

32. Christchurch Performing Arts Precinct - Court Theatre Business Case

Barbara George, CEO, Ross Gumbley, Artistic Director, Steven van de Pol, Trust Chair and Ian Douthwaite of The Court Theatre were present for discussion on this item, they left the meeting for debate on the item.

Craig Jones of Visitor Solutions and Rob McDonald of Deloitte were present for consideration of this item.

Council Resolved CNCL/2019/00001

That the Council, recognising the need to prioritise accommodation for the Court Theatre in the Performing Arts Precinct:

- a. Approves the Business Case attached to the staff report.
- b. Endorses its support for the development of premises for the Court Theatre subject to:
 - i. The relevant Crown Agency transferring to the Council the land for premises.
 - ii. The relevant Crown Agency transferring to the Council all other remaining land within the Performing Arts Precinct, currently intended for the development of further performance venues and similar uses.
 - iii. The relevant Crown Agency transferring to the Council land to be developed for off-street car parking for the premises and other facilities in the area, such as The Piano, Turanga, the Convention Centre and the Isaac Theatre Royal.
 - iv. The transfer of land being subject to the relevant Crown Agency being responsible for clearing the land of all containments and meeting all costs associated with this work prior to transfer.
 - v. Council approval of the off-street car parking facilities to be developed for the premises and other facilities in the area, with a business case and concept design being presented to the Council for consideration as soon as practicable.
 - vi. The negotiation of a Development Agreement with the Court Theatre that includes detailing the process for completing the design and construction of the premises, cost estimates, the financial commitment from each party and possible lease terms.
 - vii. At the appropriate time, a lease being negotiated with the Court Theatre in respect of the premises.
- c. Approves the public engagement process outlined in the report and authorises staff to undertake that process as soon as practicable.
- d. Confirms the Council's capital financial support outlined in the staff report and that this represents the full extent of the capital financial support the Council is prepared to offer the Court Theatre, subject to the above conditions being met.
- e. Requests staff to provide further, timely reports on the progress of the matters referred to above, including seeking the Council's approval before the Development Agreement and Deed of Lease are entered into.
- f. That the General Manager Citizens and Community be delegated authority to communicate information from the Council decision, including release of a redacted

version of the staff report as is appropriate and in accordance with the Local Government and Official Information and Meetings Act.

- g. Note that Staff will negotiate:
 - i. the level of rent with the Court Theatre to better contribute to the overall operating costs of the facility.
 - ii. the commitment to the use of the theatre by other groups.

Councillor Davidson/Councillor Cotter

Carried

RELEASED FROM PUBLIC EXCLUDED