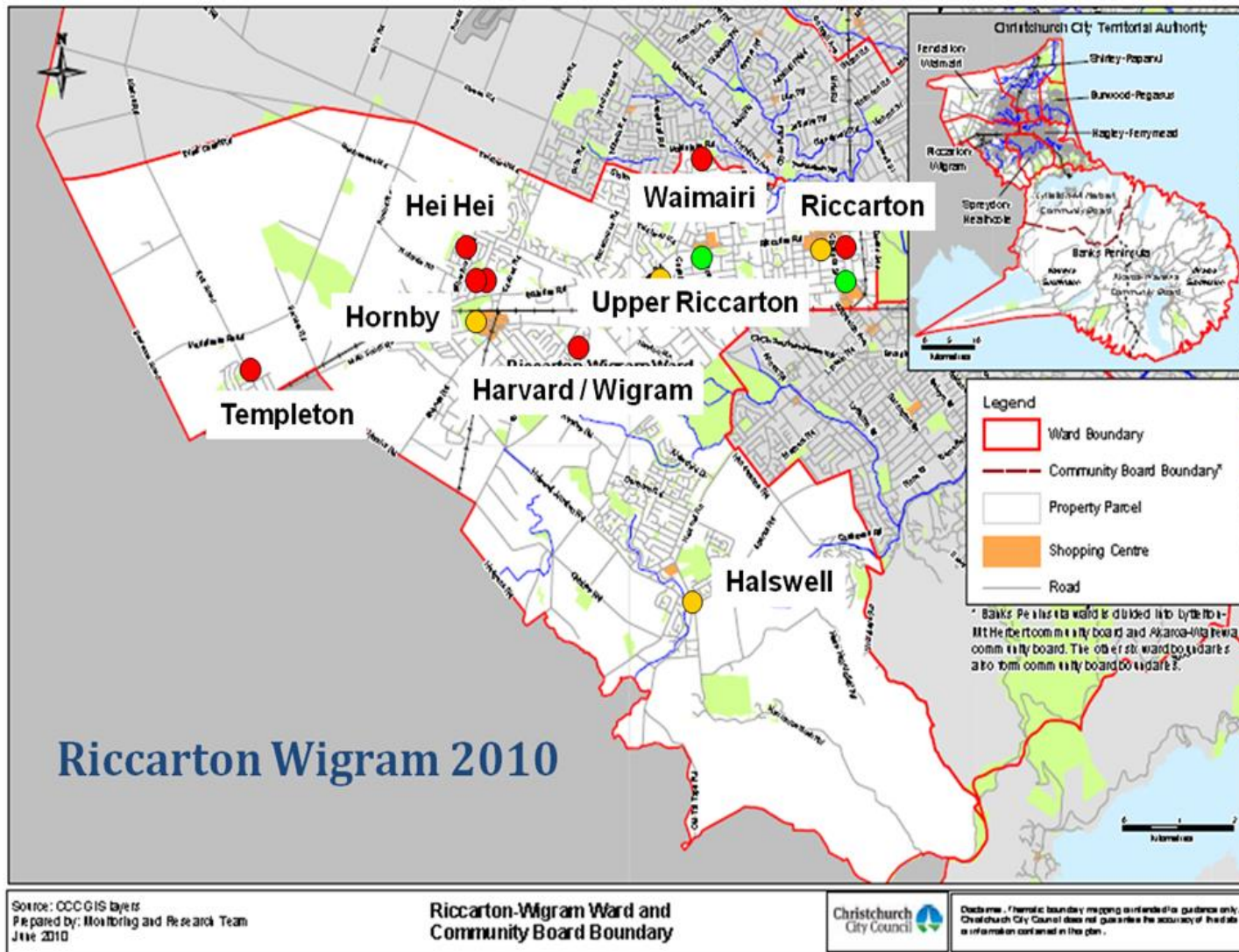


- Community Centres
- Libraries
- Volunteer Libraries



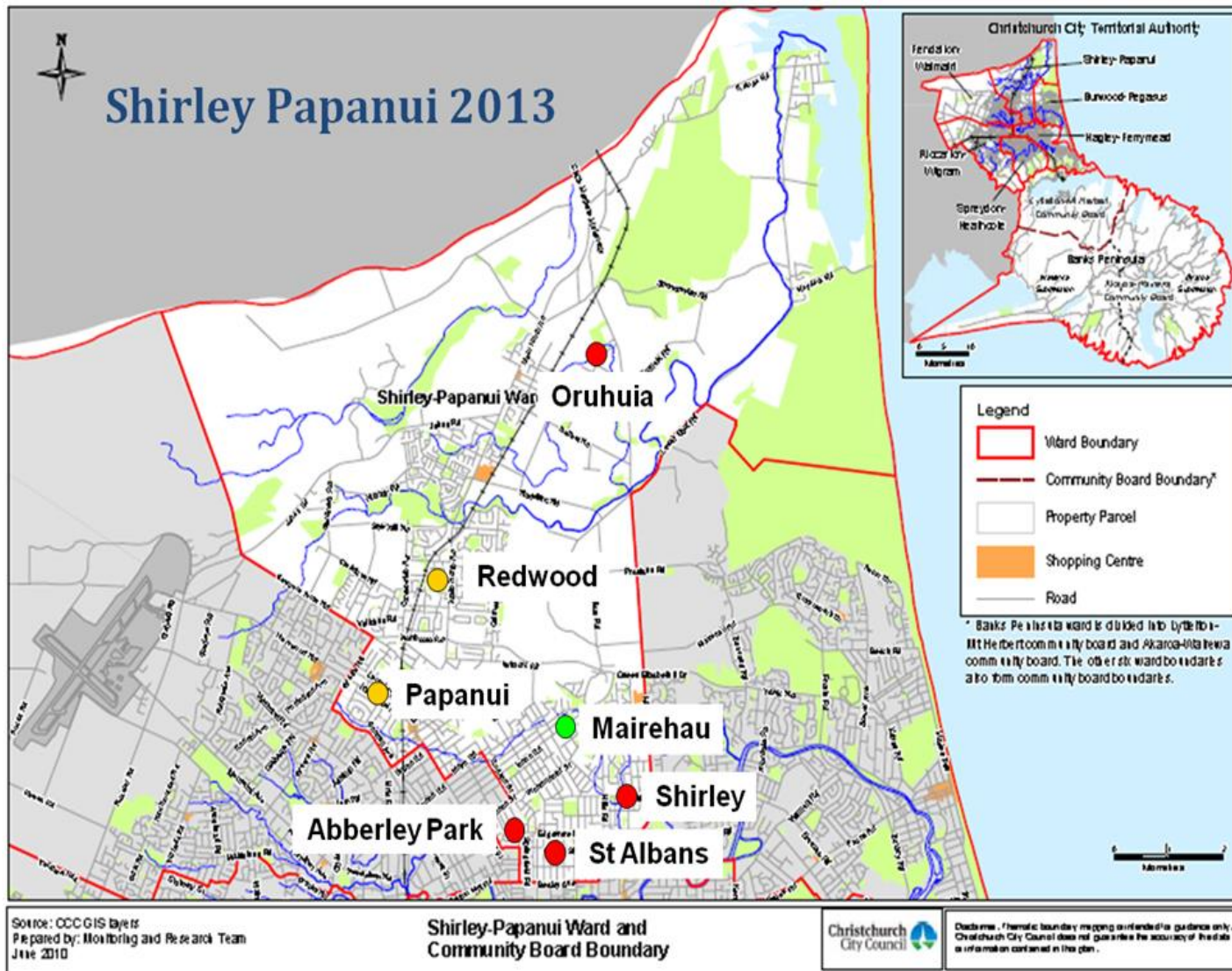


- Community Centres
- Libraries
- Volunteer Libraries

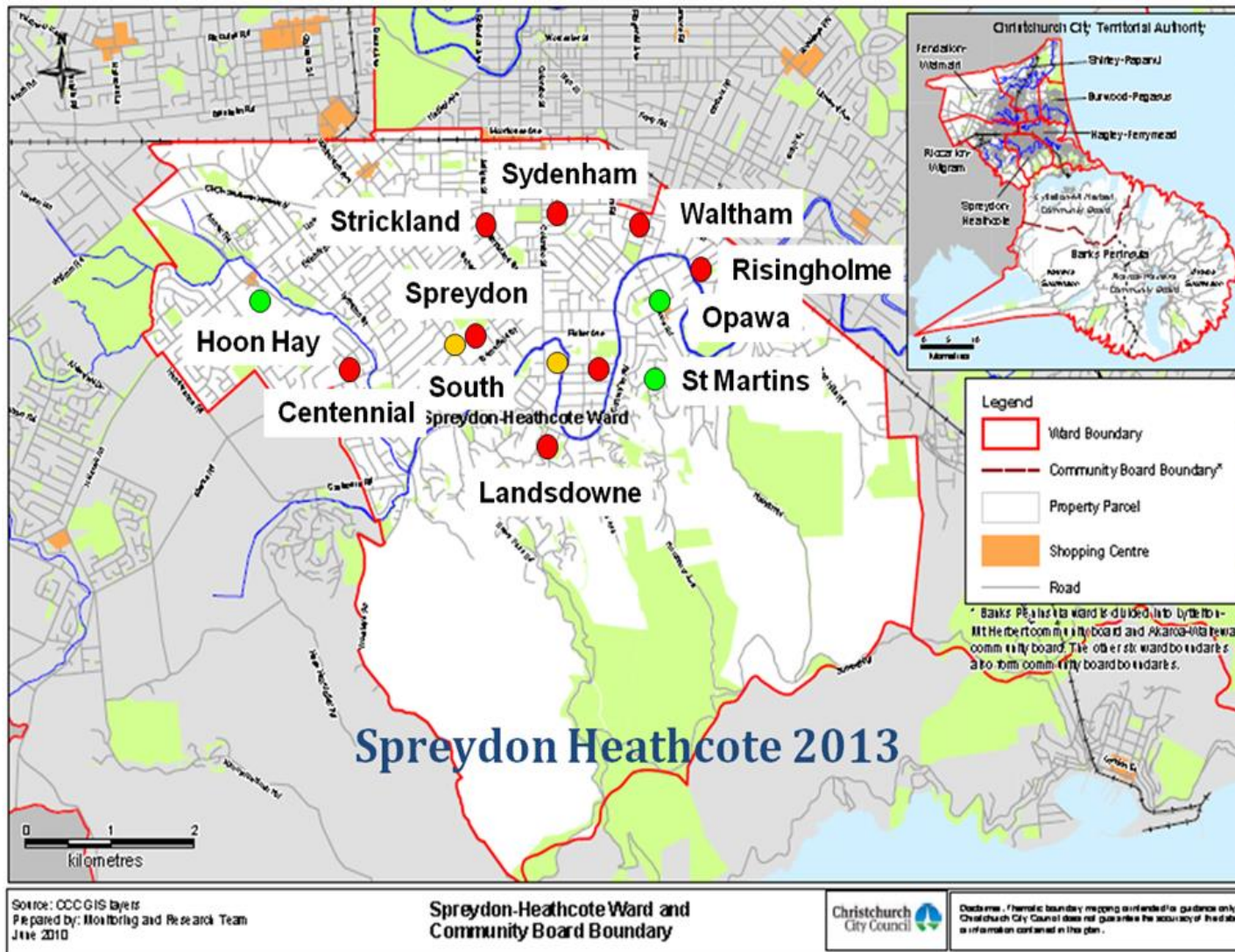


- Community Centres
- Libraries
- Volunteer Libraries



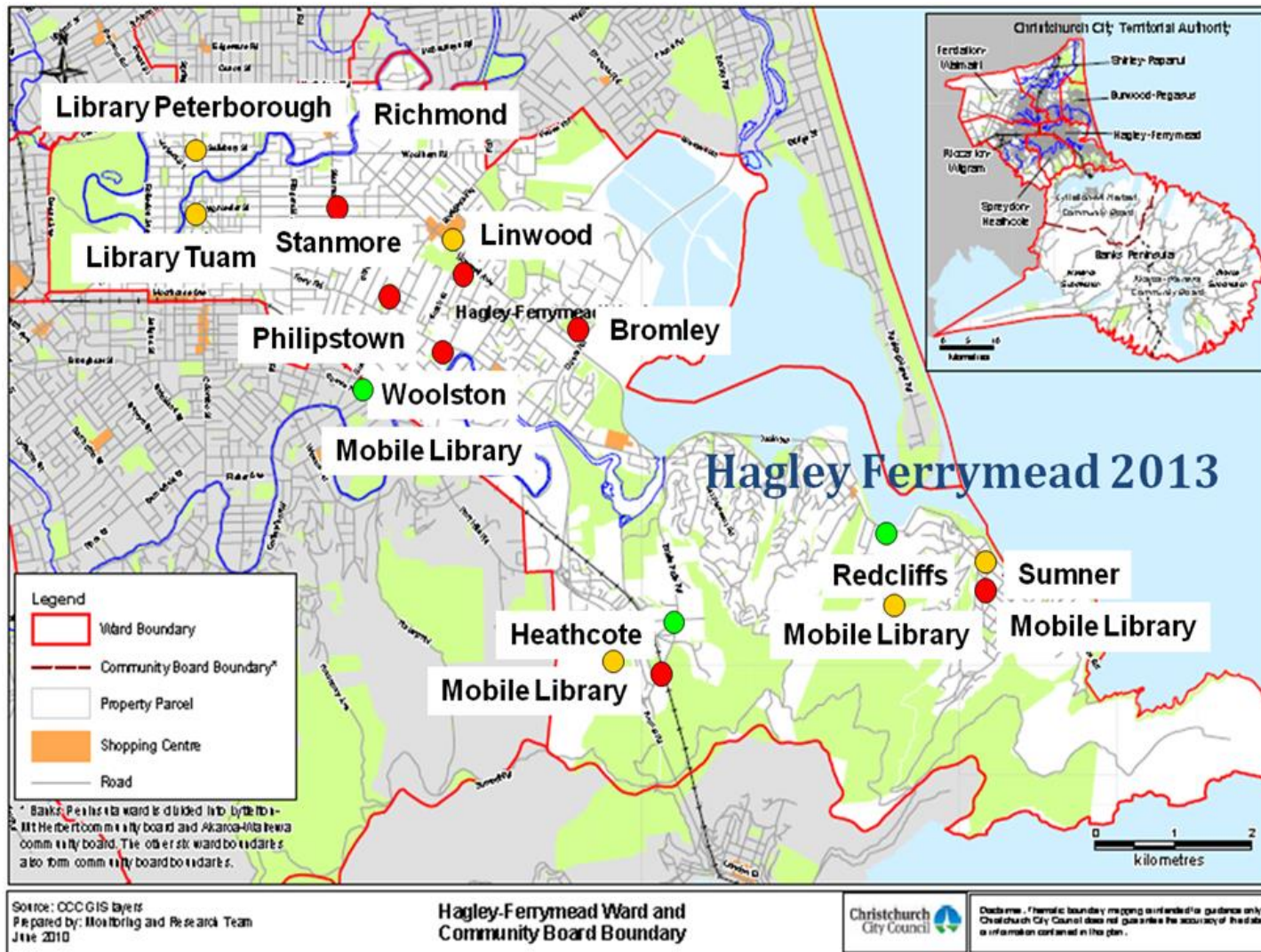


- Community Centres
- Libraries
- Volunteer Libraries



- Community Centres
- Libraries
- Volunteer Libraries





- Community Centres
- Libraries
- Volunteer Libraries



## Appendix 6: Minutes from Voluntary Library Forum, May 09 2013.

### Voluntary Library Forum Minutes

<b>Date</b>	9/05/13	<b>Time</b>	1.30	<b>Venue</b>	M1.03 1 <sup>st</sup> Floor (Function Room)
<b>Chair</b>	Yani Johanson (Councillor)			<b>Minutes</b>	Rachel Huston (CCL Administration Assistant)

<b>Attendees</b>	Dyane Hosler (Community Libraries Manager), Andrea Charity (Personal Assistant to Carolyn Robertson), Mr Arthur Woods (Upper Riccarton Memorial Library), Dianne Winegge (Upper Riccarton Memorial Library), Mr David Taylor (Mairehau Voluntary Library), Ms Mary Taylor (Mairehau Voluntary Library), Felicity Backhouse (Heathcote Voluntary Library), Dorothy Burrows (Heathcote Voluntary Library), Liz Hughes (Heathcote Voluntary Library), David Hensen (Riccarton Voluntary Library), Dr Mary Ann McLees (Riccarton Voluntary Library), Jan McLauchlan (Redcliffs Voluntary Library), Bronwyn Goldschmidt (Redcliffs Voluntary Library), Marianne Field (Opawa and Opawa Children's Voluntary Libraries), Jenny Hughey (Community Board), Michael Aitken (General Manager Community Service), Councillor Peter Beck, Dianne Winegge (Woolston Voluntary Library), Candace (Woolston Voluntary Library), Merle Lepper (Hoon Hay Voluntary Library), Mabel Ch'ng (Hoon Hay Voluntary Library), Gail Resuggan (St Martins Voluntary Library), Rona (St Martins Voluntary Library), Nathan Ryan (Community Board)
<b>Apologies</b>	Community Board/Councillors; Islay McLeod, Linda Stewart, Mike Mora, Sally Buck, Paula Smith, Peter Dow, Val Carter, Barry Corbett Community Board Advisors; Peter Croucher, Jo Daly, Liz Carter Unit Manager Libraries and Information; Carolyn Robertson

Item	Discussion
1.1	<b>Welcome</b> <ul style="list-style-type: none"> <li>Welcome from Yani Johanson and Michael Aitken</li> </ul> Brief introduction by all attendees
1.2	<b>Overview – Yani Johanson</b> <ul style="list-style-type: none"> <li>Thanked audience for attending and described the forum as an opportunity to engage in a two way conversation between Voluntary Libraries and the Christchurch City Council</li> <li>Described how CCC is mindful of building relationships as communities.</li> <li>Acknowledged Nathan Ryan from the Hagley Ferry mead Community Board and apologised on behalf of Community Board Chairpersons who are attending training.</li> <li>Described how he was a strong supporter of libraries on a personal and professional level and appreciates the length of service of some volunteers.</li> <li>Outlined how the Council faces a huge task with 1600 facilities to review and repair.</li> <li>Described how Voluntary Libraries are in the Top 30 Priority List. The facilities rebuild is happening. Action around Heathcote and Redcliffs Voluntary Libraries.</li> <li>Prior to the earthquakes the Voluntary Library work stream was underway as part of the 2025 Strategy.</li> <li>Thank you for the work you've done through difficult times.</li> </ul> <b>Overview – Michael Aitken</b> <ul style="list-style-type: none"> <li>Michael Aitken apologised on behalf of Libraries Manager, Carolyn Robertson who was unable to attend.</li> <li>Described how as part of the facilities rebuild there is a challenge around some buildings. Do we</li> </ul>

Item	Discussion
	<p>replace them? What do people need?</p> <ul style="list-style-type: none"> <li>• It is important for Council to ensure buildings are as useful as possible for people. Buildings may become multi-use. For example, Heathcote Voluntary Library may share a space with a community centre.</li> <li>• Some library buildings aren't earthquake damaged but below code so there's no insurance money to repair them.</li> <li>• It is an interesting challenge. We want to engage with you as this informs us about how we can make the best decisions.</li> <li>• We want feedback on data collected (and given to each Voluntary Library). If there is any incorrect information, please contact Dyane Hosler (dyane.hosler@ccc.govt.nz). If you need any additional Council information, please ask the Council staff.</li> </ul>
1.3	<p><b>Upper Riccarton War Memorial Library – Mr Arthur Woods and Mrs June Woods</b></p> <ul style="list-style-type: none"> <li>• Mr Woods thanked Mr Johanson and the Council for the opportunity to share the Library's history and his concerns.</li> <li>• The Upper Riccarton War Memorial Library was founded by Lady Bowen who lived in the homestead of Middleton Grange. In 1915-16 she became aware that the Riccarton Public Library in Hansens Lane was falling into disrepair. She believed it was best to replace the library for the people returning from WW1.</li> <li>• In 1919 the Upper Riccarton War Memorial Library was opened by Lady Bowen and the Mayor, Dr Thacker who gave the first book to library. This was a copy of the Bible.</li> <li>• Both the building and the books within the library are considered part of the memorial</li> <li>• In 1960 an addition built on front which covered lawn area.</li> <li>• Currently, the roads around the Library are being upgraded.</li> <li>• There is no parking available for the Library. The area behind library is owned by commercial interest.</li> <li>• The Library is finding there is less foot traffic these days. The Library is not used by the local Asian community. Parking is abysmal.</li> <li>• When the Upper Riccarton Community Library was built, Mr Woods attended a meeting to consider the name of new library. Initially it was to be called the Riccarton High and Community Library but this was changed. This has caused confusion for customers who come into the Upper Riccarton War Memorial Library looking for the Upper Riccarton Community Library. The librarians have problems with CCL returns and have to direct people to new main library.</li> <li>• The Library holds an annual ANZAC Dawn Service on 25 April which attracts 200-300 people. This year local Brownies attended and experienced an ANZAC service for the first time. Another service is held on November 11 for veterans from the Korean and Vietnam wars. 60-70 people attend this service.</li> <li>• The Library has access to the Christchurch City Libraries' Large Print books. This support is most appreciated.</li> <li>• The Library is run by a small, hard working committee, with one person being a member for 42 years. Mr Woods says, "We all feel we have this duty to keeping up the memorial side of it and providing books in the name of those who gave their lives and those who served."</li> <li>• The Committee is looking for other uses for the library. Currently it is homes for 6-7 community groups, guitar teachers etc. The challenge is to ensure people enjoy the space without upsetting library side of things.</li> <li>• There is only cosmetic earthquake damage to the building which being attended to shortly. Upper Riccarton War Memorial Library owns their building. The land is owned by the Council.</li> <li>• They were in the process of refurbishing before the September Earthquake, but stopped after the quake.</li> <li>• Refurbishment is very much in need. The plan is to get repairs done and then refurbish.</li> <li>• A disabled car park is required by the Council. The library can hire a car park on a month-to-month basis from local business for \$45 per week. However, the Council won't accept a month-to-month arrangement.</li> <li>• The Library has a good stock of books and large print material. They receive a grant for large</li> </ul>

Item	Discussion
	<p>print through the Minister of Veteran's Affairs and Christchurch City Libraries allow a Large Print exchange</p> <ul style="list-style-type: none"> <li>• Upper Riccarton War Memorial Library looks forward to future with enthusiasm.</li> </ul>
1.4	<p><b>Woolston Voluntary Library – Dianne Winegge, Candice</b></p> <ul style="list-style-type: none"> <li>• Ms Winegge is President of Woolston Voluntary Library.</li> <li>• Woolston Voluntary Library started in 1872-3.</li> <li>• The building was lost completely in the earthquake. It was a large building that was used only as a library.</li> <li>• "Getting back our library space on Woolston Road is our main concern." They currently rent a small space at the local scout den.</li> <li>• There are 1600 items in the collection now. It was larger before.</li> <li>• The library is struggling to display stock. There is no display for nonfiction.</li> <li>• When the old library roof fell, the children's collection was lost. There is no room to display or expand children's stock.</li> <li>• The large print collection is going only through help from the Offsite Delivery Staff at Christchurch City Libraries. Ms Winegge gave a huge thanks to the OSD team.</li> <li>• Woolston Library is perfectly happy to share a new joint use facility.</li> <li>• Their current concerns are around rent (as they have to pay the Scouts) and stock.</li> <li>• They have 16 enthusiastic volunteers.</li> <li>• Prior to quake the library's main customers were 60+. Many elderly people have gone now.</li> <li>• New membership is happening but advertising is an issue. There is a sign on road but a sign at the old site directing people to where the library is now would be a help.</li> <li>• The volunteers at Woolston Voluntary Library want the library to survive but can't see it happening unless they get back onto their old site.</li> </ul>
1.5	<p><b>Mairehau Voluntary Library – Mr David Taylor and Mrs Mary Taylor</b></p> <ul style="list-style-type: none"> <li>• The Mairehau Voluntary Library sustained no earthquake damage.</li> <li>• The land for the library was vested in the Council by Bryan Brothers Demolition.</li> <li>• In 1961, the children's library was built by volunteers with the Council provided building materials</li> <li>• In 1964, the Council built the main library</li> <li>• St Albans is a transitory area. The number of people using Mairehau Library comes and goes with an average of 5-6000 visits a year.</li> <li>• The Library is staffed by two people per day and each volunteer only works once a fortnight</li> <li>• The local kindergarten comes once a week for a story and afternoon tea. They take around 30 books.</li> <li>• The Library gets rid of books to Rotary Surplus Club</li> <li>• They receive donated books at a rate of 2-300 books a year</li> <li>• The receive 300 DVDs per year</li> <li>• The Mairehau Library is thankful to the Council for money for stock. However, this doesn't go far. Buying new books is a problem. The Lion Nathan Trust helps as Council funding is not sufficient.</li> <li>• The library is isolated in the community; there are no shops around library. It is situated on its own and it is a problem to attract custom.</li> <li>• Mr Taylor believes Mairehau serves the community in a good way.</li> </ul>
1.6	<p><b>Heathcote Voluntary Library – Felicity Backhouse, Dorothy Burrows and Liz Hughes</b></p> <ul style="list-style-type: none"> <li>• The volunteers at Heathcote Library are envious of other voluntary libraries that are still operating.</li> </ul>

Item	Discussion
	<ul style="list-style-type: none"> <li>• Heathcote Library has been closed since the February Earthquake.</li> <li>• However, the committee has had meaningful talks with Yani Johanson, Michael Aitken and Christchurch City Council working towards developing a shared use facility for their community.</li> <li>• 104 years ago the idea of a library and town hall in Heathcote was put forward.</li> <li>• In 1961, Heathcote District Council purchased land on the current site and the building was constructed</li> <li>• The biggest concern today is that most of the library's stands and all of the stock are down at Storage King in Ferry Road. This costs \$160 per month. Heathcote Library has paid for this out of grants.</li> <li>• Another concern is that the stock is 2.5 years out of date. Depreciation has occurred.</li> <li>• They question, "If we open up somewhere, what is the value of our stock? Where will the money come to restock?"</li> </ul>
1.7	<p><b>Riccarton Voluntary Library – David Hensen and Dr Mary Ann McLees</b></p> <ul style="list-style-type: none"> <li>• Riccarton Voluntary Library is situated in central Riccarton on Clarence Street</li> <li>• The Library was founded in 1929 and is the result of a Riccarton Borough Council initiative.</li> <li>• The current committee is comprised of nine people and there are 20 volunteer library staff</li> <li>• Riccarton Library is open every day from 12noon-3pm and from 10am-12noon on Saturday. It is closed on Sunday and public holidays.</li> <li>• The collection contains approximately 8,000 books. The volunteers cull them to keep them regularly to keep the stock fresh. 2-3 dozen books are added each month</li> <li>• The collection contains lots of popular fiction, good nonfiction, magazines, and jigsaws.</li> <li>• Riccarton Library came through earthquakes reasonable well. It was closed for only a few weeks.</li> <li>• The Riccarton Service Centre is situated in the front of the building in an addition made to original building in 1968. CCC currently operates out of this front area.</li> <li>• Mr Hensen said the Library's main concern is what happens in future to the totality of building. It is the only public building in central Riccarton. The staff are concerned that the Council is taking over the building. It used to be a good place for community groups.</li> <li>• Mr Hensen follows renewal updates on the CCC website. More of the building is about to open but the results of the main hall assessment appear uncertain. Mr Aitken said that the Main Hall DEE assessment came in at around 2% of the code.</li> <li>• Riccarton Library is grateful for the Christchurch City Libraries system. It receives a grant each year and a supply of LP books which is useful for the elderly clientele. It also receives a Community Trust Grant</li> <li>• The Library aims for 11,000 issues a year as a target.</li> <li>• The Riccarton Library committee believe that voluntary libraries are part of the history of Christchurch city. They were the first libraries and still have a valuable place in the world.</li> </ul>
1.8	<p><b>Redcliffs Voluntary Library – Jan McLauchlan and Bronwyn Goldschmidt</b></p> <ul style="list-style-type: none"> <li>• Ms McLauchlan thanked Mr Johanson for initiative to get voluntary libraries together with the Council.</li> <li>• Redcliffs Library is isolated from the city and is currently the only library operating on the other side of the Ferrymead Bridge (not including the Mobile Library Van).</li> <li>• Originally, the Library owned the land and buildings on the site.</li> <li>• In the 1950s, the Library gave its land to Council. Since then the Council has maintained the facility and the volunteers have operated it.</li> <li>• In the February earthquake, Redcliffs Library was badly damaged. Six volunteers tried to save the books. 30 people from the community joined in using supermarket trolleys. The Library was given use of large garage along the road to store things in. They feel lucky to have 24 hours to remove the stock - they took everything – and feel happy to be part of a great community. They removed 30,000 books rapidly and needed to sort them. They were given use of the local Croquet room. A quarter of the collection went into storage, a third into stock and the rest went to Rotary for</li> </ul>

Item	Discussion
	<p>Bookarama.</p> <ul style="list-style-type: none"> <li>• Redcliffs Library reopened in May 2011. However, in the June earthquakes the building was damaged badly and demolished.</li> <li>• Initially they operated in a small site off Main Road.</li> <li>• Today they're operating out of the Redcliffs Tennis pavilion. They are happy to be back on the main road. A large flag helps customers know when they're open. Opening hours are 10am-4pm weekdays and 2.5 hours on Saturdays. The library has a pool of volunteer librarians.</li> <li>• Currently they are trying to increase stock and trying to let people know they're there.</li> <li>• Since the earthquakes the Library has new adult members.</li> <li>• The Library's members come from Sumner through to Woolston. The staff feel people need their books, need company, and somewhere to be. Redcliffs Library provides this.</li> <li>• In the area there is no school, no supermarket and nowhere for people to meet and be and tell people their stories.</li> <li>• Redcliffs Library works with Christchurch City Libraries. The CCL Mobile Library Van has visited once a week since December. Ms McLauchlan says this is an important relationship. It's not an us-and-them situation. However, she believes voluntary libraries serve different needs to the community and that they can't offer the technology that CCL does.</li> <li>• Redcliffs Library will hold its Centennial in May 2014. Their dream is to be back on their original site by then and they look forward to working with the Council to make this happen.</li> <li>• They want to continue to offer the service to their community that has been going for nearly 100 years.</li> </ul>
1.9	<p><b>Opawa Library and Opawa Children's Library – Marianne Field</b></p> <ul style="list-style-type: none"> <li>• Ms Field represents both libraries.</li> <li>• After the February earthquake the Adults' Building had to close due to damage. As the Library had two buildings the Adult Library squeezed in with Children's Library</li> <li>• The Adults' Building is on land that was a free and simple trust from the Minson Family. They gave land to Council that paid a shilling for it.</li> <li>• Opawa Library now has issues associated with lack of space. The volunteers have added as much shelving as possible to optimise space but still need to have enough space for people come in.</li> <li>• The lack of space has meant volunteers have had to cull the collection. There is still a lot of stock in the Adults' Building which is safe and dry.</li> <li>• There is no room at Opawa Library to have prep space. Much of this is done at volunteers' homes.</li> <li>• They have had \$200 worth of DVDs stolen</li> <li>• There is no kitchen. There is a jug under counter on floor which raises safety issues.</li> <li>• Canterbury Health Dept volunteers used to come to Opawa Library for work experience but there is now no space available for them.</li> <li>• Ms Field says that the uncertainty of what's happening is big problem. She, and members of the committee, don't know how to get information. They only read agendas to find information as they find the minutes are written up too late. During the Earthquake Forums community groups in the area said they don't know where to go or what to ask.</li> <li>• The Library has received support from the Spreydon Community Board but they don't know anything either. Over 100 individuals and families have left their contact details at the Library because they don't know what's happening and would like to be advised as soon as there is news about the Library's future.</li> <li>• Ms Field said that Opawa Library would be happy to share their building with anyone.</li> <li>• The staff are hearing rebuild stories from customers.</li> <li>• Opawa Library is proud to be part of the voluntary libraries network and has 21 volunteers of all ages.</li> </ul>



Item	Discussion
2.0	<p><b>Hoon Hay Voluntary Children's Library – Merle Lepper and Mabel Ch'ng</b></p> <ul style="list-style-type: none"> <li>• Hoon Hay Library was founded in 1966. In the 60s, it had 1,700 child members, issued 38,000 items per annum and had 30 volunteers doing desk work.</li> <li>• The Library was built leaving room on the site for an adult library if necessary.</li> <li>• Hoon Hay Library sustained no earthquake damage, but broken pipes on the section and road meant the library was closed for 4-5 months.</li> <li>• The current costs are \$30-50 per month for power and \$30 per month for cleaning.</li> <li>• When Spreydon Library opened, issues reduced significantly at Hoon Hay Library.</li> <li>• Since the earthquakes, membership for 0-16 year olds is down 30%. Their current membership is 2-300 with 10-20 local families being frequent visitors.</li> <li>• The Library recently introduced DVDs</li> <li>• The opening hours are Weds to Fri 3pm-4-30pm and Saturday (4.5 hours per week).</li> <li>• There are four library committee members.</li> <li>• Hoon Hay Library needs new chairs and furnishings</li> <li>• The local kindergarten is keen to use the Library</li> </ul>
2.1	<p><b>St Martins Voluntary Library – Gail Resuggan and Rona</b></p> <ul style="list-style-type: none"> <li>• It is believed St Martins Voluntary Library began in a garden shed in 1923.</li> <li>• After a request for a site, the Council said if the organisers could come up with funds of 100 pounds to secure the land, it would go ahead and build a library.</li> <li>• 1927 St Martins Library was open for business. Gentlemen canvassed in pairs to recruit new members.</li> <li>• Until the earthquakes it progressed beautifully</li> <li>• In September one wall went down. In February another wall went down. Half of the building remains standing but no one is allowed access inside allowed in. The Councils' engineer from Wellington pulled out some chairs and said there is a strong beam holding up the roof but it is not safe to enter.</li> <li>• Foodstuffs gave St Martins Library a building of 100 square metres to use until end of year. It is a good, highly visible site but volunteers are not allowed to attach anything to the walls or floors.</li> <li>• St Martins Library has purchased \$8000 worth of book shelving which sits on ply. The carpet has been scavenged from all over. There are books on display on a table and jigsaws.</li> <li>• Ms Resuggan sees St Martins Library as a listening ear for the community. She said, "We've got the time and patience to listen and it's really important we don't hurry them along."</li> <li>• Ruth Dyson organised a building across road to store stock after the earthquakes. Volunteers wheel barrowed the collection there. However, this old house is exposed to the weather so stock may be damaged. The best of books are in the new premises and the older ones are in the old house.</li> <li>• St Martins Library asked Foodstuffs if they could stay in their premises longer but the site is earmarked for Henry's.</li> <li>• Ms Resuggan says not knowing is the big concern. Customers ask what is happening but the volunteers can't give them an answer. They don't know.</li> <li>• St Martins Library would like the library to be built on the old site and would be happy to go back in there. It is a decent piece of land and it would be great to have a place to call their own.</li> </ul>
2.2	<p><b>Summary – Yani Johanson</b></p> <ul style="list-style-type: none"> <li>• Mr Johanson thanked the speakers for the snapshot of the history of our city and acknowledged the wonderful legacy left by Mayors of the past.</li> <li>• He recognised the importance of local facilities and impact this has made on welfare of people. People miss local facilities the most and the discussion this afternoon has reinforced this sentiment.</li> <li>• He reassured the group that the review of Voluntary Libraries is progressing. There are facility</li> </ul>

Item	Discussion
	<p>issues around Christchurch City Libraries and voluntary libraries. The Council needs to look at how CCL fits in with voluntary libraries and where they should be in the process too. This meeting helps Council put information together to look at this issue.</p> <p><b>Question and Answer session</b></p> <p><b>How do we (voluntary libraries) be part of this process?</b></p> <ul style="list-style-type: none"> <li>• Dyane Hosler said that in mid 2012 an annual report including issue statistics were requested. This information is feeding into the Voluntary Library Review report.</li> <li>• Michael Aitken said in the meantime work is already being done on Heathcote and Redcliffs Voluntary Libraries. Continuing work is happening with buildings. The Council is not sitting and waiting. Things are going on.</li> </ul> <p><b>What do we do on 31 December? (St Martins Library)</b></p> <ul style="list-style-type: none"> <li>• Yani Johanson said that the Top 30 will be sorted by 30 June which will give clarity and certainty for voluntary libraries.</li> </ul> <p><b>Is it possible of viable to have a mail tree and be part of a system where the Council or library staff sends out information to all of us as a group?</b></p> <ul style="list-style-type: none"> <li>• Agendas and reports that go to committee are on the Council website. Reports are 2-3 weeks old. The Council Website is regularly updated – 300 DEE reports were added yesterday. This is the easiest way of doing getting information.</li> <li>• If you can't get access to the Council website, talk to staff at any Christchurch City Library and get access through their computers.</li> <li>• Follow decision making through Committee Things or Our Future page on the website.</li> <li>• Dyane Hosler suggested volunteers check the Christchurch City Library's CINCH database to make sure details are correct for opening hours.</li> </ul> <p><b>Repair, rebuild or abandon? Everybody asks what is happening and when.</b></p> <ul style="list-style-type: none"> <li>• Yani Johanson said that the Council does too. The Council is like other people in Christchurch having issues with their insurer. The Council is currently putting pressure on their insurer so we can get things happening.</li> <li>• He appreciates that if there is a date, you can work towards it. If you don't know it's hard and there isn't storage easily available.</li> <li>• Council needs to give you certainty and clarity. In next 2-3 months we'll give you some answers.</li> </ul> <p><b>Can the Council give the land back to us? (Upper Riccarton War Memorial Library) Could it be reinvested back into the hands of the trustees so we could have control of our space? Soon we will have a new lease and new conditions. If the land was given back to us we'd have choices. The Council administers land which is owned by the Council. This is one of the questions we can ask Council to consider.</b></p> <ul style="list-style-type: none"> <li>• Michael Aitken noted that the Council now owns the land.</li> </ul> <p><b>It became obvious how important a centre such as service centre and library is at time of crisis. (Riccarton Voluntary Library) When the Riccarton Service Centre and Library closed, people were lost. Centres should include core activities. People look to libraries to provide information about what's going on. Libraries are information offices and the source of all knowledge.</b></p> <ul style="list-style-type: none"> <li>• Michael Aitken said that he received more communication from the community about libraries than any other facility. People were devastated they couldn't go to library. It was very difficult for people. This illustrated how much the community values libraries and reinforced how important libraries are.</li> </ul> <p><b>If libraries combine with community halls and the buildings are open up to community, how do you protect your stock? How do we open up our library? How many keys do you</b></p>

Item	Discussion
	<p><b>need? (Mairehau)</b></p> <ul style="list-style-type: none"> <li>Michael Aitken said he didn't know. We, in collaboration with the volunteer library, will have to figure out how to make it work at Heathcote. How do you get balance? We don't know answer yet, but these are conversations we need to have with you.</li> </ul>
2.2	<p><b>In conclusion</b></p> <ul style="list-style-type: none"> <li>Yani Johanson thanked all attendees.</li> <li>Recognised the history around libraries in Christchurch.</li> <li>The challenge is to make sure we get quality facilities for our communities today. We all need to work together for our communities.</li> </ul>

## Action List

Item	Date Raised	Description	Owner
1		Make sure all information on data sheets is correct	All Voluntary Libraries
2		Ensure opening hours details are correct on Christchurch City Libraries' CINCH database <a href="http://cinch.org.nz/">http://cinch.org.nz/</a>	All Voluntary Libraries

## References:

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**Voluntary Libraries – status update**

<b>Voluntary Library Building</b>	<b>Status</b>	<b>Proximity to closest CCL</b>	<b>Staff recommendations &amp; comments</b>	<b>Chair Recommendations/ CCC Resolutions</b>	<b>Total Sum Insured</b>	<b>Budget allocated</b>
<b>Demolished</b>						
<b>St Martins</b>	Demolished. Not currently operating	1.9 km from South Library	Building demolished. Build a multipurpose community facility that incorporates an appropriately sized library space. This option is being considered in terms of other community facilities or hubs being planned in the area. Consultation has begun.	Approved as priority 1 facilities rebuild Aug 2014	<b>\$554,760</b>	<b>\$1.1 million</b>
<b>Woolston</b>	Demolished. Operating from Woolston Scout Den	3.5 km to Linwood Library	Building demolished. Consider alternative locations that incorporate an appropriately sized library space. This option would need to be considered in terms of the 2030 Community Facilities Network Plan	<b>Ferry Rd Master Plan</b>  Investigate the establishment of a multi-purpose community facility on the former Woolston library site that could consolidate community services and incorporate: <ul style="list-style-type: none"> <li>• space for the Volunteer Library</li> <li>• integrated health care facilities following a Whānau Ora model</li> <li>• showers and lockers for cyclists</li> <li>• public toilets</li> <li>• facilities for other community and social service providers</li> </ul> Master plan is a guiding document.	<b>\$338,505</b>	<b>\$1M (subject to LTP approval as a TRANCHE 2 Priority)</b>  <b>NB: This was also to allow for rebuild of substantial public toilet facilities on the site</b>  <b>NB: The TRANCHE 2 budget pool will be available from 1 July 2015 if approved</b>
<b>Heathcote</b>	Demolished.	3.7 km to Lyttelton Library	Build a multipurpose community facility that incorporates an appropriately sized library space. This option would need to be considered in terms of other community facilities or hubs being planned in Heathcote reflecting community needs.  This project is underway. A Request for Proposal will be released to the open market March/April 2015 seeking turnkey design build solutions. Geotech investigations will occur once the existing building is down and will feed into the RFP document. Concept Designs from these proposals will be presented to the Community Board for final selection.	<u>Heathcote Library resolution from Committee Sept 2013</u>  That the Committee request that staff report back to the Council on options for moving forward with the design and planning of the Heathcote Joint Facility noting the delay in any insurance settlement.  <b>Heathcote Library resolution from Council April 2013</b>  Council:	<b>\$135,373</b> <b>Voluntary Library</b>  <b>+</b>  <b>\$598,792</b> <b>Community Centre</b>	<b>\$703,000</b> <b>(Shared facility budget)</b>



				<p>(a) Support in principle the repair/replacement of the Heathcote <b>Volunteer Library</b> as part of the staff investigation into the viability of a joint use facility.</p> <p>(b) Support this process as a priority through the facilities rebuild programme with appropriate engagement with the Heathcote <b>Volunteer Library</b> Committee, the Heathcote Valley Community Association and other local stakeholders</p>		
<b>Redcliffs</b>	Demolished. Operating from Redcliffs Tennis Club	8 km to Linwood Library	<p>Building demolished. Build a multipurpose community facility that includes an appropriately sized library space. This option would need to be considered in terms of other community facilities and the Master Plan for Redcliffs. The Council has granted a 5 year lease to relocate a building on the land where the previous building stood.</p> <p>Currently (19/3/15) working with Library Committee on a joint use facility for the site. Expected delivery end of 2015</p>	<p><b>April 24 2013 Council meeting:</b></p> <p>Agree in principle that the Redcliffs Public <b>Library</b> be re-established on the 91 Main Road, Redcliffs site and that the insurance proceeds are ring-fenced for this purpose.</p> <p>(d) Ask Council staff to work with the Redcliffs Public <b>Library</b> Inc. committee on the options for the rebuild.</p>	<b>\$440,432</b>	<p><b>\$400,000 (subject to LTP approval as a TRANCHE 2 Priority)</b></p> <p><b>NB: The TRANCHE 2 budget pool will be available from 1 July 2015 if approved</b></p>
<b>Closed</b>						
<b>Opawa Adults</b>	Closed. Currently combined with Opawa Childrens'	3.8 km to South Library	Co-locate Opawa Adult Library and Opawa Children's Library in one facility. Consult with community regarding options for facility (building). The Voluntary library staff reported at the May 2013 Voluntary Library Forum that they are happy to share a joint use facility. This option would need to be considered in terms of other community facilities or hubs being planned in Opawa.		<b>\$427,893</b>	<b>\$450,000 (subject to LTP approval as a TRANCHE 2 Priority)</b>
<b>Hoon Hay</b> <b>This library service closed Dec 2014</b>	Closed 42% NBS	2.2 km to Spreydon Library	Retain the building. Consult with the community regarding options. Future use will be considered as part of the Community facilities Network Plan.			<b>NIL (no funding for open buildings)</b>

<b>Open</b>						
<b>Upper Riccarton War Memorial</b>	Open	1.3 km to Upper Riccarton Library	Retain the status quo. The facility is independently owned in a multipurpose community facility and the Council is only responsible for grounds maintenance. A ground lease is in place.			<b>NIL (no funding for open buildings)</b>
<b>Riccarton</b>	Open 100% NBS	2.7 km to Fendalton Library	Currently operating in a multipurpose community facility.  A project to build a new Riccarton Community Centre is underway. \$1M has been allowed for this in TRANCHE 1, with additional funds to come from sale of surplus land. Options are being investigated to consider which part of the existing site to build on. The new multi-purpose facility will accommodate the needs of the Voluntary Library			<b>\$1M in TRANCHE 1 for a multi-purpose community facility</b>
<b>Opawa Childrens'</b>	Open 34% NBS	3.8 km to South Library	Fully repaired. Look to co-locate Opawa Children's Library and Opawa Adult Library in one facility. Consult with community regarding options for facility (building). The Voluntary library staff reported at the May 2013 Voluntary Library Forum that they are happy to share a joint use facility. This option would need to be considered in terms of other community facilities or hubs being planned in Opawa.			<b>NIL (no funding for open buildings)</b>
<b>Mairehau</b>	Open 85% NBS	3.5 km to Shirley Library	Retain the building. Investigate options to reconfigure the library collection to use space more efficiently to allow for community activities to occur, including outside the hours the library is open			<b>NIL (no funding for open buildings)</b>



## COMMUNITIES, HOUSING AND ECONOMIC DEVELOPMENT COMMITTEE 31. 03. 2015

15. COMMITTEE RESOLUTION TABLE				
Date	Report Title	Committee Resolution	Group	Comment
11/02/2014	Deputation - Hands Off Hagley	The Committee request a formal report from staff on carparking issues in and around Hagley Park including event management, enforcement, and environmental impacts.	Operations Group	Report scheduled for Dec 2014.
11/02/2014	Deputation - Hands Off Hagley	Also to follow up on Hagley Park/Botanic Gardens Masterplan 2007 and a list of outstanding actions including the establishment of an advisory group.		Resolution at Council on 26 March to meet with Hands of Hagley with a view to form Guardians of Hagley Park (which will report to ITE).
11/03/2014	Deputation - Canterbury Sustainable Homes Working Party	The Committee resolved to request a report from staff on the funding options for the Build Back Smarter and Eco-Design Advisor for Christchurch residents.	Strategy and Planning Group	Report scheduled for April/May 2015 - Partner agreement secured funding service and marketing is underway. Progress briefing will be provided in May 2015
15/07/2014	Deputations by Appointment	3.1 & 3.2 Amy Burke and Karen Terris - homelessness and emergency housing Mses Burke and Terris spoke to the Committee regarding their concerns for the wellbeing of homeless people living on Christchurch streets and requested support from the Council to establish a hub for homeless people to temporary accommodation and other social support.	Operations Group	Staff have been in contact with Amy and Karen. Update via memo going to Housing Taskforce.
15/07/2014	Transitional Youth Housing Group - Briefing	It was noted that there is no available Council land within the four avenues that would be suitable to meet the needs of the group that wish to set up the facility. It was therefore decided to broaden the scope of the Committee's request from its meeting of 13 May 2014 to investigate the possibility of other agencies providing land and/or working with the Council to identify land for a transitional youth housing facility.	Operations Group	Transitional Youth Housing Group were referred to CERA.
14/08/2014	Update on the Work of the Council's Disability Advisory Group	The Committee decided to receive the report and request staff to prepare a report on: 1) how the Council can introduce blue disability carparks in new and rebuilt facilities/infrastructure and 2) how it can transition existing disability carparks into blue disability carparks.	Office of the Chief Executive	Report scheduled for June 2015
4/12/2014	Deputations by Appointment	<b>Homelessness and Emergency Housing</b> 1.1 The Committee decided to request a staff report on the feasibility of setting the goal of universal shelter in Christchurch as a Council community outcome.	Operations Group	Being addressed by Housing Taskforce
2015-02-10	DEPUTATIONS BY APPOINTMENT - Child Friendly City	The Committee decided to request staff to work with Child Friendly Christchurch to prepare a report to the Council on the very practical real ways in which the Council can achieve the objective of a child friendly city.	Community Services	Report coming to May/June 2015 CHED meeting
2015-02-10	DEPUTATIONS BY APPOINTMENT - Smoke Free	The Committee decided to request that the 2009 Smoke Free Policy come back to Communities, Housing and Economic Development Committee meeting in April 2015 as a briefing, with options to extend the policy as appropriate.	Strategy and Planning Group	Staff are working on providing a briefing to the May 2015 CHED meeting