

## **Christchurch City Council MINUTES ATTACHMENTS**

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**Date:** Thursday 27 January 2022  
**Time:** 9.30am  
**Venue:** Council Chambers, Civic Offices,  
53 Hereford Street, Christchurch

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26.01.22

Malo lava,

Thank you Councillor Sara Templeton, and Councillors for requesting this report being written. Thank you also to the Council staff for their important recommendation.

We agree with the report and the work of Public Libraries New Zealand that there is "...no evidence that library overdue charges are an incentive for returning items on time. The experience of libraries in New Zealand and overseas is that overdue charges are a more effective deterrent and barrier to library usage, disproportionately impacting members of the community on lower and fixed incomes."<sup>1</sup>

This change is also important as it will bring Ōtautahi to par with its peer Councils across Aotearoa who have removed these fines because evidence does not support that they work, and that they create barriers to access and learning. We have also seen post lockdown when the Council encouraged people to return books with a fee waiver we did, please today make this culture permanent.<sup>2</sup> In our current Red Traffic light level, and the pressure on families and our communities to have the supplies they need, and general increases in costs of living this is very timely. The timeframe indicated to implement this in March seems very reasonable.

Dominic and I put out a community poll which has been signed by 275 people in support.<sup>3</sup> We also saw a number of stories told in The Press,<sup>4</sup> and across social media platforms peoples real experiences shared. The University of Canterbury Students Association also wish that we convey their complete support of this removal and that it would help the wellbeing and access of students to our libraries and learning. Please see below some of the comments we received by members of our communities.

Fa'afetai tele lava,

Josiah Tualamali'i and Dominic Wilson

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<sup>1</sup> Report to Dunedin City Council from 27 October 2021 when they decided in favour-  
[https://infocouncil.dunedin.govt.nz/Open/2021/10/CNL\\_20211027\\_AGN\\_1542\\_AT.PDF](https://infocouncil.dunedin.govt.nz/Open/2021/10/CNL_20211027_AGN_1542_AT.PDF)

<sup>2</sup> <https://newsline.ccc.govt.nz/news/story/libraries-issue-call-to-return-overdue-books>

<sup>3</sup> At the time of writing - <https://our.actionstation.org.nz/petitions/end-library-book-fines-in-otautahi>

<sup>4</sup> <https://www.stuff.co.nz/national/126986203/policy-of-overdue-library-fines-only-deprives-the-disadvantaged-say-critics>

### Some of the community feedback in support

1. "Yes! They just axed fines in Auckland libraries. So good to see this take off, had many conversations with our local library manager about how the fines put families off using the library over the years."
2. Uso, finally after 24 years I can make my return to the library.
3. a. was once fined \$180 for a book I had returned. was only one copy in the city found it on the shelf, they hadn't returned it in system. refused to reverse the fine. never gone back since. I was 14 am now 34.  
  
b. easiest petition ever to sign. Was fined \$180 for a 'lost' book (wouldn't have been worth that much) only one in city, found it on the shelf at old Central library. it wasn't returned properly. refused to reverse the fine, I was 14 never been back. I'm 34 the day of the motion
4. Fortunately, there are none for kids and they were ahead of the rest of nz in this. I am also very fortunate to have 4 kids, each with a library card. And that is to say they should STAY ahead by abolishing all fees!
5. Hard agree. The citizens that need libraries the most are exactly the ones that can't afford fines.
6. Was glad we made the decision at Auckland Council to drop library fines. Let the people read.
7. Let people read in peace
8. I didn't visit the library for a year because I couldn't afford the fines. A friend paid them off when she found out. So grateful to her.
9. This is a consideration to consider. I think you'll find that the fines that libraries/councils get rid of are for overdue items. Lost or damaged books still attract a replacement cost, but there is normally some discretion that allows meeting people where they are at.
10. The Calgary library ended fines in 2020 for exactly these reasons. Please see this link.<sup>5</sup>
11. Library fines disproportionately affect the poor - limiting their continued access to knowledge and recreation. It's time for them to go.
12. Yes, agree with this and have signed.
13. I so agree... my kids racked up massive library fines in the months after my husband died because I forgot that we had library books. It felt like an unforgiving system when I finally paid

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<sup>5</sup> <https://calgarylibrary.ca/library-news/calgary-public-library-fine-free-model>

up. I thought: This makes libraries less accessible to people with truly complex lives. As another example, I have a son with autism and ADHB. It's no surprise that he loses things a lot although we do often find them later. But I have often felt that library fines are harsh penalties for people with his particular challenges and impose just another stressor on those of us who do our best to parents kids like him.

14. They just ended book fines in Tāmaki Makaurau. I just finished paying off mine. I remember not being able to afford them when I wasn't working and being unable to borrow books for months at a time. It's time to end book fines.
15. Selwyn District council have no library fines. Keep pushing. I actually don't get books out as I just end up with fines. So luckily I have a Selwyn account via work.
16. The overdue fines are excessive when you have several books out and a real deterrent to using the library.
17. Book fines punish the people who need books the most. End book fines ōtautahi.
18. Saving the public library! We need the micro to the macro.



# CMUA Project Delivery Limited Preliminary Design

**Audience: Mayor and Councillors**

**Date: 27 January 2022**

## Purpose



### Officer Recommendations:

That the Council:

1. Receive the information and accept the recommendation from CMUA Project Delivery Ltd Board that the Preliminary Design be accepted and allow Kōtui to continue on the Developed Design Phase of the project.
2. Accept the name Te Kaha that has been gifted by Ngāi Tūāhuriri to the Christchurch City Council for the Canterbury Multi-Use Arena, to be located on Te Kaharoa (the whenua (land) surrounding).
3. Note that the commercially sensitive information regarding design and budget contained within the Public Excluded part of this report can be released on the acceptance of the Design and Construct Contract with BESIX Watpac, or when the Council Chief Executive and the Chair of CMUA Project Delivery Ltd determine there are no longer grounds for withholding any or all of the information.

## Purpose

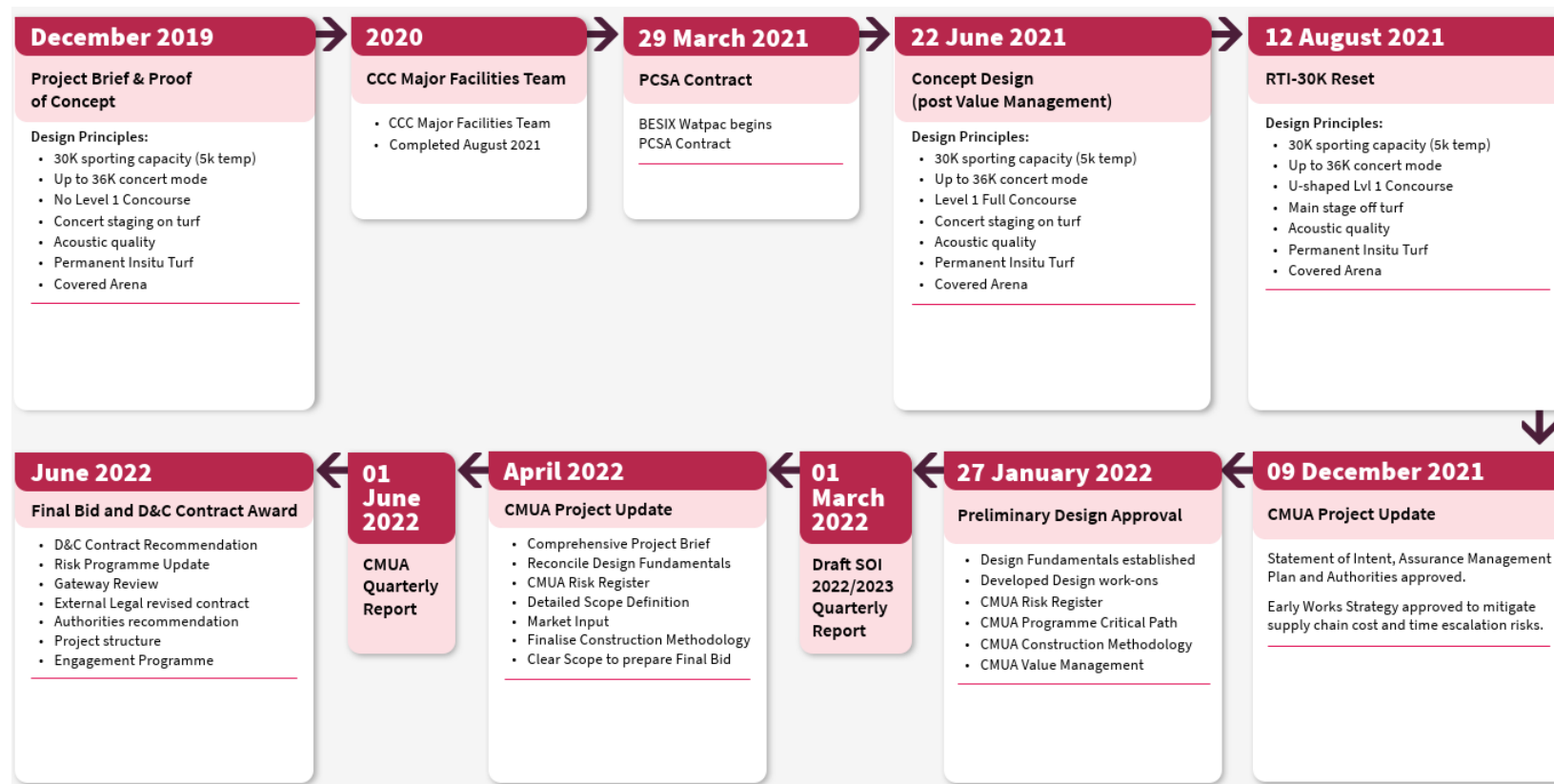


### Reasons for Report Recommendations:

- Project updates at the completion of the Preliminary Design Phase including design work carried out by the Kōtui team, Project Cost / Quantitative Risk Assessment (QRA), Risk Register, Preliminary Design reconciled to project specification, customer experience, building resilience, sustainability expectations and programme.
- BESIX Watpac NZ (CMUA) Limited (Kōtui), the Contractor, are engaged under a Pre Contract Services Agreement (PCSA). It is critical that they are given design direction and instruction to continue Developed Design.
- Preliminary Design has given further clarity on costs and programme. An instruction to continue Developed Design is not committing the Council to a Design & Construct (D&C) contract. On conclusion of the PCSA phase, BESIX Watpac NZ (CMUA) Limited will submit a Final Bid for a fixed price lump sum D&C phase. Under the PCSA, there is the option to not accept BESIX Watpac NZ (CMUA) Limited's final D&C bid, in which case we can go to market for a D&C contractor using the design documentation prepared during the PCSA phase.
- The report recommends the adoption of the gifted name of Te Kaha for the Canterbury Multi-Use Arena (CMUA).



# CMUA Project Roadmap as at 20 December 2021



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## Objectives of Preliminary Design & Developed Design



- Fundamental Design of CMUA is to match Design Principles established at the Concept Design Stage and completed at the Preliminary Design Stage
- Developed Design has started with complete comprehensive Project Brief prepared for the Final Bid Stage:
  - Detailed Scope Definition
    - More Detailed Stakeholder briefing and several work-ons
    - Establish clear understanding of each building element
    - Nomination of materials and systems
    - Co-ordination of design amongst all building elements
  - Market input
    - Confirm availability
    - Confirm local capability and preferred subcontractor market
  - Finalise construction methodology / techniques and programme
  - Early Works documentation ratification and engagement.











## RECAP - Investment Case Baseline and Subsequent (12 August 2021) Decision Design Fundamentals

1. A Multi Use Covered Arena - that allows for year-round events
2. Rectangle field of play with natural turf
3. Minimum 30,000 seated capacity (25,000 perm + 5,000 temp) and minimum 36,000 capacity in concert mode
4. Corporate/flat floor events
5. Acoustic Quality
6. Level One U-Shaped Concourse
7. Northern Stage Pocket
8. Toilets ground floor concourse and Food and Beverage ground floor and level one concourse

## RECAP - Strategic Venue Design Fundamentals

1. Commercial Viability
2. Operational Functionality
3. Guest Experience
4. Multi Use



## RECAP - Investment Case Baseline Event Profile / Revenue Streams

### Event Profile

- 6.5 Super Rugby matches
- 4.5 Domestic Rugby
- 1 Rugby Test (All Blacks)
- 2 Other Rugby content
- 1 Soccer
- 1 Rugby League
- 2 Other events content
- 4 Large scale exhibitions
- 3 Large concerts
- 4 Small concerts
- 200 flat floor events
- Mega events scheduled six-yearly from 2029

### Revenue Streams

- Commercial Naming Rights
- Commercial Ticketing Supplier Partnership
- Commercial Pourage Partnerships
- Membership Sales
- Commercial Digital Signage Agreement



## Preliminary Design and Developed Design Fundamentals - Commercial Viability

1. Design Fundamentals met (Commercial Viability)
  - Prelim Design enables delivery of all baseline Investment Case event types and sizes and revenue streams
2. Future Proofing/Opportunities (Commercial Viability)
  - Prelim Design enables delivery of e-sports, digital billboards/external signage and activation of the public realm
  - Prelim Design enables future commercial tenancies



## Preliminary Design and Developed Design Fundamental - Operational Functionality

1. Design Fundamentals met (Operational Functionality)
  - Prelim Design operationally functional, safe and secure venue with smooth ingress/egress, easy pack-in/out for venue hirers
  - Prelim Design has level 1 U-shaped concourse,
  - Prelim Design sufficient number of suitably located amenities
  - Prelim Design implements resilient and unique HV ring main power supply
2. Future Proofing/Opportunities (Operational Functionality)
  - Preliminary Design enables space for an additional goods lift

## Preliminary Design and Developed Design Fundamental - Turf

1. Design Fundamentals met (Turf)
  - Prelim Design delivers rectangle field of play with natural turf



## Preliminary Design and Developed Design Fundamental - Guest Experience



1. Design Fundamentals met (Guest Experience)
  - Prelim Design delivers high quality and industry best practice seat comfort and sightlines
  - Prelim Design delivers quality acoustics for cut-down concerts and sporting events
  - Prelim Design delivers a good number of suitably located F&B outlets that enable a good variety of F&B offering
  - Prelim Design delivers above NZBC accessibility standards
2. Future Proofing/Opportunities (Guest Experience)
  - Prelim Design enables future thematic RGB internal lighting and ability to implement weather protection at entry locations

## Preliminary Design and Developed Design Fundamental - Sustainability

1. Design Fundamentals met (Sustainability)
  - Preliminary Design enables sustainable operational practices and incorporates sustainable design practices
  - Preliminary Design delivers an all electric energy use solution (no use of fossil fuels for day-to-day operation)
2. Future Proofing/Opportunities (Sustainability)
  - Preliminary Design enables provision for solar panels and the journey to full reusable waste management strategy
  - Preliminary Design enables energy efficiency battery technology (battery storage area for solar PV)

## Naming the Venue

- What does the CMUA mean
  - As the last of the central city Anchor Projects, CMUA is symbolic
  - Symbol of resilience, endurance and strength
  - End of a journey through all of its challenges that has bonded the people of the city together
- Gifted the name Te Kaharoa
  - Strength and Endurance
  - Whenua beneath and surrounding the CMUA
  - A name that will carry the legacy of this important symbol forever
  - We also need a name for the building itself
  - Acknowledge CMUA as a name does not connect or reflect its aspiration, innovation and uniquely local focus
- Council recommended to acknowledge acceptance of the name, Te Kaha, for the venue
  - Reflects the endurance and strength of the community
  - Kia kaha a familiar phrase in post Earthquake Canterbury
  - Can blend with commercial naming rights partner
  - Connection, warmth and heart

