

Christchurch City Council
ATTACHMENTS UNDER SEPARATE COVER
ADDITIONAL INFORMATION
ITEM 15. PERFORMING ARTS PRECINCT
CAR PARK – PUBLIC CONSULTATION

Date: **Thursday 10 March 2022**
reconvened Tuesday 15 March 2022

Time: **10am**

Venue: **Held by Audio/Visual Link**
Under the current provisions of the Covid-19 Protection Framework
(traffic lights) the meeting is open to the public through access to the live
broadcasting of the meeting: <http://councillive.ccc.govt.nz/live-stream>

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Additional Information about the Performing Arts Precinct Carpark

The Council is currently considering the possible sale of land in the Performing Arts Precinct for the purpose of a providing a parking facility. Following hearing of deputations, Councillors have asked several questions on this matter. This document contains answers to these questions.

1. Legal and Process Matters

1.1. Encumbrances

The Catholic Diocese raised a matter relating to the risk of payment to the Crown for use of land for purposes not related to the Performing Arts Precinct. Further to our verbal reassurance please note that the Crown has confirmed in writing that such payment of a share of sale proceeds will not be applicable. The Crown accepts the proposed use and the encumbrances and protections being put in place to secure the use for car parking under the contract.

1.2. LGOIMA

The timeline for the Catholic Diocese's request is shown below:

23 November 2021 - LGOIMA request from Chapman Tripp for:

We urgently request that all further materials held by CCC in relation to the intended future use of the site are made available, and in particular the detailed plans for the proposed carpark.

25 November 2021 - Council provided:

1. Council's requirements for the development per the public RFP in 2020
2. Council proof of concept scheme plans per the public RFP in 2020

These documents showed Council's key requirements requested and agreed through the conditional sale and purchase agreement.

3 December 2021 - Further request from Chapman Tripp for:

The drawings of the proposed building including elevations, location of vehicle entry and exit and plans showing the relationship between the proposed building and the elevations of neighbouring sites.

This is now extremely urgent given the consultation deadline and in the event we do not receive the material by return email we will be taking matters further within Council and externally.

6 December 2021 - Council responded indicating that it considered that this request contained an expanded scope of information. As the information requested was supplied by a third party through a commercial procurement process, Council consulted with this third party about the release of the information. Following this consultation, and consideration of the negotiation requirement in the sale and purchase agreement, Council declined the request to release the early concept plans for the carpark.

The grounds for withholding the information were:

- 7(2)(b)(ii) - to protect the commercial position of the person who supplied or who is the subject of the information
- 7(2)(i) - to enable any local authority holding the information to carry on negotiations

15 February 2022 - Notification of Ombudsman complaint (response requested prior to 10 March)

3 March 2022 - Consent Application Received

8 March 2022 - Completion of consultation with Strategic Property (on behalf of Wilsons) agreeing to the release of information including redacted versions of the sale and purchase agreements

9 March 2022 - Response to Chapman Tripp and response to Ombudsman with:

- Consent application
- Resource Consent Application - Plans for processing
- CCC-Wilsons Car Park Land Agreement (Sale and Purchase Agreements)

Chapman Tripp also sent a letter to Council's Engagement Advisor on 13 December 2021 headed "Feedback: Performing Arts Precinct land sale" and noting:

- The consultation material was inadequate
- The refusal of LGOIMA
- Notification that they had complained to the Ombudsman
- Requesting that Council delay the decision until after the Ombudsman's review

Due to the title and the recipient, this letter was treated as a submission, rather than a LGOIMA matters.

In their written notes that went with their verbal presentation, Chapman Tripp claim that the Ombudsman has requested Council to delay its decision on this matter.

This is incorrect.

The notion of delaying the decision until after the Ombudsman decision was one raised by Chapman Tripp - not the Ombudsman.

The Ombudsman did not ask us to delay the decision, although the investigator did call and asked whether we had considered it. Council staff replied that the information was not specifically relevant to the consultation process and this was not a reason to delay.

It would be highly unusual for the Ombudsman to ask the Council to delay a matter because it was subject to a complaint.

1.3. Resource Consents and Designations

The Catholic Diocese raised questions about the use of the designation both in their verbal presentation and in letters from Tony Sewell.

As staff responded in the questions and answers we do not believe that this is a valid matter for the sale of land decision. Following pre-application consultation, Wilsons has applied for a resource consent and is not relying on the designation.

The Catholic Diocese's submissions also includes some analysis of the proposed parking facility from a planning perspective.

This information is also not relevant to the decision before you.

Council's professional planners will assess the application as per the normal regulatory process. There is a separation in decision-making between governance and regulatory. This is borne out by section 39 of the Local Government Act 2002 which sets out governance principles for local authorities. This includes section 39(c) which states that "*a local authority should ensure that, so far as is practicable, responsibility and processes for decision-making in relation to regulatory responsibilities is separated from responsibility and processes for decision-making for non-regulatory responsibilities*".

A Councillor has asked about the shading and visual impacts of the proposed parking facility. Both of these are planning matters and will be addressed through the regulatory assessment referred to above.

1.4. Compliance with Sale and Purchase Agreement

The Catholic Diocese has raised concerns about the proposed parking facility complying with the requirements of the sale and purchase agreement.

As well as the design requirements, the Sale and Purchase Agreement contains a design approval mechanism. Having recently received the resource consent plans, Council will review these and provide feedback.

This matter is only relevant if Council chooses to sell the land. Until the decision on the sale of the land is made has little weight in decision making.

The Sale and Purchase Agreement contains Council's critical requirements:

- the Building will be open 24 hours every day;
- the building will at all times contain:
 - not less than 380 carparks available for use as a commercial car park with a minimum of 300 parks as short stay parks available to the public;
 - not less than 20 electric vehicle charging stations;

- not less than 25 accessible parking bays (in suitable access locations);
- not less than 20 motorcycle parking bays;
- not less than 50 bicycle parking bays;
- a functional and accessible area for parking e-scooters and other electric mobility vehicles; and
- the ability for Council to review and approve the designs.

Some additional information is contained in the appendix.

1.5. Section 138 Interpretation

The Catholic Diocese has commented on the focus of the report being that the consultation is on the sale of the land "only":

The Report asserts that this consultation is on the sale of the land only and not the decision of the Council to use this land for parking delivered by a private company. (Chapman Tripp submission, 10/3/22)

They go onto comment that the future purpose of the land is relevant to this matter.

Their concerns seem to relate to the statement in the report stating:

The decision for Council relates to the sale of land. It has separately made decisions that parking is required on this site and that this parking be delivered at no cost to ratepayers by a private company. (Clause 3.2 of the Council report)

Council agrees that future use is not an irrelevant consideration when disposing of land under s138, however, it is not expressly specified in s138 as being a matter that must be considered. In this case the future use of the land (i.e. that it is intended to be used as a carpark) is known and has been clearly identified in the consultation documents.

Councillors can feel confident that by focusing on the disposal of the land, while considering the variety of other matters raised by submitters, that they are appropriately undertaking their decision making duties as set out in the Local Government Act.

1.6. Legal Risk

This matter includes decisions that relate to important values (e.g. environmental value; utilitarian value) for different sectors of our community, as well as the commercial interests of a variety of groups (e.g. the Court, the Catholic Diocese, Wilsons). Council needs to ensure that its process, officer advice and the Council's decision making is robust. We have sought legal advice to provide assurance to Council on these points.

The legal advice is attached under separate public excluded cover.

1.7. Release of Information about Development Contribution Policy Changes

A Councillor has requested that a PX report about a Development Contributions Proposal be released publically. The Councillor considers that there is a link between the matter at hand and the matters discussed in the PX report.

The preconditions for release of the PX report have not yet been met so the report cannot be released at this time. Additionally, while there is a conceptual link between the topic of the report and this matter, it is not likely to materially change the views and preferences of the community.

This matter is only included to demonstrate that all Councillor questions have been considered and because the request to release is a disclosable document.

2. Parking Matters

2.1. Parking Numbers

A Councillor has asked "How many on and off-street public car parks are there currently within a 500m walking distance from the Court theatre site and how far is the walk to the planned Catholic one?" The existing supply is shown in Table 1, proposed and potential supply in Table 2, and estimated demand in Figure 1.

Table 1 Existing Public Carparks (Excluding Temporary Parks)

Existing vehicle parking supply location	On street spaces	Off street spaces	Notes
On-street parking			
On – street parking	332		Metered P60
On – street parking	354		Metered P120
On – street parking	27		P60 restricted
On – street parking	108		P120 restricted
On – street parking	698		Unrestricted
On-street parking total ¹	1519		
Off-street public parking			
Hereford Street		600	Proximity to PAP: 325m; 4:30 (min:sec)
Terraces		300	Proximity to PAP: 400m; 5:30 (min:sec)
Art Gallery (CCC)		105	Proximity to PAP: 450m; 6:15 (min:sec)
Off-street current supply ²		1005	

Table 2 Proposed or Potential Supply

Potential additional vehicle supply locations	On street spaces	Off street spaces	Notes
Performing Arts Precinct Parking Building ³		380	Proximity to PAP: Within precinct
Catholic Diocese development		352 ⁴	Proximity to PAP: 50m; 1:00 (min:sec)
Former Rydges (Noah's) Hotel parking building		250 ⁵	Proximity to PAP: 275m; 3:45 (min:sec)

¹ Significant sections of Salisbury, Kilmore and Peterborough Streets within the 500m distance to the PAP are classified as Residential or Mixed Use Streets in the Central City Parking Policy 2021 (CCC)

² Information supplied to the marketplace as an appendix to the RFP documentation

³ Proposed Wilsons Parking (NZ) / Clearwater Construction parking building

⁴ Anticipated public vehicle parking within understood total parking building size of 600 spaces, to be located north of Armagh Street and between Colombo and Manchester Streets

⁵ Estimated public parking that might be available within any repaired / re-opened parking building of circa 330 spaces.

Table 1 – Potential Week Day Parking Demand (8am to 6pm)

Precinct	Activity	Long Stay	Short Stay	TOTAL
CCCP	CCEC	30	270	300
	Balance of Precinct	150	50	200
PAP	Theatre/Performance*	75	0	75
	Crown Plaza Hotel	35	145	180
	Library	5	180	185
Town Hall	Town Hall	35	5	40
Combined	TOT	330	650	980

*Isaac Theatre Royal, The Piano, The Court Theatre, Black Box

Table 2 – Potential Evening Parking Demand (after 6pm)

Precinct	Activity	Long Stay	Short Stay	TOTAL
CCCP	CCEC	30	400	430
	Balance of Precinct	15	40	55
PAP	Theatre/Performance*	160	720	880
	Crown Plaza Hotel	15	40	55
	Library	5	70	75
Town Hall	Town Hall	50	1000	1050
Combined	TOT	275	2270	2545

*Isaac Theatre Royal, The Piano, The Court Theatre, Black Box

Figure 1 Parking Demand Assessment (Extracted from Summary of Previous PAP Parking Analyses (Quality Transport Planning / QTP for CCC April 2019))

2.2. Other Locations

A Councillor has asked “if the PAP site was sold for a carpark and the Catholic Diocese builds their 600 space carpark, could this effect the future development of the old Noah’s hotel site?”

The future use of the Noah’s carpark is a relevant matter for consideration, but is one where there is considerable uncertainty of which Council do not have all information available. We can advise that some potential public places are included in supply modelling.

Questions have also been raised about the potential for land opposite the Town Hall to be used for car parking. This land, which is not owned by the Council, has been sold for other purposes. Further information can be found at <https://www.christchurchnz.com/news/peterborough-central-site-to-be-developed-by-local-companies>.

2.3. Selection of Wilsons

A Councillor has asked if Council had considered whether or not Wilsons was a “good corporate citizen” before making the decision to select this firm to develop and operate the Performing Arts Precinct.

This information is not a relevant consideration for the current matter before the Council.

Following a fair and transparent procurement process, Council made the decision to select Wilsons and has entered into a conditional sale and purchase agreement with the company.

The evaluation criteria for the procurement process that the Council relied on when making its earlier decision are public records and so are attached for information only.

Matters raised by submitters about Wilsons are addressed in the main report.

2.4. Old Court Car parking Numbers

Several Councillors have asked about the parking available to the Court Theatre 11 years ago.

The Court was located in a different area with a smaller main theatre than their current venue. The proposed land sale is for a carpark to support a larger precinct of arts and cultural facilities. Councillors will have to carefully consider the relevance of this information to the matter at hand.

In the Arts Centre the main theatre seated 290 with the second theatre seldom used. Most of the references were to the Rolleston Avenue carpark, which was located approximately 95 m from the Theatre had 82 spaces, of which 55 were leased to various groups and 27 were casual parks. There was also on street parking in the vicinity.

Since the earthquake the Court has operated a 390 seat theatre at The Shed. This site has 122 formal parks and at least 100 overflow spaces.

Once built the Court Theatre will have a main theatre that will seat 360 and the studio theatre 120, with a high likelihood of use on the same evenings. They will compete for evening parking with the Isaac Theatre Royal, The Piano and the Town Hall (and possibly Te Pae and the new Cathedral at times). As outlined in the original venues assessments undertaken, as these venues operate in different markets it is quite possible multiple or all venues could have events occurring at the same time.

2.5. Catholic Cathedral Car parking Building

Information has been requested from the Catholic Diocese on this matter and is shown below in red.

Thank you for taking the time to comment on the proposed of land within the Performing Arts Precinct for car parking precinct. The Councillors were appreciative of your information.

They have asked me to clarify several matters that they believe are relevant to their decision making. I would appreciate your assistance in answering these questions. The specific matters are:

- *What is the distance from the proposed carpark to the Court Theatre? 102 metres, using the proposed internal Performing Arts Precinct laneway. (Refer to attached plan).*
- *When will the plans for the new Cathedral Precinct become public? The plans for the carpark will be made public when the Diocese lodges its application for resource consent, which will be done by Wednesday this week at the latest. We note the application for consent only relates to the first stage of the precinct (being the commercial aspects,*

including office buildings, carpark, hospitality, apartments etc). The plans for the cathedral itself and its surrounds will be publicly launched on 19 May 2022. Councillors were provided with a presentation by the Bishop showing the plans for the entire precinct on 14 December 2021. The Councillors are therefore well informed about the intentions for the entire precinct.

A further matter that arises is the certainty, specific timing and sequencing of both the proposed 352 space and the balance of the 600 carparks mentioned in your email of 10 March 2022. The provision of 600 carparks will be largely dependent on the Council's decision with regards to Wilsons' carpark. If the Council accepts that sufficient car parking can be provided in the Catholic Precinct and rejects the sale to Wilsons, the Diocese will vary its resource consent application to provide for up to 600 parks. In terms of timing:

- For the 352 car parks: intended for completion in early 2024.*
- If 600 car parks are opted for: the construction of a larger building will add some 4 months to the current construction programme, with a completion time for a larger car park of mid 2024.*
- The Diocese notes that it has significant parcels of land on its precinct site that will be used to provide at grade, off street public parking for approximately 200 cars while the car park building is being constructed. This will bridge the gap in parking demand for this part of the city prior to the construction of its car park. It would provide parking for Court Theatre patrons in the short time between when the Court Theatre opens, and when the car park opens.*

Detailed design and consenting is to occur in 2022, construction will occur in 2023, with the first stage of the precinct being completed in 2024 and the full precinct (i.e. including the cathedral and all other aspects) completing construction in 2026. The car park construction will also benefit from the use of existing foundations and a basement (from the old PWC building) which has assisted in tightening construction times.

The Council's primary objective is to provide parking to support the arts and cultural facilities within and in close proximity to the Performing Arts Precinct in a timely manner. It can decide not to sell the land for example if "the Council is satisfied that that the provision of parking facilities to meet the current and future needs of the Performing Arts Precinct and other nearby facilities can be met by existing and other proposed or possible facilities and the time and delivery uncertainties associated with these other facilities is tolerable." Your client has information about these time and delivery uncertainties that would assist the Council's decision making. I would appreciate it if you could supply information to address the questions below to provide this assistance.

I recognise that there may be some commercial sensitivities to the information and that the current environment creates some uncontrollable uncertainties, however, any information that can be made publically available and provides a reasonable degree of assurance is appreciated. Some of the questions are specifically related to project risk. These are asked to help the Council decide if the uncertainties are tolerable.

The questions are:

- What is the planned completion date for the 352 carparks? *Early 2024.*
- Is conditional financing in place for the building? *Funding is available to meet the construction programme for the first stage, the commercial part of the precinct. Preliminary design and budgeting for the cathedral itself is well advanced and will be completed before the public launch in May 2022.*
- What is the operating model for the proposed 352 building (eg short or long stay, casual or leased or a mix of both, operating hours)? *Public car parking, with 24/7 automated entry, and an exit payment system.*
- If the planned 352 car parking building is proposed to be completed before the balance of precinct, what arrangements will be made to keep it operate safely during construction of the other buildings? *The buildings are designed to be constructed separately for the specific reason of not interfering with the successful operation of the car park facility.*
- When will the balance of the 600 carparks be complete? *Mid 2024.*
- Will the 352 building need to close to allow the balance to be built? *As above, the Diocese will either construct the 352 or the 600 dependent on Council decision on the PAP car park. Therefore there will be no closure of one option to enable the other.*
- What is the operating model for the balance of the 600 carparks (eg short or long stay, casual or leased or a mix of both, operating hours)? *Same operating model: public car parking, with 24/7 automated entry, and an exit payment system.*
- In the absence of knowing its specific location, how will patrons safely cross Armagh Street to get to the Performing Arts Precinct or the other attractors in the area? *As council will know, there is a signalised crossing at the intersection of Armagh and Colombo streets. Our planning also envisages the extension of New Regent St to the river as a pedestrian walkway. This provides another safe pedestrian route. The Council in its plan for the PAP also provides laneways through the PAP which we would see as great pedestrian access.*

3. Other Matters

3.1. Previous consultation

A Councillor has asked for details about previous consultations about a parking facility on the Performing Arts Precinct.

A review has been made of all consultation processes listed in the Council's "Have your Say" database. This contains details of all processes back to 2017. In the time available a review to earlier times has not been possible.

There does not appear to be any specific previous consultation about any of the facilities in the Performing Arts Precinct.

The possibility of parking and other facilities on the site has been raised in other consultation processes.

2019's consultation on the Global Settlement indicated that

“The Council will deliver the Performing Arts Precinct, including the Court Theatre and a car park.”

Following consultation the Council agreed to the Global Settlement.

The 2015 Central Parking Plan identified the Performing Arts Precinct as a priority area for public parking. It also sought to facilitate investment by private sector in parking provision specifically for priority areas. This policy was revisited in 2021. The consultation draft did not specifically mention the Performing Arts Precinct, however, it did mention a commitment to replace the Manchester St car park, and reference to Te Pae. The final policy contained specific reference to the Performing Arts Precinct, possibly in response to submission talking about the need for car parking close to the Isaac Theatre Royal.

The proposal for the Court Theatre, open space and parking facility developments has been made public on numerous occasions through Council reports and associated media articles. Internet searches reveal community comment about the design and purpose for the precinct.

In their previous deliberations Councillors have considered individually and collectively the “views and preferences of persons likely to be affected by, or to have an interest in, the matter” before the Council made its decisions. The Council did not have to undertake any consultation process or procedure before considering these views and preferences, so despite their being no specific consultation those previous decisions are sound.

3.2. Submissions Received after Publication of the Report

Since the publication of the report Council has received two additional submissions (attached). One is from an individual, who strongly disagrees with the idea of the council selling land in the arts precinct to Wilsons for another carpark. The other is from the Isaac Theatre Royal, who believe that parking to facilitate the Performing Arts Precinct is essential.

3.3. Consistency with Policies

Some of the verbal presentations have stated that a decision to sell the land for the purpose of a carpark is inconsistent with Council’s policies. The Council has a duty to state when a decision is significantly inconsistent with policy.

However, all relevant policies have been reviewed and no inconsistency has been found.

There is an acknowledged tension between policies and strategies seeking to advance transport mode shift and reduce emissions, and the proposal to sell land for a parking facility, but this tension is not an inconsistency and has been specifically recognised in the Central City Parking Policy 2021.

A Councillor has asked questions about the “Central City parking strategy”. Officers believe that the main report adequately addresses these matters. Specifically the report indicates that the Central City Parking Policy 2021 envisions that the Performing Arts Precinct carpark will be one of the last off street carparks provided by Council.

A Councillor has also asked if policy precludes Council building the parking facility itself. There is no policy reason precluding Council from building the facility, however, it has not set aside funds to do this nor signalled to the community that it is contemplating this approach.

3.4. What happens if Council declines to sell

An alternative resolution has been prepared to assist Councillors.

This resolution is:

That the Council, having carried out a consultation under section 138 of the Local Government Act 2002 and having considered the public submissions on the proposal to sell the land parcel being 2,081m² at 133 – 141 Gloucester Street (“the land”),

1. Resolves not to sell the land;
2. Notes that the reasons for not selling the land are that:
 - a. submitters raised significant concern about the proposed land sale based on the values of the land, its strategic nature and the need to future proof the City; and
 - b. the Council is satisfied that that the provision of parking facilities to meet the current and future needs of the Performing Arts Precinct and other nearby facilities can be met by existing and other proposed facilities and the timing and delivery risks associated with these other facilities is acceptable;
3. Notes that the land is no longer required for the provision of a carpark.
4. Agrees to cancel the Sale and Purchase Agreement with Wilson Parking Limited;
5. Requests staff to meet with the Court Theatre, Isaac Theatre Royal and The Piano to identify any requirements that cannot be met by the existing or other proposed facilities; and
6. Request staff to report back on:
 - a. options on the future use of the land, given its location in the Performing Arts Precinct; and
 - b. any consequential impacts of this decision on the Court Theatre project, road network and community facility operations.

The alternative resolution is provided for assistance purposes only in anticipation of a foreseeable scenario.

The decision not to sell the land would have immediate impacts on the Court Theatre Project (the project). The project would need to accommodate the power transformer which is planned to be located in the car park building. The public realm design and construction would need to be suspended while the temporary use of the parking facility site was assessed. These issues are not insurmountable but may have minor cost and timing issues on the project.

There will be a financial impact. Council will no longer receive the capital return from the sale of the land, and will face minor additional costs to existing capital budgets. Neither of these is expected to have a material impact on rates or rates increases.

The reasons given for not selling the land and the future decisions of Council will determine what additional financial impact analysis is required. For example, if the Council were to choose not to sell the land on the basis that the community feedback has shown significant support for

the Council building and operating the carpark itself, then detailed financial analysis will be required before future decisions can be made. Previous modelling of alternatives would need to be refreshed. This advice is not intended to recommend a preferred way forward, rather it is illustrative of the need for different advice in response to different decision scenarios.

3.5. City Activation

There have been several questions or comments about the impact of the proposed car park on city activation. A particular concern is that patrons will only travel to the carpark and their arts / cultural destination without using hospitality and other venues in the city. The argument seems to be that parking close to facilities is likely to reduce the likelihood that patrons will use hospitality venues in the city.

No matter the location of the carpark, there will be a proportion of arts and cultural facility patrons who will simply go to their venue and go home, and a proportion that will combine their experience with hospitality or other activities.

In the time available it has not been possible to research the impacts of car parking proximity on the multiplier impacts of arts and cultural facilities. It is clear that the facilities themselves have a positive economic impact.

Staff advice is that while this concern is relevant it should be given little weight.

Should the Council decide not to sell the land and not to have a parking facility on the site, then staff will need to develop options for safe, convenient accessible access to the Performing Precinct and surrounding facilities. This can be addressed within the Court Theatre and other projects in the vicinity.

3.6. Te Pae Carparks

A Councillor has asked why Te Pae was allowed to be built without carparks.

This is not a relevant matter for the matter in front of Council (ie whether or not to sell land for the purpose of car parking to support the Performing Arts Precinct and other nearby arts and cultural facilities).

Appendix 1 – Additional explanation of Parking Facility Requirements

The accessible parking requirement is over double that required by the Building Code in recognition of the over 2100 theatre seats plus Tūranga and Te Pae in the immediate vicinity. The District Plan would typically require a 380 space parking building to provide 9 of those spaces as accessible / mobility parks.

The number of electric vehicle charging stations is greater than our other car parks in recognition of the desire to encourage the use of low emissions vehicles. As a comparison, Council's own 33 Lichfield building has 10 EV spaces for an 805 space building (ie 1.2%). This building would provide 20 spaces for a 380 space building - ie 5.2%. Council has a capex line item in its LTP to bring all Council facilities to circa 5% EV charging capacity during the Plan period - and 5% sits well above the current proportion of the NZ vehicle fleet (likely still under 2%). So, this is a very high proportion that Council has sought through the Agreement therefore and a very positive move to encourage EV use in the central city.

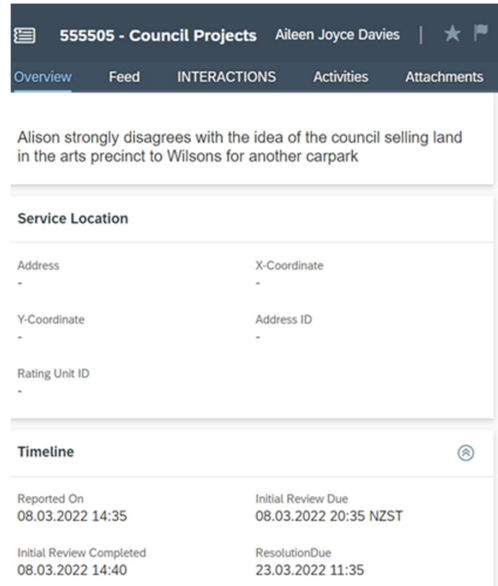
This proposed building is the only current option for Council to ensure it achieves the desired level of publically available parks, accessible car parks and electric vehicle charging stations 24 hours every day.

In reviewing the current availability of public mobility parking spaces, electric vehicle charging capability and dedicated cycle parking on and off the streets close to the PAP precinct - all are poorly served at the present time. There are 4 mobility spaces located adjacent to Turanga (Gloucester and Colombo Streets) and all are P120, thus effectively preventing any longer visit to Turanga or elsewhere. They are available for anyone to use of course.

Appendix 2 (Public Excluded Legal Advice)

Public Excluded under the Local Government Official Information and Meetings Act 1987, section 7(2)(g) to maintain professional legal privilege.

Appendix 3 – Submissions Received after Report Publication




555505 - Council Projects | Aileen Joyce Davies | ☆ 🚩

Overview | Feed | INTERACTIONS | Activities | Attachments

Alison strongly disagrees with the idea of the council selling land in the arts precinct to Wilsons for another carpark

Service Location

Address	X-Coordinate
-	-
Y-Coordinate	Address ID
-	-
Rating Unit ID	
-	

Timeline 

Reported On	Initial Review Due
08.03.2022 14:35	08.03.2022 20:35 NZST
Initial Review Completed	ResolutionDue
08.03.2022 14:40	23.03.2022 11:35

From: Bob Mangan
Sent: Friday, 11 March 2022 10:14 am
To: Scandrett, Tim <Tim.Scandrett@ccc.govt.nz>
Cc: Matt Mard
Subject: Performing Arts Precinct Car Park

Hi Tim,

It was great to talk with you earlier.

As discussed our views for parking include;

We are supportive of car parking to facilitate the Performing Arts Precinct. In fact it's absolutely essential.

The reasons include;

- Convenience for the audience attending shows – meeting their expectations and providing important amenity to help facilitate the activation of the city centre. Other transport options such as public transport are not suitable for the majority of patrons.
- Safety – for staff 7 days a week. This is absolutely critical to provide a safe environment for our staff, quite often leaving late at night, at times on their own.

Other benefits we'd like to see included are;

- Additional toilets for the ITR (in the car park, but can be access by ITR patrons).
- Additional storage for the ITR
- Entry way from the car park through the western wall of the ITR

Thank you and stay safe.
Bob M.

Bob Mangan AVM, MBA
Chief Executive Officer
Isaac Theatre Royal