

Christchurch City Council MINUTES ATTACHMENTS

Date: Thursday 10 March 2022
Time: 9.30am
Venue: Held by Audio/Visual Link

TABLE OF CONTENTS	PAGE
3.1.1. Historic Places Canterbury - Mark Gerrard	
A. Council 10 March 2022 - Public Forum Historic Places Christchurch - Upper Riccarton War Memorial Library - Supporting Document	4
3.1.2. Christchurch Civic Trust - Ross Gray	
A. Council 10 March 2022 - Public Forum Christchurch Civic Trust Public Forum Supporting Document Upper Riccarton War Memorial Library	5
3.1.3. Chris Doudney	
A. Council 10 March 2022 - Public Forum - Chris Doudney Supporting Document - 86A Beachville Road Redcliffs	7
3.2.1. Governors Bay Jetty Restoration Trust - Prue Miller, Chair and Louisa Eades, Trust Secretary	
A. Council 10 March 2022 - Deputation Governors Bay Jetty Restoration Trust - Memo to Council Meeting item 21 Community Loan Application - Supporting Document	8
7. Monthly Report from the Community Boards - February 2022	
A. Council 10 March 2022 - Papanui-Innes Community Board Presentation to Council	12
B. Council 10 March 2022 - Spreydon-Cashmere Community Board Presentation to Council	18
C. Council 10 March 2022 - Banks Peninsula Community Board Presentation to Council	24
D. Council 10 March 2022 - Coastal-Burwood Community Board Presentation to Council	31
E. Council 10 March 2022 - Fendalton-Waimairi-Harewood Community Board Presentation to Council	38
F. Council 10 March 2022 - Halswell-Hornby-Riccarton Community Board Presentation to Council	41
G. Council 10 March 2022 - Linwood-Central-Heathcote Community Board Presentation to Council	48
21. Community Loan Application - Governors Bay Jetty Trust	
A. Council 10 March 2022 - Staff Presentation Item 21 - Community Loan Application - Governors Bay Jetty Restoration Trust	54
11. International Relations Policy Framework	

A.	Council 10 March 2022 - Staff Presentation item 11 - International Relations Policy Framework.....	56
----	--	----

3.2.4. Catholic Diocese Christchurch

A.	Council 10 March 2022 - Deputation Catholic Diocese - Supporting Document item 15 Performing Arts Precinct - Car Park - Public Consultation (Jo Appleyard - Chapman Tripp)	65
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3.2.6. Nathaniel Herz-Edinger

A.	Council 10 March 2022 - Deputation Nathaniel Herz-Edinger - Supporting Document item 15 Performing Arts Precinct - Car Park.....	80
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The Voice of Heritage

**Historic Places Canterbury Public Forum Presentation to the Christchurch City Council
Thursday, 10th March 2022**

Mayor and Councillors,

Thank You for allowing me to make this presentation.

Historic Places Canterbury (HPC) has concerns about the processes leading up to and the decision to demolish the Upper Riccarton War Memorial Library.

Our major concerns are the following:

Lack of Extensive Community Engagement.

HPC considers the community and stakeholders should have had a say in the future of this iconic building, on site since 1919.

After HPC raised its concerns publicly; a Christchurch RSA has been in touch expressing an interest. For myself, within a minute of finishing my live interview with Radio New Zealand's Jessie Mulligan, a property developer rang asking about strengthening costs.

There is interest in the community.

HPC has received an usually large number of emails expressing opposition to the proposed demolition.

HPC has been told that regular ANZAC services were held at the Library with an attendance of 200 odd people, chairs were lent by the adjacent Spagalimis and a local bakery opening up early to supply food.

Why will the CCC not work with the community to retain and determine a future for this building?

No Heritage Assessment included in the Report to Council.

The CCC Heritage Team did not provide a formal heritage assessment of the building. The question needs to be raised, why were they not asked? A 1919 building called the Upper Riccarton War Memorial Library, any reasonable Christchurch Resident would conclude it should have been assessed by the CCC Heritage Team before a recommendation to demolish.

Surely the CCC should be leading by example? This is a case where Leadership was required.

Some of the Councillors may recall similar circumstances occurred with the Yaldhurst Memorial Hall. We were given assurances then, it would not happen again.

Stating the building was not listed with the HNZPT or scheduled in the District Plan so it has little heritage relevance, the cost, no economic use (as assessed by CCC Staff) are similar arguments used regularly by Property Developers when they plan to demolish.

Surely the CCC can do better and lead by example?

CCC Heritage Strategy- Our Heritage Out Taonga

I could find no reference to this Strategy in the report to Council.

The question is being asked what is the value of this much consulted and supported strategy that a 1919 War Memorial Library Building does not warrant an assessment yet alone a reference to the Strategy in a CCC Report?

Jock Philips in his book "To the Memory" observed there was a transition from Sculptural Monuments (South African/WW1) to Living Memorials (like the WW 2 Memorial Halls). This Library Building, a Living WW1 Memorial, the first of its kind, could be significant. It awaits the CCC Heritage Team to make this assessment.

Mark Gerrard
Chair Historic Places Canterbury

Kia ora koutou, good morning Mayor Dalziel and City Councillors

CHRISTCHURCH CIVIC TRUST considers that against a backdrop of war in Ukraine, the matters around this War Memorial Library and its future, take on a special focus.

- 1 The life of War Memorials: they are not made for the short haul, they should be as everlasting as is humanly possible. Once set in stone as it were, they manifest memory and emotion through time, as with the Upper Riccarton War Memorial Library since 1919.
- 2 War Memorials are material things, some as buildings which are just as 'sacrosanct' as statues. The shameful example of the demolition of the Christchurch Technical College War Memorial Hall in 2014 must never be repeated in Christchurch.
- 3 Their materiality is part of the climate change knife's edge we're on: as Cllr Johanson said in effect, the greenest building is the one standing. We must conserve not demolish.
- 4 They are about collective memory: as Chris Macann's letter, which you were all sent on 28 Feb says '...and George lies now forever in a foreign field but he is remembered in that Library Building which was once the heart of the rural community he grew up in ...'
- 5 This war memorial library is about real people and their stories: 38 Upper Riccarton young men who fought and died, including Chris's Uncle George. Alongside George's name on the Library Honours Boards are four Upper Riccarton Raxworthy brothers, one killed in 1916, two in 1917 and one in 1942. Imagine it, the immense grief, but also the consolation that those four names were engraved, enshrined in the heart of Upper Riccarton. But further: Raxworthy St, named in their honour, is the only street in an Upper Riccarton development of the 1960s on land bought from Pyne Gould Guinness which was not named after a PGG employee!
- 6 This is all about deep meaning; remembrance and stories, memories and identity and is beyond mere dollars.
- 7 CHRISTCHURCH CIVIC TRUST cannot command Christchurch City Council to retain and restore the Upper Riccarton War Memorial Library building as a memorial, but it can and does recommend that the decision to demolish be reversed and it can and will commend the council should it act to do so.

Ross Gray Chair Christchurch Civic Trust

February 28, 2022

The city council has decided to demolish the Upper Riccarton World War 1 Memorial Library with no plans for the future of the site, just an intention to consult at some point down the track. The cost of repairing the building is a modest \$500,000, the cost of a medium house. A functional, tangible memorial needs to remain on that site, a room where people can remember that Upper Riccarton was once a small village which gave-up 38 of its sons. These boys never returned home, and those entrusted to maintain this legacy do not have the right to remove the building built to honour them. Uncle George was one of three brothers who went to war. They grew up farming in the vicinity of Middleton Road, and George lies now forever in a foreign field but he is remembered in that Library Building which was once the heart of the rural community he grew up in. Please retain this memorial as a building, and suitable repository, lest we forget.

Christopher Macann, great nephew.

- [C H Raxworthy](#) [Charles Herbert RAXWORTHY](#) d 1917
- [J R Raxworthy](#) [John Robert RAXWORTHY](#) d 1917
- [T A Raxworthy](#) [Thomas Arthur RAXWORTHY](#) d 1916

Daly, Jo

From: cm.doudney [REDACTED]
Sent: Thursday, 10 March 2022 9:00 am
To: Daly, Jo
Cc: chris doudney; Daly, Jo; RRA Committee
Subject: 86A Beachville Road Redcliffs

Dear Mayor and Councillors,

I am writing to you as a city council regarding 86A Beachville Road, a 6 unit social housing site in Redcliffs. After the earthquakes the Council was intent upon throwing out the elderly tenants of the property and selling off this prime site so as to theoretically build a larger number of social housing units in a poor suburb somewhere else.

The general fuss and opposition to the loss of the homes of the tenants who were part of the local community resulted in the evictions and sale being cancelled.

Subsequent tenanting of the flats (as the elderly incumbents died) with burglars, prostitutes, and other unbalanced people was construed by some of us as spiteful revenge on the part of the property managers.

Now that an old friend, a tenant of 86A Beachville Road, has moved into a rest home in Sumner we have not had a lot to do with the property, so it is a great shock to see it advertised for sale by Bayleys, by deadline treaty concluding on 17 March.

To sell a prime site to finance development in poor locations is shockingly bad social housing policy, and I am surprised that is a policy adhered to by the Council. We should have social housing spread right though the city. Furthermore, the present property managers demolished the 10 single-person units also on the site at the time of the earthquakes, when they could have been repaired and upgraded, or replaced. They could still be replaced. To lose social housing with the aim of re-building elsewhere instead of upgrading the existing building is a very unsustainable approach, let alone the high cost of carrying out the process.(eg cost of sale process, professional fees and land costs for rebuilding elsewhere, etc. Not much of the money raised by this sale will actually remain in actual social housing provision.

The earthquakes caused the loss of many elderly persons homes in Redcliffs, and 86A Beachville Road remains a key surviving element in the suburb. I am aware that the Council's (or Trust's) ruling mantra is that they are a city-wide organisation and need to consider local priorities not at all. But local priorities are important, and local organisations (eg the Redcliffs Residents Association) are available to consult and recommend with regard to the mix of tenants in such establishments. (Probably no recidivist burglars). The main point of this letter is to enquire whether the Council was aware of the current action, and whether even at this late stage the action can be reversed. Social housing is important to the City, and is equally important to Redcliffs.

Regards,

Chris Doudney
[REDACTED]
Redcliffs, Christchurch 8081
[REDACTED]



5 March 2022

MEMORANDUM TO COUNCILLORS TO SUPPORT GOVERNORS BAY JETTY RESTORATION TRUST'S REQUEST FOR COUNCIL LOAN

Background

Governors Bay Jetty Restoration Trust (**Trust**) owns Governors Bay Jetty under a transfer agreement with the Christchurch City Council, which transferred the jetty to the Trust for \$1. The agreement anticipates that the Trust will undertake the demolition and rebuild of the 300m long jetty and upon completion, transfer ownership back to the Christchurch City Council.

There has been an understanding that the Council would contribute to the total project cost on a dollar-for-dollar fund-matching basis. To date, Council has already contributed \$935,000 to the project. This \$935,000 was made up of \$535,000 (2018/2019), \$50,000 (2019/2020) and \$350,000 (2020/2021).

The Trust has fixed pricing to commence the rebuild in August 2022 and complete in early 2023. To secure this fixed pricing and timeframe, the negotiated construction and supply contracts must be signed by mid-March 2022.

Project costs to date together with the 2021 fixed pricing provide a total project cost of \$3,500,000 (plus GST). This is significantly cheaper than Council's estimates given in 2015 that put the rebuild at \$7.8 million.

Request for a Loan

The Trust has applied for a loan facility of up to \$1.6m from Council through the Community Loan Scheme.

While the Trust may not actually draw down any of this loan, having it in place as a credit facility means the Trust can now:

1. Sign the construction and supply contracts and secure 2021 fixed pricing so that the rebuild can commence in August 2022.
2. Approach the community, benefactors, business sponsors, and granting organisations with requests for financial support with the message "the rebuild will start in August 2022".
3. Access funds (if needed) for pre-construction costs, in advance of confirmation of capital funding in the Council's 2022/23 annual plan. Project costs to date and materials to be purchased in advance of the August start date account for over 60% of the total project cost.

If this loan is not secured, the Trust cannot sign the negotiated-fixed price construction and supply contracts. Not only will this delay the proposed August 2022 start date for the rebuild, but total project cost will inevitably increase and result in additional costs for both the Trust and Council.

How We Calculated \$1.6m

The basis of our loan request in January for \$1.6m is set out below:





Total funds required to complete works (including \$240,000 contingency)	Balance of Project Funds in hand as at 10 Feb 22	CCC 2022/2023 capital funding – previously discussed with CCC	Shortfall required to sign construction contracts: Maximum Council Credit Facility
\$3,150,000	\$1,150,000	\$400,000	\$1,600,000

Council Capital Funding – Fund-Matching Basis

The above \$400,000 capital funding was based on previous correspondence and discussions with Council in 2019 around agreed fund-matching for the project. The Trust's estimated total project cost at that time was \$2,717,000, and it was discussed that the Council's contribution would have been an estimated \$1,335,000. The Council committed \$935,000 of the \$1,335,000 in the 2019 and 2020 budgets, leaving a balance of \$400,000. Importantly, these figures estimated in 2019, predate Covid and the uncertainties facing our current construction environment.

When we obtained the fixed pricing in late 2021, Council staff advised us to request the amount of \$400,000 in the first instance as they indicated that this amount would most likely be committed in the 2022/23 annual plan. We wrote to Councillor Andrew Turner in January 2022 confirming our request for this amount to be included in the 2022/23 annual plan. When making our loan application we therefore treated this amount as assured funds.

Now that the Trust has secured fixed pricing and a programme for the rebuild, the current total project cost can be much more accurately priced at \$3,500,000 (not including contingency) as below.

Total Project Cost:

Project Costs to Date	\$590,000
2021 Fixed pricing for balance of Works	\$2,910,000
Total	\$3,500,000

With a Total Project Cost of \$3,500,000, Council's fund-matching is \$1,750,000. As Council has already contributed \$935,000, this leaves \$815,000. Therefore, we intend to update our request to Council for capital funding in the 2022/2023 annual plan from \$400,000 to \$815,000.

What has the Trust raised?

As at March 2022 the Trust has raised \$900,000 (see below).

Trust Funds Raised:

Pro Bono Professional Services/works provided:	\$340,000
Cash raised through donations, sales, grants:	\$495,000
Pro Bono Professional Services during Rebuild:	\$65,000
Total:	\$900,000





The Trust must therefore fundraise a further \$850,000 (based on the total project cost of \$3,500,000). The Trust has a detailed fundraising strategy and plan which is underway, and the amount the Trust still needs to raise is reducing daily. The approval of the loan facility will allow us to spearhead this final homestretch of fundraising.

How will the Loan be Drawn by the Trust?

On the assumption that:

1. the Trust does not need to draw down on the loan for any costs in advance;
2. Council commits \$815,000 in the 2022/2023 annual plan; and
3. the Trust successfully fundraises at least \$850,000 by completion of the works;

Then the loan would only be drawn by the Trust to cover any contingency required. If contingency is not required, then the loan would not be drawn at all.

The Trust anticipates having access to funds to cover all pre-construction costs that arise before the works commence on site in August 2022, noting that more than 60% of the total project cost will have already been paid by August. If the Trust does not have the required money in the bank when a liability comes due (for example, some benefactors or business sponsors have indicated that they will donate more if they can spread their donation across more than one financial year), then the Trust would draw down on the loan to cover that shortfall.

If the Council does not approve the full \$815,000 for the 2022/2023 annual plan, and only the \$400,000, then the Trust would drawdown the difference and pursue a bid for that remaining \$415,000 (plus any additional project costs (not included in the \$3,500,000) in the 2023/2024 annual plan).

Similarly, if the Trust is unsuccessful in completing the fundraising target of \$850,000 before the completion of the rebuild Works, then the Trust would need to drawdown on the loan to cover the shortfall.

Essentially the \$1.6m figure is a “worst-case scenario” based on the Council not committing to more than \$400,000 in the 2022/2023 annual plan, the Trust not raising another dollar from now onwards, and contingency, if it is required.

Security for Council

The Trust can offer the following security to Council if the loan is approved.

The Trust has negotiated special conditions in the NZS3910:2013 form of construction contract to enable the Trust to take title to materials it purchases in advance.

The Trust has already paid for all hand, mid and toe rails, posts, and around half of the planks for the jetty. This cost \$100,000 (timber is milled and being stored). However, the current value of the finished product is much higher.

Assuming the loan is approved, the Trust will immediately place its order for Australian hardwood. The cost of this including shipping to Lyttelton is \$1,350,000.

The Trust owns the old Canterbury Yacht and Motor Boat Club, currently located in Lyttelton. The Trust is fundraising to relocate this to Governors Bay next to the jetty. The Trust currently has secured funding of





\$130,000 towards these costs. Once relocated, the building will be restored by volunteers and provide community services and an income stream for the Trust.

The Council could take first ranking security over any of these (including the jetty) by registering securities on the Personal Property Securities Register.

Return of Jetty to Council

If, at completion of the rebuild, the loan has been drawn against and there are outstanding amounts owing to Council, the Trust will retain ownership of the jetty until all monies have been repaid. The Trust have several income streams that will continue after the rebuild (merchandise, memorial planks (if not all planks have been sponsored already), events, sale of timber products from reclaimed or surplus materials). Once the debt has been cleared, the jetty will be returned to Council for \$1. The value of this asset would be at least \$7.8 million, based on the Council's estimate of the rebuild cost in 2015.

Once relocated to Governors Bay, the Trust intends to operate the Canterbury Yacht and Motor Boat Club building as a community venue. Although the Trust would not own the jetty, we will still have a vested interest in it and hope to continue as custodian to ensure that it is well-maintained and used by the community for many years to come.

Summary

In summary, approval of this loan would enable the Trust to secure the current fixed prices to start construction in August 2022. If these prices cannot be secured, the start date will be delayed and inevitably prices will increase.

Although this is a request for a loan from Council and usual considerations around affordability and security apply, it cannot be viewed in this silo. The loan is part of wider considerations involving capital funding by Council and ultimately, a new rebuilt asset on the Council's ledger at a cost to Council of approximately 22% of Council's 2015 rebuild estimate.

We refer to the key principles in relation to the 2022/2023 capital expenditure – affordability and deliverability:

- \$935,000 capital has already been advanced and the fixed pricing is now secured - this project is 'affordable' now.
- Some of the construction materials have been purchased, and all design, consenting and tendering is complete, the construction project to date has been delivered by professionals from the community resulting in significant project savings and not requiring usual Council resources for such a project – it is shovel-ready and 'deliverable' now.

For and on behalf of the Trustees of the Governors Bay Jetty Restoration Trust

Prue Miller, Chair



Waipapa Papanui-Innes Community Board

Report to Council for March 2022



Presenters: Emma Norrish and Simon Britten
10 March 2022

Decisions made under delegations

- **Discretionary Response Fund allocations:**
No applications were received.
- **Youth Development Fund allocations:**
No applications were received.
- **Reports to the Board:**
 - Granted a ground lease to Canterbury Westland Kindergarten Association Incorporated for the MacFarlane Park Kidsfirst Kindergarten.
 - Approved the application by Papanui Redwood Association Football Club Incorporated to remove existing lights and install new lighting.
 - Approved the scheme design for the road renewal of the section of Dudley Street between Slater Street and Stapletons Road and laid the remaining resolutions on the table in respect of Nicholls Street – North Avon Road to Dudley Street, and Stapletons Road – Shirley Road to Warden Street (staff recommendations 6-15), pending a site visit with urgency with staff (arborists and designers) to be undertaken for those streets regarding the proposed removal of street trees.

Decisions made under delegations

- **Reports to the Board continued:**
 - Approved that two central pedestrian refuge islands be constructed on Langdons Road along with all associated road markings.
 - Approved the Papanui-Innes Area Report covering:
 - Graham Condon Sport and Recreation Facility – future heating options
 - Dudley Street starling issues
 - Surface Flooding on Edgeware Road



The Walking Festival
Sport and recreation



St Albans Skate Park Upgrade

The St Albans Skate Park upgrade is well under way with the aim of having it completed by the end of March.



Papanui Bush – Bridgestone Reserve

17 February 2022

Papanui Rotary hosted an unveiling of the new murals (by Papanui High School art students) and the dedication of two seats and a picnic table donated by families from the community.



Thank you!

Waihoru Spreydon-Cashmere Community Board Report to Council March 2022



Te kaupāhō (Presenter): Karolin Potter – Chair
Lee Sampson – Deputy Chair

1

Decisions Made Under Delegations

The Board held meetings on 16 February and 1 March 2022.

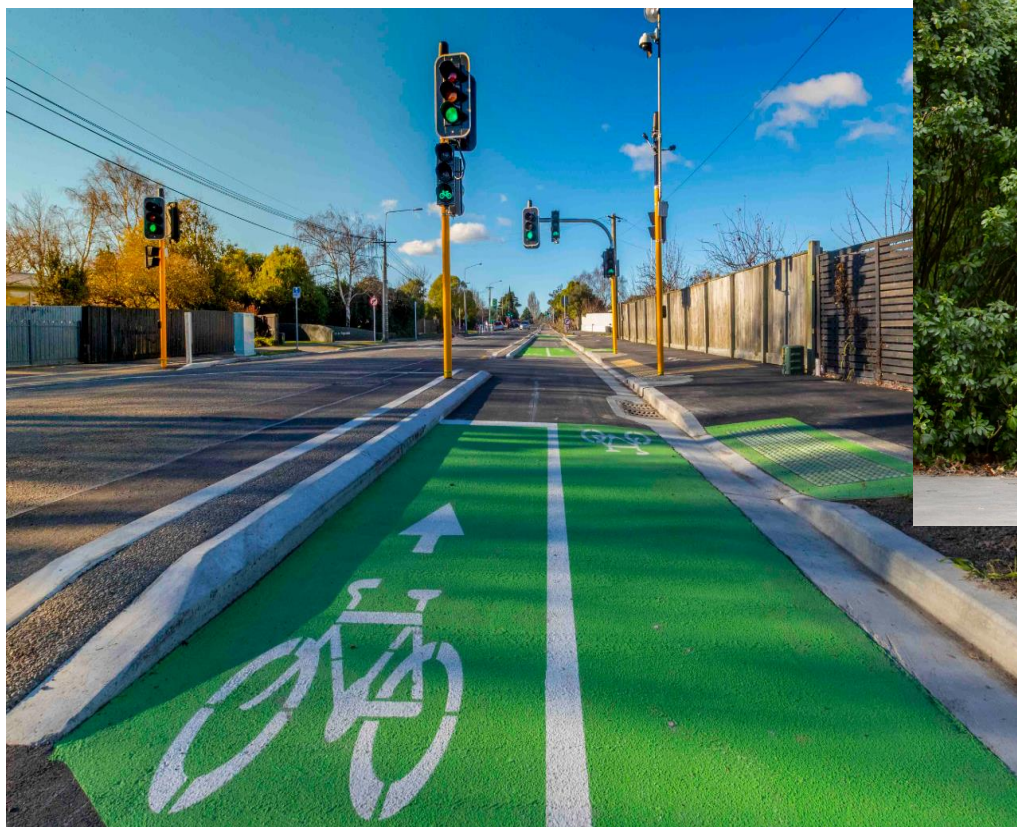
- The Board granted a new ground lease to Cashmere Tennis Club for a period of 33 years.
- The Board recommended that the Mayor appoint Lee Sampson to the Port Hills Park Trust Board for the remainder of the 2019-22 term.

The Board received briefings on the following topics in January, February and March 2022.

- Adult playground feasibility study
- Water Supply, Wastewater and Stormwater Bylaw review
- Hunter Terrace pump track and half basketball court
- Transport projects
- Trees near Ernle Clark Reserve
- Development Contributions Policy
- Centennial Hall

Progress on Community Board Plan Priorities

Cycleway from Westmorland



Community Projects, Events, or Key Issues

Footpath Accessibility



Community Projects, Events, or Key Issues

St Martins School – Traffic Safety



5

Community Projects, Events, or Key Issues

Vehicle break-ins in car parks at Rapaki Track, Victoria Park and Mt Vernon Park



Te Pātaka o Rākaihautū Banks Peninsula Community Board Report to Council – 10 March 2022



Presenters: Tori Peden & Tyrone Fields

Decisions Made Under Delegation

- Approved grants to the Charteris Bay Yacht Club towards wages for a professional coach, and the Akaroa Golf Club Inc. towards the hire of materials for their centenary celebrations.
- Endorsed the appointment of Linda Sunderland to the Akaroa Museum Advisory Committee.
- Approved the draft submission to Council's 27 Hunters Rd and 42 Whero Ave land options consultation.
- Recommended to Council to approve the application to encroach on the legal road at 164 Pawsons Valley Road, Duvauchelle and grant legal authority to enter into a Deed of License.

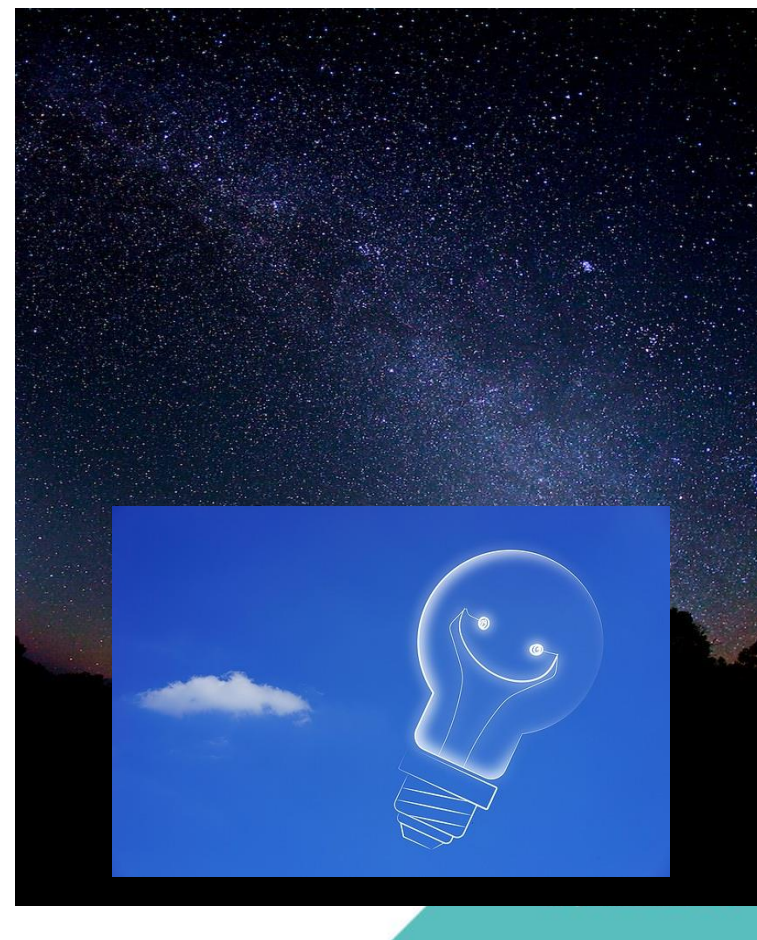
Decisions Made Under Delegation

- Noted its concerns about pedestrian safety on a section of Marine Drive and requested some short-term safety improvements.
- Requested that a meeting of the Head to Head Walkway Working Party be convened to explore ways to progress the Walkway.
- Accepted Kennethmont Farms Ltd. proposal to graze Te Oka Reserve and granted a grazing license for a three year period.

Progress on Community Board Plan Priorities - Birdlings Flat Street Lighting Consultation

- When the Birdlings Flat community raised concerns about a proposal to install LED lighting, what resulted was a collaborative discussion between Council staff, the community and our Board.
- A lighting trial will be held for several months so the community can experience first hand what the proposed lighting options look like.
- The process developed is a wonderful example of community and governance partnership.

4



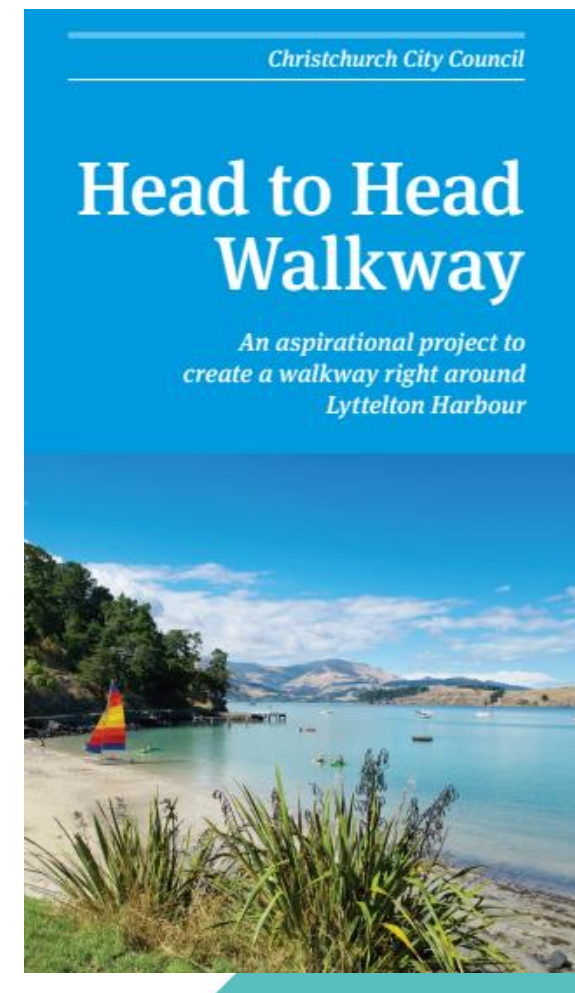
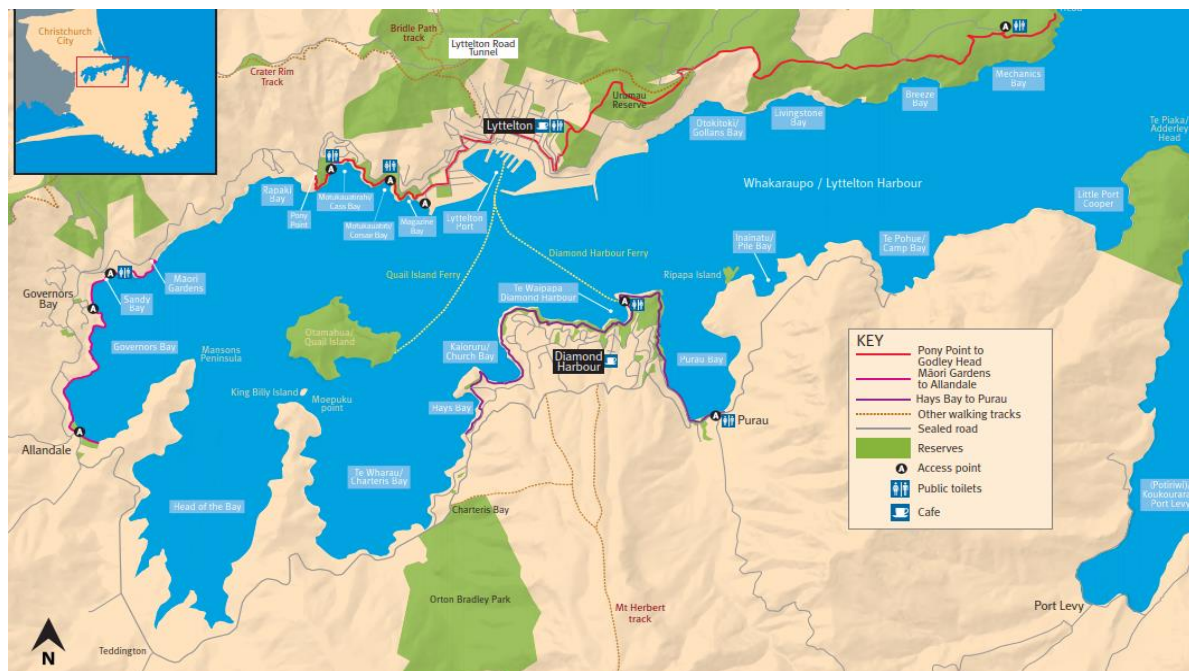
Community Projects - Lyttelton Youth Group

- The Lyttelton Port Company have committed to provide funding to the Lyttelton Youth Group programme for a full year.
- Currently, there are two youth group sessions each Friday at the Lyttelton Recreation Centre.



Community Focus – Head to Head Walkway

- The Board remains dedicated to seeing the Head to Head Walkway progress towards completion.
- The Walkway represents a momentous opportunity for partnership with the community, Council, other agencies and organisations.



Thank you!

Ngā mihi nui

Waitai Coastal-Burwood Community Board

Report to Council – March 2021



Presenter: Kelly Barber - Chair

1

Decisions made under delegations

- Approval of the updated Bexley Reserve Concept Plan and the construction of a pump track.



- Allocation of funding from the Boards Discretionary Response Fund to Drug-Arm Christchurch towards rental costs for the Art-East Project.

2

Natural Magic Pirates



The Natural Magic Pirates are the recent recipients of the 2021 Christchurch Civic Awards. From New Brighton, the children's entertainment duo have been a permanent feature at New Brighton mall for almost forty years, playing and singing for the Saturday customers. They also hold an open jam session every Wednesday in the mall, open to anyone who are invited to bring down an instrument and join in. The New Brighton community are delighted that they have been recognised with this Civic Award for their years of service and the fun and laughter they have brought to the greater Brighton area.

3

Taiora QEII



As part of the Community Board Plan priority to improve disability access at Taiora QEII the Community Board raised the issue of cold draughts impacting on users of the facility. During the planned closure of the facility staff took the opportunity to install an automatic door between the pool change rooms and the reception, in order to help cut down on any draughts coming from reception through to the pool.

4

Avondale Bridge



On Friday 4 March, the first of three new bridges in the Ōtākaro Avon River Corridor officially opened to the public.

The Avondale Bridge crosses the river from the end of Briarmont Street to the regeneration area adjacent to New Brighton Road.

The Dallington Landing will officially open to the public on Saturday 12 March, followed by the Medway Street and Snell Place footbridges in April.

Public Forum Briefing



The Waitai Coastal-Burwood Community Board held for the first time a Public Forum Briefing on Monday 28 February 2022 which was live streamed to YouTube for the community to view.

The Board were provided with an update from Council Officers on Parks, Residential Red Zone, Coastal and Plains and Road Landscapes (Greenspace) schedules and responsibilities. An opportunity was provided for the Community to raise questions for consideration and response. Responses were received and shared with those who raised them.

Another topic of relevance for the Coastal ward was a presentation from Emma Hunter on Sustainable Coastlines Christchurch and Pre-production pellet pollution in the Avon-Heathcote Estuary/Ihutai.

6

Thank you!

Waimāero Fendalton-Waimairi-Harewood Community Board

Report to Council – 10 March 2022



Presenter: Bridget Williams (Chairperson)

Decisions made under delegations

- Approved No Stopping Restrictions on Hawthornden Road at Summerset Retirement Village Avonhead
- Approved No Stopping Restrictions at the Leacroft Street / Isleworth Road intersection in Bishopdale
- Approved a grant from our Discretionary Response Fund to the Burnside Park Tennis Club towards repairs to the roof of their clubhouse
- Approved a grant from our Youth Development Fund to Hayley Mackey towards attending a number of Judo tournaments in Europe and Africa in preparation for the Commonwealth Games

AVONHEAD & RUSSLEY COMMUNITY SAFETY PROJECT

*‘Working together, we can all help keep each other and
our community safe’*



Waipuna Halswell-Hornby-Riccarton Community Board Report to Council

Te kaupāhō (Presenters): Mike Mora, Chairperson
Helen Broughton, Deputy Chairperson



Waipuna Halswell-Hornby-Riccarton Community Board Report to Council

Decisions made under delegation

- Additional Tree Removal for South Express Cycleway on Buchanans and Waterloo Road
- Dedication of Local Purpose (Road) Reserve as Road Depot 55R Depot Street
- Waipuna Halswell-Hornby-Riccarton Discretionary Response Fund 2021/22 allocation to Halswell Scout Group towards the replacement of the Scout Den Roof.

Waipuna Halswell-Hornby-Riccarton Community Board Report to Council

Decisions made under delegation

Swimming Accessibility and Activation Fund allocations were made to:

- Templeton Residents' Association towards the Templeton Community Summer Pool Party
- St Thomas of Canterbury College on behalf of the Pasifika Parents Committee towards the Pasifika Community Pool Party.



Waipuna Halswell-Hornby-Riccarton Community Board Report to Council



Disc Golf at Warren Park, Hornby

Disc Golf at Warren Park has received its final funding from the Rata Foundation.

The course is now fully funded and will be installed this year.

Waipuna Halswell-Hornby-Riccarton Community Board Report to Council

Who's your local hero?

Community Service and Youth Service Awards 2022

Nominations for the Community Service and Youth Service Awards 2022 open on Friday 11 March and close on Thursday 14 April 2022.

Nominations can be made online at ccc.govt.nz/csa

Waipuna Halswell-Hornby-Riccarton Community Board Report to Council



Riccarton Sports Hub Holiday Festival

The Riccarton Sports Hub delivered their annual holiday festival, with 58 children attending both days which is a huge success for the event.

The event consisted of cricket, tennis, football and ultimate Frisbee.

Waipuna Halswell-Hornby-Riccarton Community Board Report to Council

Thank you

Any questions?

Waikura/Linwood-Central-Heathcote Community Board Report to Council

Te kaipāhō (Presenter): Alexandra Davids, Chairperson
Michelle Lomax, Deputy Chairperson



1

Waikura Linwood-Central-Heathcote Community Board Report to Council

‘woonerf’ Street



Dawson Street (L today, R 1980's)

Waikura Linwood-Central-Heathcote Community Board Report to Council

Ilsa Cook - YDF



Waikura Linwood-Central-Heathcote Community Board Report to Council

Phillipstown Hub



4



Waikura Linwood-Central-Heathcote Community Board Report to Council

Bus exchange – security issues



5

Loan Request: Governors Bay Jetty Restoration Trust

Description	Amount	Notes...
Total Rebuild	\$3,500,000	(not including contingency of \$350,000)
Funds Raised to Date	\$495,000	Cash raised as at 5 March 2022
Pro Bono	\$405,000	Professional service provided to date and during the rebuild
Council Grants	A \$935,000	Matched funding, paid in
Current Shortfall	\$1,665,000	
Loan Request	B \$1,575,000	Council's credit facility allows signing of construction contract
Proposed repayment plan:		According to the Trust's memo on 5 March 2022
Fundraising	C \$850,000	
Council's 2022/23 A/P	D \$815,000	Unconfirmed

Council Grants, as proposed by the Trust: \$1,750,000
(A + D)

Loan exposure, after fundraising:
\$725,000
(B - C)

Council's total contribution: \$2,475,000

Loan Request: Governors Bay Jetty Restoration Trust

Loan Facility Requested	\$1,575,000	
Exposure & risks to the loan:		According to the Trust's memo on 5 March 2022
2022/23 A/P request: part 1	\$400,000	Required in addition to the loan
Fundraising	\$850,000	The Trust best estimate of its fundraising projections
2022/23 A/P request: part 2	\$415,000	Part of the Trust's plan to repay the loan
Contingency	\$350,000	If required, Council's loan is further exposed

Christchurch International Relations Policy Framework



Why an International Relations Policy Framework?

- Because so much is dependent on international relationships
- Strong desire in Christchurch to work collaboratively, and collaboration works
- Eagerness to make better use of the Mayor and Councillors as key diplomatic tools
- Currently reactive work and hard to say “no”



Joint vision

Ōtautahi Christchurch is a city that explores opportunity at every level. We are open to new ideas, new people and new ways of doing things. We are a city where anything is possible.

We will engage with our region, nation and the world to enhance wellbeing in Ōtautahi Christchurch and grow an internationally relevant city. Our international work will be cohesive, proactive, targeted and responsible.



The Treaty Partnership

Ngāi Tūāhuriri are mana whenua – the indigenous people of Ōtautahi Christchurch. Our international engagement will be built on the valuable strategic partnership between Ngāi Tahu and the City Council.



Our priorities

- Strengthen international connections to attract and develop the best talent and ideas
- Increase the wellbeing of Christchurch citizens through a prosperous economy¹



International Relations Policy Framework Founding Members	
Ara Institute	Education New Zealand
Asia New Zealand Foundation	Lincoln University
Canterbury Employers' Chamber of Commerce	Lyttelton Port Company
Christchurch City Council (Chair)	Ministry of Foreign Affairs and Trade
Christchurch Educated	New Zealand Trade & Enterprise
Christchurch International Airport Limited	Ngāi Tahu
Christchurch Sister City Committees	The Christchurch Foundation
ChristchurchNZ	University of Canterbury

Selecting Priority International Partnerships for Ōtautahi

- We want to collaborate and ‘go deep’ in a small number of places
- “Places” could be cities, regions or even whole countries...
- ...but being targeted helps us prioritise and play to our strengths
- These will receive priority support from the Council
- And we’ll all take a holistic, city-wide approach to these
- Not just limiting ourselves to our sister cities

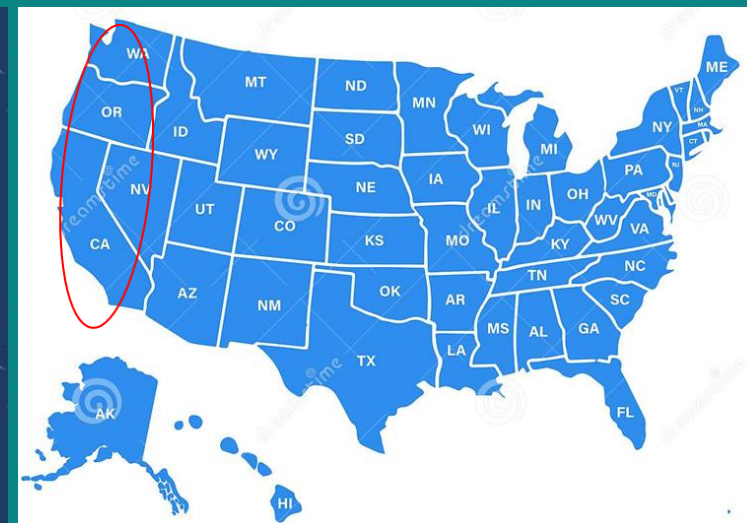
Proposed City-Wide Focus Partnerships



Guangdong, China



Republic of
Korea



US West Coast

Proposed Foundation & Recovery Partnership: Australia



Benefits

- Collaboration and knowledge transfer under ChristchurchNZ's four supernodes (aka industry clusters): Aerospace & Future Transport; Food, Fibre & AgriTech; Health Tech & Resilient Communities; Hi Tech Services
- Collaboration in climate change adaptation and resilience
- Recovery in skilled migrant and international student numbers
- New and returning direct air links
- Increased business connections and exports
- Ōtautahi as a leader



Next steps

- If adopted, CCC and partners will publicise the new Partnerships
- Detailed city-wide work plans will be developed for each
- The group will come together quarterly, and report annually to Council:
reporting framework with KPIs to be developed

Before the Christchurch City Council

under: the Local Government Act 2002

in the matter of: Public consultation on the Performing Arts Precinct Car Park

and: **Catholic Diocese of Christchurch**
Submitter

Deputation on behalf of the Catholic Diocese of Christchurch

Dated: 10 March 2022

Reference: JM Appleyard (jo.appleyard@chapmantripp.com)

LMN Forrester (lucy.forrester@chapmantripp.com)

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Auckland
Wellington
Christchurch



DEPUTATION ON BEHALF OF THE CATHOLIC DIOCESE OF CHRISTCHURCH

INTRODUCTION

- 1 My name is Jo Appleyard and I appear on behalf of the Catholic Diocese of Christchurch. I wear two hats, one as a member of the Cathedral Governance Board which is advising the Bishop on the development of the new Cathedral Precinct, and separately as the lawyer responsible for progressing the application for resource consent the Diocese is ready to lodge.

THE CATHEDRAL PRECINCT

- 2 The Diocese owns land north of the Performing Arts Precinct which it intends to develop into a Cathedral Precinct. The Diocese's vision for the Cathedral Precinct has been presented to Councillors.
- 3 The Cathedral Precinct includes car parking of 352 spaces for the general public. The Diocese intends to lodge its consent application for the Cathedral Precinct (including the car park) within the week.
- 4 The Council officer's report on the proposal (the *Report*) notes that the provision of future private car parking facilities is too uncertain with respect to timing and would not be sufficient justification not to sell the land. It says the Cathedral Precinct car park has an estimated completion date of 2026. Had the Council officers talked to the Diocese they would have learnt that the resource consent application is ready to be lodged and the carpark is programmed for completion early 2024.

CONSULTATION UNDER THE LOCAL GOVERNMENT ACT 2002

What is being consulted on

- 5 This consultation has been initiated under section 138 of the Local Government Act 2002 (*LGA*), as the Council is seeking to dispose of land that falls within the definition of a 'park' under the LGA.¹ The Council is legally obliged to consult.
- 6 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.

¹ Section 138(1) provides:

"A local authority proposing to sell or otherwise dispose of a park or part of a park must consult on the proposal before it sells or disposes of, or agrees to sell or dispose of, the park or part of the park."

- 7 With respect, that interpretation is wrong. The sale of the land cannot be uncoupled with the purpose for which it is being sold. The very purpose of the consultation required under the LGA is to make sure that the public is informed about the disposal of public land that might otherwise be used for public community, recreational, environmental, cultural, or spiritual purposes. It is therefore highly relevant what purpose and use the land will have after disposal. Without this, the public would be expected to submit on the proposal in a vacuum. That cannot be right.
- 8 It is only with an understanding of precisely what the land will be used for post-sale that the public can truly weigh up the positives and negatives of the sale as against the counter-factual retention of the land for public purposes.
- 9 The fact that the proposed sale in front of you today, is of land intended to support and further the arts in Christchurch, and is being proposed for a private commercial car park to service demand beyond the precinct itself is highly relevant. It is inappropriate and inconsistent with the intended purpose of the Performing Arts Precinct.
- 10 The lost opportunity for the arts and the public should this sale go ahead is palpable and the Diocese urge Councillors to give weight to the inevitable foreclosure of other opportunities in the future that would meet the objectives of the Performing Arts Precinct.
- The consultation**
- 11 Section 82 of the LGA establishes the principles of consultation the Council must adhere to. One of these is that person being consulted should be provided with reasonable access to relevant information.
- 12 Council have only yesterday, some 24 hours before this Council meeting, finally provided us with the relevant information which the Diocese requested last November. This information should have been provided to the public at a much earlier point in time. The consultation process here has been mere lip service.
- 13 The Diocese considers itself a key stakeholder given its stated intentions with the Cathedral Precinct directly adjacent to the Performing Arts Precinct and its standing as a Christchurch based institution. The Diocese would have expected to work together closely with Council in the development of both precincts in order to ensure quality planning and outcomes for this unique and precious part of our city.

THE PURPOSE OF THE PERFORMING ARTS PRECINCT

- 14 The designation that covers the site (C201 in the District Plan) is for the explicit purpose of a Performing Arts Precinct and provides an exhaustive list of what this can include:
- 14.1 Auditoria for music and theatre;
 - 14.2 Rehearsal, teaching and performance spaces;
 - 14.3 Entertainment facilities;
 - 14.4 Changing rooms/entertainer facilities;
 - 14.5 Office and storage;
 - 14.6 Amenities, box office, foyer;
 - 14.7 Retail/food and beverage;
 - 14.8 Hotel accommodation; and
 - 14.9 Ancillary activities.
- 15 The car park does not fall within any of these purposes. We note that while 'ancillary activities' might include parking facilities which are of a size, scale and design to service the precinct, by no stretch does that cover the scale of commercial parking proposed here. There has been significant caselaw on how limited the phrase ancillary is. The car park and in particular its size, scale and design, goes far beyond being an ancillary activity to the Performing Arts Precinct. The Report explicitly states the intention for the car park to service a much wider area of the city, including parking for Te Pae and Tūranga. Its design does not integrate with the other buildings in the precinct.
- 16 The resource consent application by Wilsons (which we were only given yesterday) asserts that the car park is an ancillary activity to the precinct and as such Wilsons/Council could obtain approval for the activity by way of an outline plan. This would preclude public notification and input on the adverse effects. That statement is plain wrong and signals the possibility to bypass processes which would look at its size, scale and design, particularly with regard to the context of the precinct and impact on the next door heritage building, the Isaac Royal Theatre.
- 17 The Council should be aware of precisely what the land will be used for and understand the adverse effects which arise before it considers the sale.

- 18 I note the Report states that the Global Settlement Agreement (GSA) for the land entered into between the Crown and the Council contemplated car parking as part of the Performing Arts Precinct. The Report notes that the GSA includes an encumbrance to be registered against the land and that:

"This encumbrance required the Council to share with the Crown on a 50/50 basis the proceeds of any disposal of any Performing Arts Precinct land for a purpose not associated with the Performing Arts Precinct. However, the encumbrance specifically provides that the use and development of any part of the Performing Arts Precinct land for car-parking is deemed to be a use for the purposes of the Performing Arts Precinct."

- 19 Any car parking of the scale, size and design proposed is not a purpose associated with the precinct as it goes well beyond servicing the precinct. The Councillors need to consider the risk of splitting the proceeds with the Crown to the extent the car park goes beyond servicing the precinct (as the Report states it does).

THE PROPOSED WILSON'S CAR PARK

- 20 The resource consent application considers the activity would need resource consent as a non-complying activity but asserts that the adverse effects on the environment are less than minor and as such should be processed by Council without public or limited notification of the application.
- 21 The Diocese and its experts have significant concerns as to the adequacy of the information included in the application. For example, the application fails to assess key assessment matters for commercial car park buildings in the Central City and high trip generators under rules 7.4.4.25 and 7.4.4.18 of the District Plan. The application is otherwise very light-handed in its assessment of traffic and amenity effects of the proposal.
- 22 Further the application fails to give any consideration to the significant heritage values of the Isaac Theatre Royal and New Regent Street² and the impact the proposal would have on these. This is a significant omission.
- 23 In the short time since receiving the application the Diocese sought preliminary advice from a heritage expert, Jenny May, which I attach at **Appendix 1**. In summary, Ms May expresses that she is very disappointed that the application has not taken full

² Both being Highly Significant, Category 1 heritage items and settings under the District Plan and the Heritage New Zealand register (noting that New Regent Street is also recognised as a historic area).

consideration of the heritage aspects, and considers the dominance of the building proposed will have a hugely negative impact from a heritage perspective on the Isaac Theatre Royal and New Regent Street. The scale of the car park as against the Isaac Theatre Royal is clearly demonstrated at **Appendix 2** which attaches Wilsons' plans for the car park.

CONSISTENCY WITH THE RFP

- 24 The Diocese have compared what is being proposed with the RFP 'Key Objectives' set by the Council for its tendering process.
- 25 In the short time it has had to review the application, the Diocese have identified the following potential non-compliances with the RFP and the Wilsons proposal:
 - 25.1 The maximum height limit in the RFP was 28 metres (which aligns with the District Plan) and Wilson's exceeds this height limit by greater than 10%.
 - 25.2 The RFP required the spaces on the ground floor facing the courtyard to be commercial activity, and they are not.
 - 25.3 The RFP required that the building on Gloucester Street adjacent to the Theatre Royal be limited to 16 metres. Wilsons' proposal adjacent to the Theatre Royal goes up to 28 metres on Gloucester Street. This breaks both the RFPs set back and the recession plane of the district plan.
 - 25.4 The RFP required a minimum floor height on the ground floor of 5 metres to align with the Isaac Theatre Royal veranda. The Wilsons' proposal does not meet this height.
- 26 The Councillors should ask themselves whether what they now see in the Wilsons' application aligns with the expectations they had for the outcome of this precious precinct.

CONCLUSION

- 27 For all of these reasons, the Diocese urges Councillors to decline to sell the land as set out in this proposal.
- 28 At the very least, Council should delay any decision on the proposal until all parties are provided with full information on the proposal and the Diocese has been meaningfully consulted as a key stakeholder.
- 29 If it would assist the Councillors, I would be happy to make available in writing a copy of this deputation.

30 Thank you for your time, I am happy to answer any questions.

Dated: 10 March 2022



Jo Appleyard
On behalf of the Catholic Diocese of Christchurch

APPENDIX 1

Lucy Forrester

From: Philip Carter [REDACTED]
Sent: Thursday, 10 March 2022 12:47 PM
To: Lucy Forrester; Jo Appleyard; Andrew Carter
Subject: Fwd: Carparking building

Sent from my iPhone

Begin forwarded message:

From: Jenny May [REDACTED]
Date: 10 March 2022 at 12:39:28 NZDT
To: Philip Carter [REDACTED]
Subject: Carparking building

Dear Philip

With reference to the proposed car park in building on Gloucester Street RMA/2022/543 I have the following comments.

I wish to be **very clear** that my comments are based on a cursory examination of the plans at this stage as I have had little time to examine these in any depth given the short release time and I need to study them in more detail and measure them against the necessary District Plan policies, rules and discretionary activities.

My principal concern is that this building is proposed to be adjacent to the Isaac Theatre Royal (ITR), a Highly Significant scheduled heritage building (group one) in the District Plan (*i.e.: of high overall significance to the Christchurch District and may also be of significance nationally or internationally, because it conveys important aspects of the Christchurch District's cultural and historical themes and activities, and thereby makes a strong contribution to the Christchurch District's sense of place and identity*) and a Category one (historic places of *special or outstanding* historical or cultural significance or value) building listed in the Heritage New Zealand Pouhere Taonga list of Historic Places. Within that same precinct we also have new Regent Street which has a District Plan schedule of Highly Signiant (Group one) and a Category I listing by Heritage New Zealand as an historic place of *special or outstanding* historical or cultural significance or value. Thus given the significance of these heritage buildings I consider that due consideration must be given within the proposed design to heritage matters. At this stage I am unaware if the Council's Heritage Team and Heritage New Zealand have been consulted. I note there is an Urban design AEEE within the application but I have not noted a heritage imp[act assessment. I am fully aware that this may not be required as the District Plan does not have a specific heritage rule with regard to new buildings adjacent to heritage buildings, however, I do note that under the District Plan urban design rule 15.13.1 (a) *The extent to which the building or use: i) Recognises and reinforces the centre's role, context, and character, including any natural, **heritage or cultural assets**; iii) Takes account of nearby buildings in respect of the exterior design, architectural form, scale and detailing of the building; iv) Provides a human scale and minimises building bulk while having regard to the functional requirements of the activity;* heritage and the relationship of new buildings to existing as a discretionary matter. Given the buildings height and bulk I assume that it may also breach other planning rules such as height, setback and recession plan as well as signage rules which als impact heritage budlings in our environment.

In my opinion the dominance of the building as proposed will have a hugely negative impact on the Isaac Theatre Royal and New Regent Street in terms of contextual heritage significance within the frame of this cultural precinct. I note that the District Plan criteria of assessment for heritage buildings includes contextual setting as a criterion: *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.* I would assume that intrusion into these values by a new building must be considered part of the overall effect on the environment.

I note in the application that the plans have been considered by the Council's advisory Urban Design Panel which in their opening statement of advice note that they consider... *that the building response is too bold and overshadows the adjacent civic and heritage buildings. The Panel supports a playful approach to the building, however, given its service function and larger scale in relation to the neighbouring theatres, recommends refinement of the design and articulation to be less dominant...The Panel believes that in order to increase the street presence of the theatre, the car park should be subservient when viewed along the street.* I concur with these sentiments.

I feel that the dominance of the proposed building will have a negative effect on heritage values of the buildings within the immediate environment most notably its neighbour the Isaac Theatre Royal (ITR). The proposed carparking building is an eight storey building and while there is a degree of setback on the upper levels it is to be built hard against the Isaac Theatre Royal along the western side and will dominate its principal façade. With an overall height of the building being 29.8m it is hardly of *a human scale which will minimise the building bulk and recognise the heritage values of the contextual environment.* I would go as far as to say that the building as proposed has not taken full regard of these matters in 15.13.1 particularly in relation to heritage matters. I note that the Council's Urban Design Panel report goes on to recommend refinement of the design and the articulation of the facade to be less dominant. The applicant's urban design assessment in appendix 3 of the application considers that the colouring chosen for the building, red and a black mesh will both relate to the ITR and to a degree mitigate the dominance of the proposed building. The use of this black curtain façade treatment through the middle level of the proposed building up to the height of the Isaac Theatre Royal in my opinion will not achieve the desired outcome and will increase the proposed new building's dominance against the carefully considered modulated brick and sandstone detail of the principal façade of the ITR.

I acknowledge that the ground floor of the building has been designed to bring vibrancy and activity to the area allowing other activities than parking to be part of the building and I agree with this as it's important that we have a vibrant central city, however I consider the verandah treatment on Gloucester Street to be completely at odds with the more traditional verandah of the ITR and again simply serves to increase the dominance of the proposed design beside the ITR. I'm not suggesting that it should copy or emulate the ITR verandah but I think greater consideration should be given to this design at street level. I also note that a key design consideration to reduce the proposed building's potential visual dominance has been to use a black curtain facade treatment through the middle level of the proposed building up to the height of the Isaac Theatre Royal.

I am really disappointed that this design has not taken full consideration of the heritage aspects of this area as well as the overall dominance of the proposal in a designated Performing Arts Precinct. In general it will not only dominate over the heritage buildings but will dominate the new Court Theatre building and existing Piano building taking away the very significance of having a Performing Arts Precinct and to some degree reducing the precinct to a group of particular use buildings dominated by a carpark. Surely this is at odds with the general approach of this city to reduce the use of, and dominance of, cars and encourage a pedestrian more human scale and green urban liveable central city environment.

Best wishes
Jenny

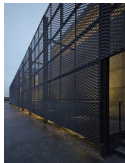
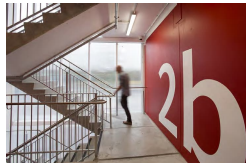
Jenny May ONZM BA(Hons) MICOMOS

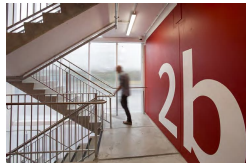
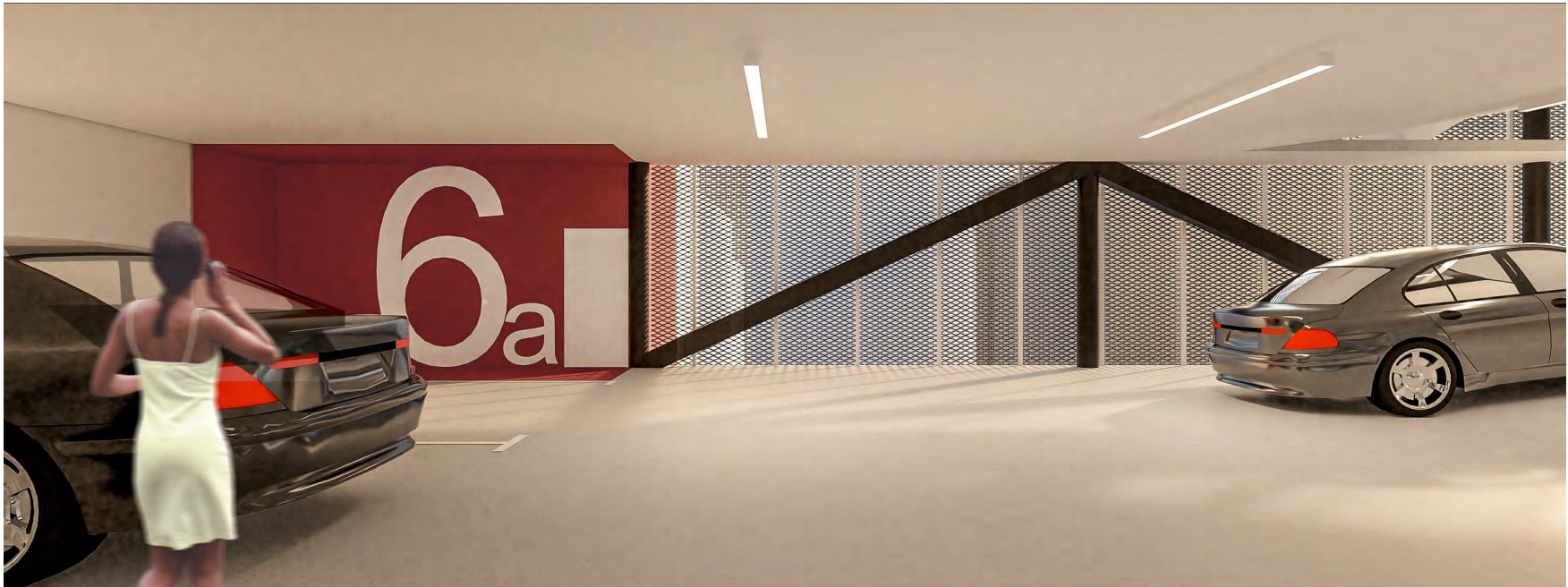


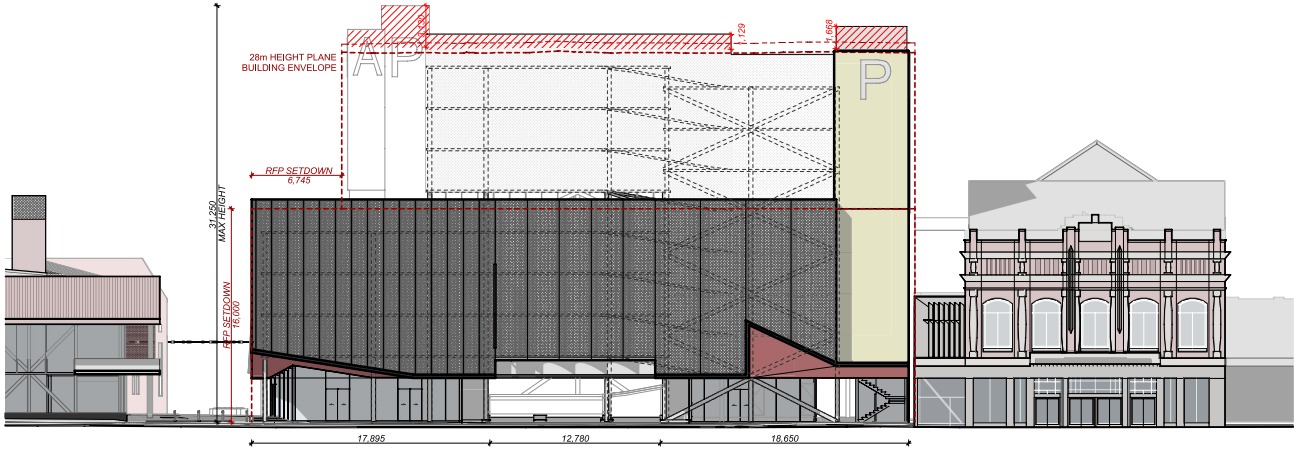
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Christchurch



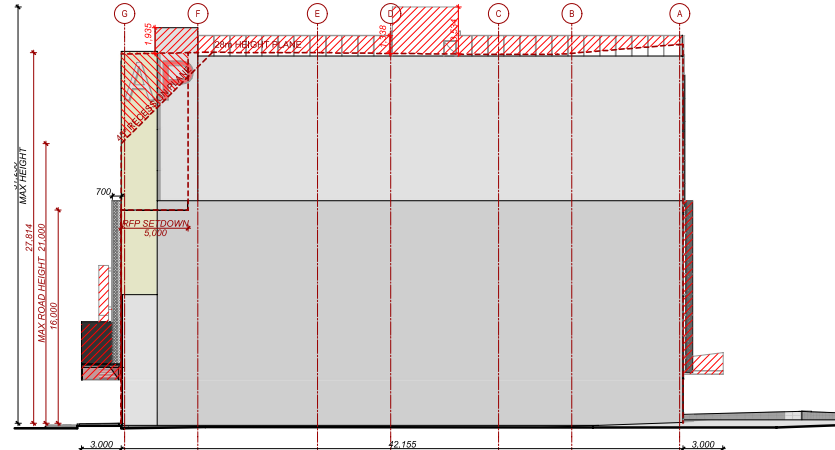
APPENDIX 2



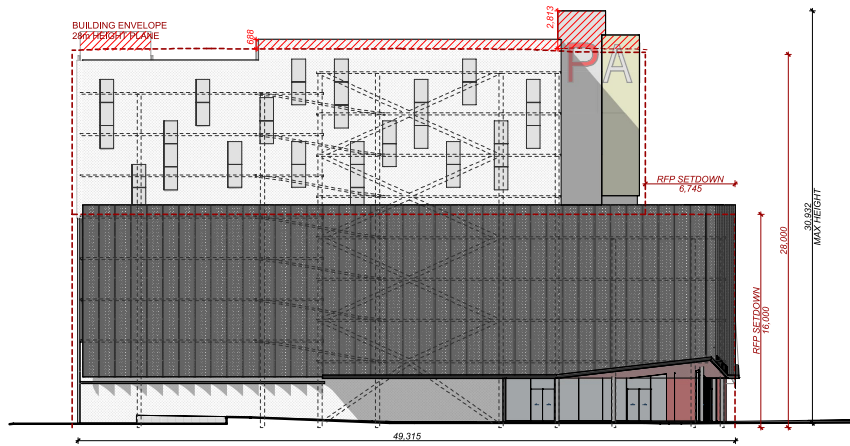




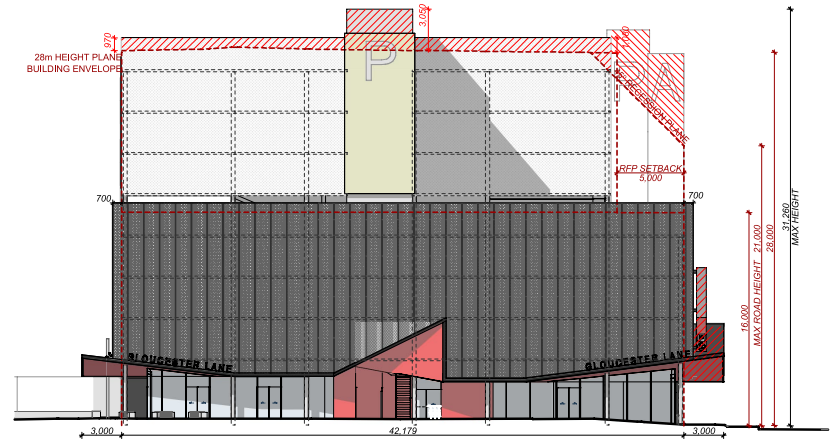
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SCALE 1:250



E | EAST ELEVATION
SCALE 1:250

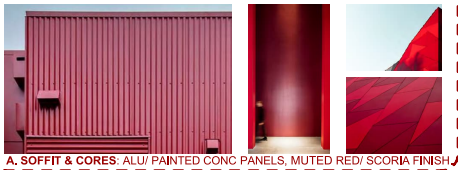


E | NORTH ELEVATION
SCALE 1:250

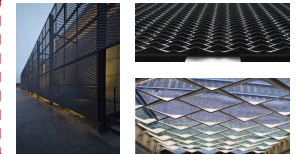


E | WEST ELEVATION
SCALE 1:250

MATERIALITY



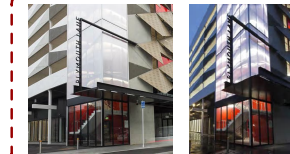
A. SOFFIT & CORES: ALU/ PAINTED CONC PANELS, MUTED RED/ SCORIA FINISH



B. SCULPTURAL SCREEN: DARK EXPANDED MESH



C. SETBACK SCREENS: PERFORATED ALUMINIUM



D. STAIR CORES: TRANSLUCENT DANPALON



E. EASTERN FIRE WALL: KINGSPAN PANELS

Resource Consent
NOT TO BE USED UNTIL ENDORSED FOR BUILDING CONSENT

ELEVATIONS
SCALE : 1:250 @ A1
DATE : 22/02/2022
PROJECT No: 9752
A2.01
rev A

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DO NOT SCALE DRAWING. CONTRACTOR TO VERIFY
ALL DIMENSIONS PRIOR TO COMMENCING WORK

Nathaniel Herz-Edinger - Deputation Supporting Document

Does another carpark fit with CCC strategic planning?

- Long-Term Plan
 - **Only one reference to parking:** “reducing demand for new roads and parking”
 - “An increased proportion of journeys are made by active, public, or shared transport”
 - “The needs of current and future generations are taken into account in city decision-making”
- Central City Plan
 - **Only one reference to parking:** a stopgap way to fill empty lots
 - Focus on public transport, neighbourhood development, amenity for residents
 - A carpark provides NO amenity for residents
- Project 8011
 - “Give people reasons to consider living here.”
 - **Six key goals do not mention parking**

What does the research say?

- [Parking Metastudy reviewing international evidence](#)
 - Reducing parking is the best way to change private car modal share-
incentives aren't enough
 - Public transport options should be closer to destinations that parking
 - Parking serves people living far from the city, **not residents**
- Institute of Transportation and Development Policy.
 - **“nobody goes to a city because it has great parking.”** -Michael Kodransky, Global Research Manager

What do our citizens say?

- Vast majority **against** the carpark
- A third of those classed as “yes” have serious reservations about building facade, Wilsons or both

What do your staff say?

- They talk about this in isolation. **This affects your long-term strategy.**
- They minimize climate effects. **Road emissions make up 40% of our CO2 emissions**
- They are stuck in the present. **Within ten years, this carpark will be redundant**

What should you do?

- Listen to the people
- **Take the climate crisis seriously**
- Plan for the future
- **Use this land to build a vibrant city for the future**