



Christchurch City Council AGENDA

Notice of Meeting:

An ordinary meeting of the Christchurch City Council will be held on:

Date: Wednesday 19 July 2023
Time: 9.30 am
Venue: Council Chambers, Civic Offices,
53 Hereford Street, Christchurch

Membership

Chairperson	Mayor Phil Mauer
Deputy Chairperson	Deputy Mayor Pauline Cotter
Members	Councillor Kelly Barber
	Councillor Melanie Coker
	Councillor Celeste Donovan
	Councillor Tyrone Fields
	Councillor James Gough
	Councillor Tyla Harrison-Hunt
	Councillor Victoria Henstock
	Councillor Yani Johanson
	Councillor Aaron Keown
	Councillor Sam MacDonald
	Councillor Jake McLellan
	Councillor Andrei Moore
	Councillor Mark Peters
	Councillor Tim Scandrett
	Councillor Sara Templeton

13 July 2023

Principal Advisor

Dawn Baxendale
Chief Executive
Tel: 941 8999

Katie Matheis
Team Leader Hearings & Committee Support
941 5643

katie.matheis@ccc.govt.nz
www.ccc.govt.nz

Note: The reports contained within this agenda are for consideration and should not be construed as Council policy unless and until adopted. If you require further information relating to any reports, please contact the person named on the report.

To watch the meeting live, or a recording after the meeting date, go to:

<http://councillive.ccc.govt.nz/live-stream>

To view copies of Agendas and Minutes, go to:

<https://www.ccc.govt.nz/the-council/meetings-agendas-and-minutes/>



What is important to us?

Our Strategic Framework is a big picture view of what the Council is aiming to achieve for our community

Our focus this Council term 2022–2025

Strategic Priorities



Be an inclusive and equitable city which puts people at the centre of developing our city and district, prioritising wellbeing, accessibility and connection.



Champion Ōtautahi-Christchurch and collaborate to build our role as a leading New Zealand city.



Build trust and confidence in the Council through meaningful partnerships and communication, listening to and working with residents.

Adopted by the Council on 5 April 2023



Reduce emissions as a Council and as a city, and invest in adaptation and resilience, leading a city-wide response to climate change while protecting our indigenous biodiversity, water bodies and tree canopy.



Manage ratepayers' money wisely, delivering quality core services to the whole community and addressing the issues that are important to our residents.



Actively balance the needs of today's residents with the needs of future generations, with the aim of leaving no one behind.

Our goals for this Long Term Plan 2024–2034

Draft Community Outcomes



Collaborative and confident

Our residents have the opportunity to actively participate in community and city life, have a strong sense of belonging and identity, and feel safe.



Green and liveable

Our neighbourhoods and communities are accessible and well connected, supporting our goals to reduce emissions, build climate resilience and protect and regenerate the environment, especially our biodiversity, water bodies and tree canopy.

To be adopted by the Council as part of the Long Term Plan 2024–2034



A cultural powerhouse

Our diverse communities are supported to understand and protect their heritage, pursue their arts, cultural and sporting interests, and contribute to making our city a creative, cultural and events 'powerhouse'.



Thriving and prosperous

Our city is a great place for people, business and investment where we can all grow our potential, where enterprises are innovative and smart, and where together we raise productivity and reduce emissions.

Our intergenerational vision

A place of opportunity for all.

Open to new ideas, new people,
new investment and new ways
of doing things – a place where
anything is possible.



Ngāi Tahu has rangatiratanga over its takiwā – the Council is committed to partnering with Ngāi Tahu to achieve meaningful outcomes that benefit the whole community

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Karakia Tīmatanga

Whakataka Te hau ki Te uru

Whakataka Te hau ki Te tonga

Kia makinakina ki uta

Kia mataratara ki Tai

E hi ake ana te atakura

He tio, he huka, he hau hu

Tihei Mauri Ora

1. Apologies Ngā Whakapāha

At the close of the agenda no apologies had been received.

2. Declarations of Interest Ngā Whakapuaki Aronga

Members are reminded of the need to be vigilant and to stand aside from decision making when a conflict arises between their role as an elected representative and any private or other external interest they might have.

3. Public Participation Te Huinga Tūmatanui

3.1 Public Forum Te Huinga Whānui

A period of up to 30 minutes is available for people to speak for up to five minutes on any issue that is not the subject of a separate hearings process.

3.1.1 Sea Cleaners Trust

Hayden Smith will speak on behalf of the Sea Cleaners Trust regarding the Trust's recent launch of a full-time vessel and crew, their working removing plastics from waterways, and engagement of local volunteers.

3.1.2 Our Stories Project Trust

Kris Herbert, Director of Our Stories Project Trust will provide an overview of the work the Trust does and how it aligns with the Council's strategic priorities.

3.1.3 Community Patrols NZ

Ann Smith, District Support Officer, will speak on behalf of Community Patrols NZ to provide an overview of the organisation's many roles in the community and how it funds itself.

3.1.4 Debbie Mora

Debbie Mora will speak regarding chlorination of Christchurch water.

3.1.5 Ann Satterthwaite

Ann Satterthwaite will speak regarding her concerns with fluoridation of New Zealand drinking water.

3.1.6 Ingrid Mesman

Ingrid Mesman will speak regarding her concerns with fluoridation of New Zealand drinking water.

3.2 Deputations by Appointment Ngā Huinga Whakaritenga

Deputations may be heard on a matter or matters covered by a report on this agenda and approved by the Chairperson.

3.2.1 The Cancer Society

Craig Watson, Head of Service Delivery, will speak on behalf of the Cancer Society regarding the Society's request that Council approve a remission of development contributions under the Council's Development Contributions Policy 2021.

3.2.2 The Canterbury Brain Collective

Phil Marshall-Lee, Centre Manager, will speak on behalf of the Canterbury Brain Collective regarding the Collective's request that Council approve a remission of development contributions under the Council's Development Contributions Policy 2021.

4. Presentation of Petitions Ngā Pākikitanga

There were no Presentation of Petitions at the time the agenda was prepared.

5. Development Contributions remission application- The Canterbury Brain Collective and The Cancer Society

Reference / Te Tohutoro: 23/551428

Report of / Te Pou Matua:	Katrina Mansell, Team Leader Development Support Gavin Thomas, Principal Advisor – Economic Policy Sophie Meares, Senior Legal Counsel, Legal and Democratic Services
Senior Manager / Pouwhakarae:	Lynn McClelland, Assistant Chief Executive Strategic Policy and Performance (lynn.mcclelland@ccc.govt.nz)

1. Purpose of the Report Te Pūtake Pūrongo

- 1.1 The purpose of this report is to provide the Council with information to assist in making a decision on whether to approve or decline requests for Development Contributions remissions from two separate Charitable Trusts. These are:
 - The Canterbury Brain Collective which has been levied development contributions of \$57,608.10 including GST.
 - The Cancer Society of New Zealand Canterbury-West Coast Division Incorporated which has been levied development contributions of \$250,860.13 including GST.
- 1.2 Both organisations are asking Council to remit development contributions under clause 6.3.2 of the Council’s Development Contributions Policy 2021 which provides for the remission of development contributions in “unique and compelling circumstances”.
- 1.3 The decisions sought in this report are considered to be of low significance in relation to the Christchurch City Council’s Significance and Engagement Policy. The level of significance was determined by consideration of the financial impact of foregoing development contribution revenue for the two developments against the Council’s overall development contribution revenue and the impact on rates this would entail.

2. Officer Recommendations Ngā Tūtohu

That the Council:

1. Decline the request for a remission to the Cancer Society of New Zealand Canterbury-West Coast Division Incorporated.
2. Approve a partial remission of for the Canterbury Brain Collective equivalent to the legal costs of \$2758.86 for registering an encumbrance to allow issue of Code Compliance while a rebate scheme was being considered. Decline the remaining request for a remission of \$54,849.24.

3. Reason for Report Recommendations Ngā Take mō te Whakatau

- 3.1 The report recommendation is staff’s interpretation of clause 6.3.2 of the Development Contributions Policy.

4. Alternative Options Considered Ētahi atu Kōwhiringa

- 4.1 Approve the requests for a remission of development contributions.

Advantages	Disadvantages
It would reduce development costs for both organisations	May set a precedent regarding the use of the remission provision of the Development Contributions Policy for other charitable organisations.

5. Detail Te Whakamahuki

BrainTree Wellness Centre

- 5.1 The Canterbury Brain Collective Limited's BrainTree Wellness Centre is a facility that will provide tailored space to a range of organisations to promote lifestyle changes to clients to reduce the risk of being diagnosed with a neurological condition, help people post diagnosis to live well, and to provide support for carers, partners and whanau.
- 5.2 The facility has two parts; offices from which Dementia Canterbury, Multiple Sclerosis / Parkinsons Canterbury, Stroke Foundation and other similar organisations will provide specialised services; and secondly, the majority of the space being 'community space' including meeting rooms, studios for physical activity and art/craft, plus a social area including a café.
- 5.3 The offices will be rented to neuro-related charitable organisations at a heavily subsidised rate (\$250/m2). There will be no charge for the use of the community spaces by these groups. The community spaces will also be available to the local community at a nominal charge.
- 5.4 The Canterbury Brain Collective Limited's request for remission of development contributions points out that the Council's existing community spaces do not cater for the special needs of those who will use the facility. Likewise, the Canterbury District Health Board (now Health New Zealand) does not provide any such facilities, with provision being left to the community to support this group.
- 5.5 The number of people diagnosed with neuro conditions in the Canterbury region is expected to double to 30,000 over the next 20 years. Recent research points to 1:2 women and 1:3 men being diagnosed with a neuro condition in their lifetime. There is growing evidence that lifestyle changes can reduce the risk dramatically. The Canterbury Brain Collective believes the model of care provided by its Wellness Centre will be a NZ first, if not world first.
- 5.6 The project has not received any Government funding. The Directors have given thousands of hours to drive the project and help make the land acquisition, fundraising and building project come to a successful conclusion. Suppliers, contractors and consultants to the project have given significant donations in-kind, exceeding \$1m, and the total funds raised is approaching \$6m.
- 5.7 The Council has previously provided this project with a grant of \$100,000 from the 2019/20 Capital Endowment Fund.
- 5.8 The Canterbury Brain Collective is also in receipt of a rates remission. The remission provides a 100% reduction to the general rate and 50% discount to the targeted rate. Over the 2022/2023 rating year, this provided a discount of \$33,922.20 of the \$50,762.21 rates requirement. This remission will also be provided in the 2023/2024 rating year.

Cancer Society

- 5.9 Prior to 2011, the Cancer Society delivered services from a multi-purpose Community Centre in Manchester Street and purpose-built accommodation facility (Davidson House) on Cambridge Terrace. The 2011 Christchurch Earthquakes had a massive impact on both facilities. The accommodation facility was acquired by the Crown as part of the Eastern Frame and the Community Centre was damaged beyond feasible repair.
- 5.10 Since 2011, the Cancer Society has provided patient accommodation services in Christchurch from two older style motels (Riccarton Rd and Papanui Rd) and is currently delivering community and regional administration services from a rented building in Fitzgerald Ave.
- 5.11 The Cancer Society Project will provide a purpose-built facility, bringing all services under one roof. The accommodation facility will offer a home away from home for cancer patients receiving cancer treatment at Christchurch Hospital. This facility has been designed to meet the specific needs of those receiving treatment and will cater to the increasing demand for the foreseeable future. The facility has 50 individual accommodation units and a wide range of shared amenities.
- 5.12 The administration centre will house the function centre and Cancer Society administrative office. The function centre will help the Cancer Society deliver their community outreach/support programmes to cancer patients, their family and whānau.
- 5.13 The Cancer Society provides accommodation and free support services to anyone who is planning or receiving treatment for cancer. The Cancer Society also offers a range of free health promotion and cancer prevention programmes to schools, workplaces, and the general public. In addition, financial and practical support with a wide range of cancer research, locally and nationally, is offered.
- 5.14 The Cancer Society of New Zealand Canterbury-West Coast Division Inc. does not receive any direct government funding year on year. The majority of their funding comes from bequests, donations, Daffodil Day and other fundraising activities.
- 5.15 The facility (and services delivered from it) will be able to be used by any resident in need of those services, thereby providing a potentially significant wellbeing benefit to those in need. The facility will enhance Christchurch's position as the main healthcare and wellness centre for the South Island.

6. Development Contributions Policy

- 6.1 The Council requires development contributions in accordance with Sections 197, 198(2) and 199 of the Local Government Act and in accordance with its Development Contributions Policy. Development contributions enable the Council to require developers to make a fair contribution towards the provision of growth infrastructure. Without this revenue stream these costs would fall entirely on ratepayers.
- 6.2 The Development Contributions Policy states that the Council can only remit payment of development contributions in unique and compelling circumstances. The term 'unique and compelling' is not defined in the Development Contributions Policy. However, a dictionary definition describes '**unique**' as 'having no like or equal' 'remarkable' or 'unusual' and '**compelling**' as 'not able to be refuted' 'convincing' or 'persuasive'. The decision for the Council is largely based on whether it considers a specific situation to be unique and compelling in the sense that it is such a remarkable case that it justifies a remission to be granted.
- 6.3 The Council has in the past received requests for the remission of development contributions from a range of developers for a variety of development types. In the last seven years only one

application has been approved. This was to adapt and reuse Spreydon Lodge as a café/restaurant as part of Halswell Commons – being part of an exemplar development site following the earthquakes.

- 6.4 The Council should, however, treat each request on its own merits but should be clear, if agreeing to a remission, why a particular development is regarded as constituting “unique and compelling circumstances”

7. Comment

- 7.1 While both these organisations provide a valuable community service, applications for remissions are required to be assessed in accordance with the provisions of the Development Contributions Policy.
- 7.2 Staff consider that while both applications are compelling, they are not unique, and other charitable trusts and community organisations have been levied development contributions in the past.
- 7.3 Both remission applications were originally presented to Council in November 2022. The Council delayed making a decision and instead requested staff to prepare a rebate policy for consideration by the Council to provide for community organisations which provide a community service and are charitable/not for profit to be eligible for development contribution rebates.
- 7.4 A report on possible new development contribution schemes, including for community organisations developing community facilities such as these, was presented to the Finance and Performance Committee on 22 March 2023. The report recommended that a rebate scheme for community organisations developing community facilities not be progressed due to the complexity in defining projects and developers who would and would not meet the criteria.

8. Policy Framework Implications Ngā Hīraunga ā- Kaupapa here Strategic Alignment Te Rautaki Tīaroaro

- 8.1 This report supports the [Council's Long Term Plan \(2021 - 2031\)](#):
- 8.2 Strategic planning and policy
- 8.2.1 Activity: Strategic Planning, Future Development and Regeneration
- Level of Service: 17.0.1.1 Advice to Council on high priority policy and planning issues that affect the City. Advice is aligned with and delivers on the governance expectations as evidenced through the Council Strategic Framework. - Triennial reconfirmation of the strategic framework or as required.

Policy Consistency Te Whai Kaupapa here

- 8.3 The decision is consistent with Council's Plans and Policies.
- 8.4 The decisions do not involve a significant decision in relation to ancestral land or a body of water or other elements of intrinsic value, therefore the decisions do not specifically impact Mana Whenua, their culture and traditions.

Climate Change Impact Considerations Ngā Whai Whakaaro mā te Āhuarangi

- 8.5 Not applicable.

Accessibility Considerations Ngā Whai Whakaaro mā te Hunga Hauā

- 8.6 Both facilities have been designed specifically to cater for all requirements of those who will use the facilities, including access considerations.

9. Resource Implications Ngā Hīraunga RauemiCapex/Opex / Ngā Utu Whakahaere

- 9.1 Cost to Implement – Nil.
- 9.2 Maintenance/Ongoing costs –If the development contributions are remitted the amount remitted will need to be funded from rates. As development contributions revenue is largely used to repay debt incurred to fund infrastructure to service growth the cost of the remission will be funded over time as though it is debt.
- 9.3 Funding Source – rates levied for activities for which development contributions are normally charged.

Other / He mea anō

- 9.4 N/A

10. Legal Implications Ngā Hīraunga ā-Ture

Statutory power to undertake proposals in the report / Te Manatū Whakahaere Kaupapa

- 10.1 The Council's ability to levy development contributions is under section 198 of the Local Government Act 2002. This is a discretionary power, meaning that the Council retains the discretion to remit a development contribution if it chooses to do so. This discretion has not been sub-delegated.
- 10.2 Clause 4.2.1 of the Council's Development Contributions Policy 2021 provides that the Council will exercise its discretion in "unique and compelling circumstances" and that Council officers will provide the Council with a report such as this analysing whether the remission should be granted.
- 10.3 Approving a remission may set a precedent and set an expectation that other similar applications be accepted. Given that the Council has levied development contributions in similar situations, this in itself indicates that the circumstances are not "unique" as per the Policy.



Other Legal Implications / Ētahi atu Hīraunga-ā-Ture

- 10.4 There are no other relevant legal implications for this report.

11. Risk Management Implications Ngā Hīraunga Tūraru

- 11.1 As per legal implications set out above, approving a remission may set a precedent and set an expectation that other similar applications be accepted.

Attachments / Ngā Tāpirihanga

No.	Title	Reference	Page
A 	Development Contributions remission application - The Canterbury Brain Collective	23/1028892	13
B 	Development Contributions remission application - The Cancer Society	23/1028893	15

In addition to the attached documents, the following background information is available:

Document Name	Location / File Link
Development Contributions Policy 2021	https://www.ccc.govt.nz/assets/Documents/The-Council/Plans-Strategies-Policies-Bylaws/Policies/Development-contributions/Development-Contributions-Policy-2021.pdf
Minutes of Finance and Performance Committee 22 March 2023	Minutes of Finance and Performance Committee - Wednesday, 22 March 2023 (infocouncil.biz)
Minutes of Council 15 September 2022	Minutes of Council - Thursday, 15 September 2022 (infocouncil.biz)

Confirmation of Statutory Compliance / Te Whakatūtutanga ā-Ture

Compliance with Statutory Decision-making Requirements (ss 76 - 81 Local Government Act 2002).

(a) This report contains:

- (i) sufficient information about all reasonably practicable options identified and assessed in terms of their advantages and disadvantages; and
- (ii) adequate consideration of the views and preferences of affected and interested persons bearing in mind any proposed or previous community engagement.

(b) The information reflects the level of significance of the matters covered by the report, as determined in accordance with the Council's significance and engagement policy.

Signatories / Ngā Kaiwaitohu

Authors	Sophie Meares - Senior Legal Counsel Katrina Mansell - Team Leader Development Support Gavin Thomas - Principal Advisor Economic Policy
Approved By	John Higgins - Head of Planning & Consents

Mansell, Katrina

From: Mansell, Katrina
Sent: Wednesday, 17 August 2022 10:28 AM
To: Mansell, Katrina

From: Simon Challies <Simon@canterburybraincollective.org>
Sent: Saturday, 28 May 2022 2:05 pm
To: Development Contributions <developmentcontributions@ccc.govt.nz>
Cc: Phil Marshall Lee <phil@canterburybraincollective.org>; Charity, Darron <darron@selectcontracts.com>
Subject: DC's for BrainTree

To the development contributions team

We are applying for remission of DC's for the BrainTree Wellness Centre on basis that project has unique and compelling circumstances.

BrainTree is most certainly unique. It's a NZ first, if not world first. A Centre that promotes lifestyle changes which can reduce the risk of being diagnosed with a neurological condition, help people post diagnosis live well, and support the carers, partners and whanau.

The Centre has been developed by a registered charity, Canterbury Brain Collective Ltd, and the tenants are all charitable.

The building is in two parts. There are offices which are the base from which Dementia Canterbury, Multiple Sclerosis / Parkinsons Canterbury, Stroke Foundation and other like organisations operate. The majority of the space is 'community space' including meeting rooms, studios for physical activity and art/craft, plus a social area including a café.

The offices are rented to neuro-related organisations at a heavily subsidised rate (\$250/m2). There is no charge for the use of the community spaces by these groups. The spaces will also be available to the local community at a nominal charge.

CCC gives substantial support to Community House which operates on a similar model.

We have set aside 35 carparks to be dedicated to the visitors of the Centre, and they are wider and provide more turning room to accommodate the needs of the users. The interior of the building and the surrounds have been designed specifically for the users, addressing the décor, the wayfinding, the security and safety issues which arise when you are providing an environment for people with neuro conditions. These issues are not addressed by the Disability Code.

CCC's existing community spaces don't cater for the special needs of this population. The District Health Board does not provide any such facilities. It has been left up to the community to support this group. A group which is growing rapidly. The number of people diagnosed with neuro conditions in the Canterbury region is expected to double to 30,000 over the next 20 years. Recent research points to 1:2 women and 1:3 men being diagnosed with a neuro condition in their lifetime. There is growing evidence that lifestyle changes can reduce the risk dramatically.

There is a stigma (and also fear) that is a barrier to people accessing these facilities. BrainTree is not a medical facility. Its a community facility which people with neuro conditions will be drawn to. A safe, supportive environment which will encourage people out of their homes and to connect with others facing the same challenges.

The project has been made possible by the generous support of the community, private individuals and trusts. There has been no Government funding. The Directors have given thousands of hours to drive the project and help make the land acquisition, fundraising and building project come to a successful conclusion. Almost every supplier, contractor and consultant to the project has given a significant donation in-kind. The in-kind donations exceed \$1m, and the total funds raised is approaching \$6m.

We have paid full commercial rates to CCC for the resource and building consents.

The private sector has done their bit. Its time for CCC to make a significant contribution.

Remitting all or part of the development contributions is an appropriate way CCC can contribute to this community-led, charitable project which is establishing a major community asset. One which is innovative and desperately needed. One which will show the city as a leader in the provision of community services.

With kindness
Simon

Simon Challies
Executive Director
Canterbury Brain Collective Ltd

Sent from [Mail](#) for Windows



24 March 2022
Head of Resource Consents & Planning Administration Manager
Christchurch City Council

53 Hereford St
Christchurch Central City
Christchurch 8013

Request For Discount of Development Contributions

To Whom It May Concern

The purpose of this letter is to apply for a discount to our Development Contributions under section 3.6.2 of the Christchurch City Council Development Contribution Policy. We make this application on behalf of the Cancer Society of New Zealand Canterbury-West Coast Division Incorporated for their new project at 74 Langdons Rd (BCN/2001/7723).

Background

Prior to the 2011 Christchurch Earthquake, the Cancer Society delivered its regional services from a multi-purpose Community Centre in Manchester Street and purpose-built accommodation facility (Davidson House) on the Cambridge Terrace.

Unfortunately, the 2011 Christchurch Earthquakes had a massive impact on both of these facilities. The accommodation facility was acquired by the Crown as part of the Eastern Frame project and the adjacent Community Centre was damaged beyond feasible repair.

Since 2011, the Cancer Society has been providing its patient accommodation services in Christchurch from two older style motels (Riccarton Rd & Papanui Rd) and are currently delivering the community and regional administration services from a rented building in Fitzgerald Ave.

Cancer Society Centre Project

The Cancer Society Project will provide a purpose built facility that will bring all of the Cancer Society's services under one roof.

The accommodation facility will offer a home away from home for cancer patients receiving cancer treatment at Christchurch Hospital. This facility has been designed to meet the specific needs of those receiving treatment and will cater to the increasing demand for the foreseeable future. The facility has 50 individual accommodation units and a wide range of shared amenities.

The administration centre will house the function centre and Cancer Society administrative office. The function centre will help the Cancer Society deliver their community outreach/support programmes to cancer patients, their family and whānau.

Please refer to attached plans for further information on the project.

Key Assessment Criteria

We understand that the following items are the key points for consideration for application of a discount to the Development Contribution:

- Should have a high ratio of volunteers as opposed to paid employees;

As of 2021, the Cancer Society (Canterbury – West Coast Division) was supported by 790 volunteers and employed 42 staff. Please see attached (or at the below website) for a copy of the Charity Services Annual Return for year ended 31 March 2021.

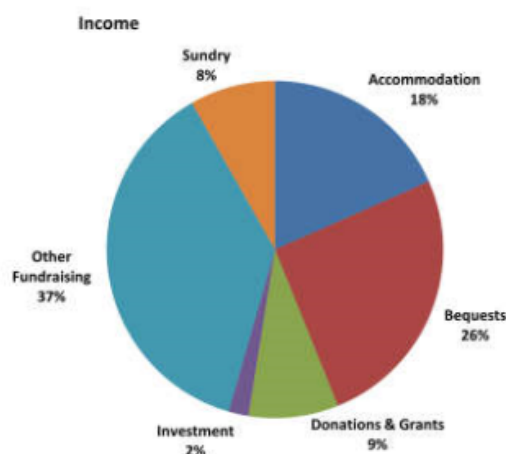
<https://register.charities.govt.nz/Charity/CC10981>

- Should have a high degree of public access to the organisation

The Cancer Society provides accommodation and free support services to anyone who is currently planning or receiving treatment for cancer. The Cancer Society also offers a range of free health promotion and cancer prevention programmes to schools, workplaces and the general public. In addition, financial and practical support with a wide range of cancer research, locally and nationally, is offered. Please see the following link for services that the Cancer Society provide <https://www.cancer.org.nz/supporting-you/how-we-can-help/>

- Should primarily be funded from grants, donations, subscriptions or similar, and not from fees, charges or funding from central government.

The Cancer Society of New Zealand Canterbury-West Coast Division Inc does not receive any direct government funding year on year. The majority of their funding comes from bequests, donations, Daffodil Day and other fundraising activities. A summary of their income is provided below and further information can be found in the 2021 Annual Report.



Please note that the government provided a one-off payment to the Cancer Society of New Zealand's national office in 2020 due to the massive impact of COVID-19 on their annual fundraising activities.



Summary

Any savings achieved at the end of the building project will be returned to the Cancer Society Canterbury-West Coast Division(Canterbury West Coast Division- not the national organisation) and will be used to help support cancer patients and residents from the wider Canterbury & West Coast community.

Any discount offered will be greatly appreciated and will help to deliver these important free services to members of our community who are fighting the battle of their lives.

If you require any further information to help process our application, please don't hesitate to contact us.

Kind regards



Nicholas Hobbs

Project Manager



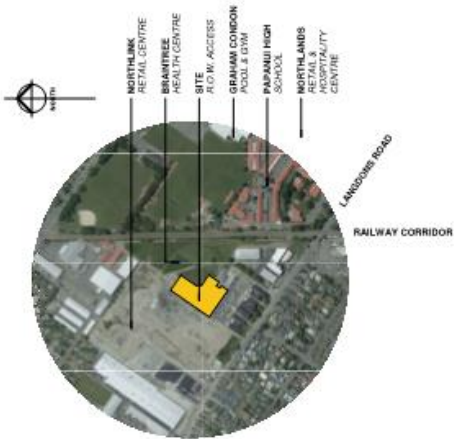
n.hobbs@cequent.co.nz

Enclosures

- Wilson & Hill Architectural Plans for Cancer Society Centre (GA's Only)
- Charity Services Annual Return for year ended 31/3/21
- Cancer Society Annual Report 2021



① ENTRANCE PERSPECTIVE
1:1



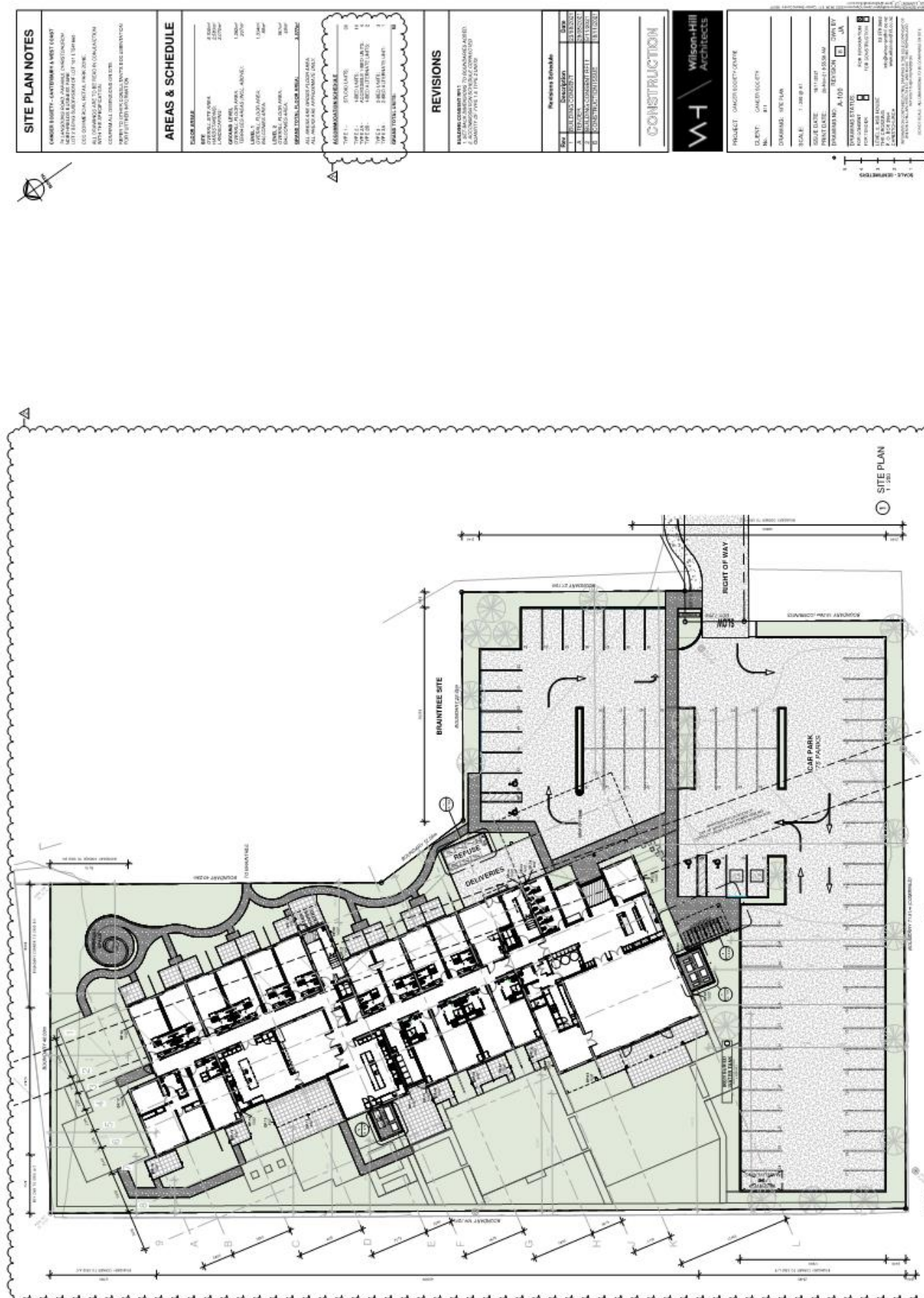
② SITE AERIAL PHOTO
1:1000

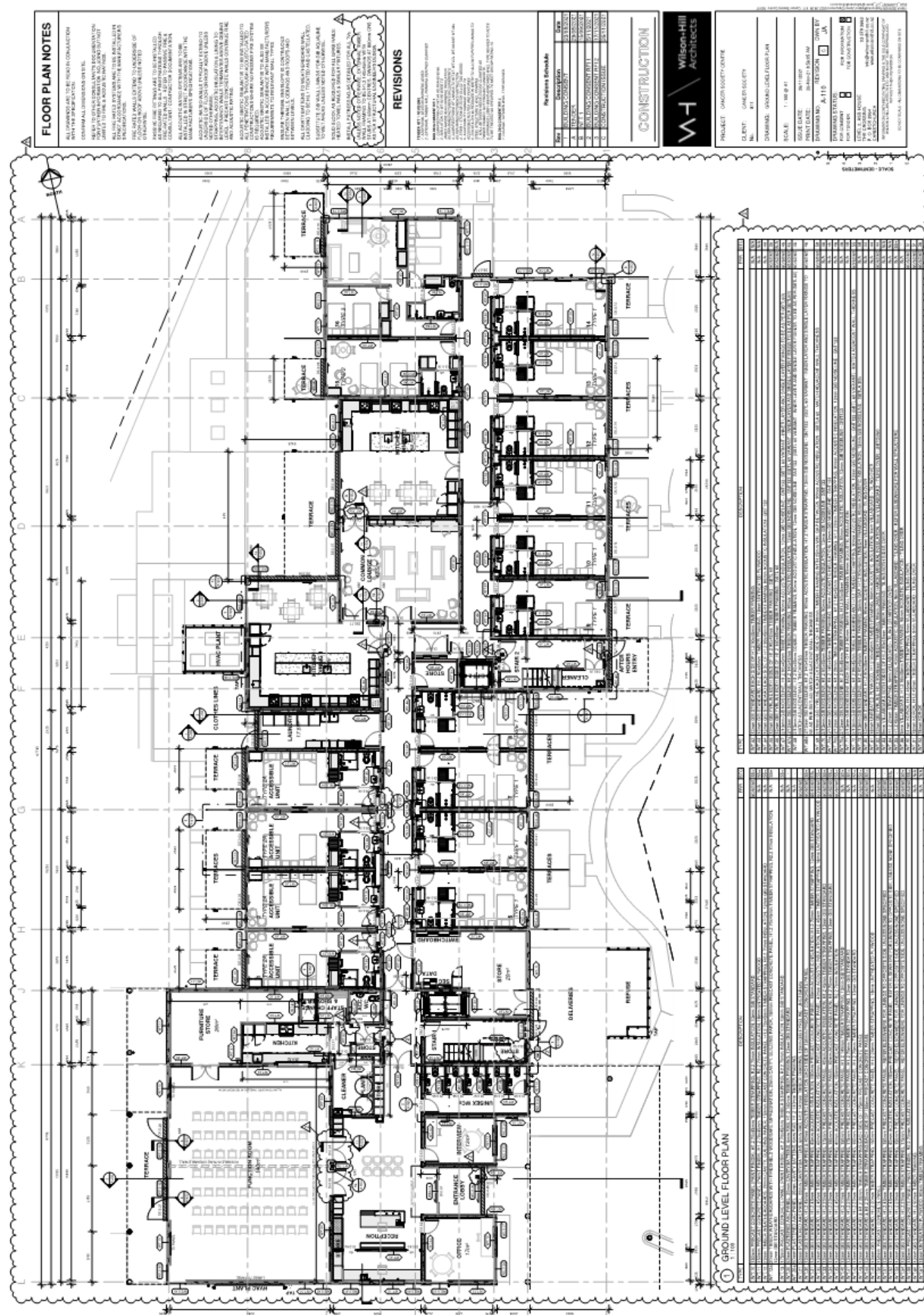
CANCER SOCIETY CENTRE
CANCER SOCIETY

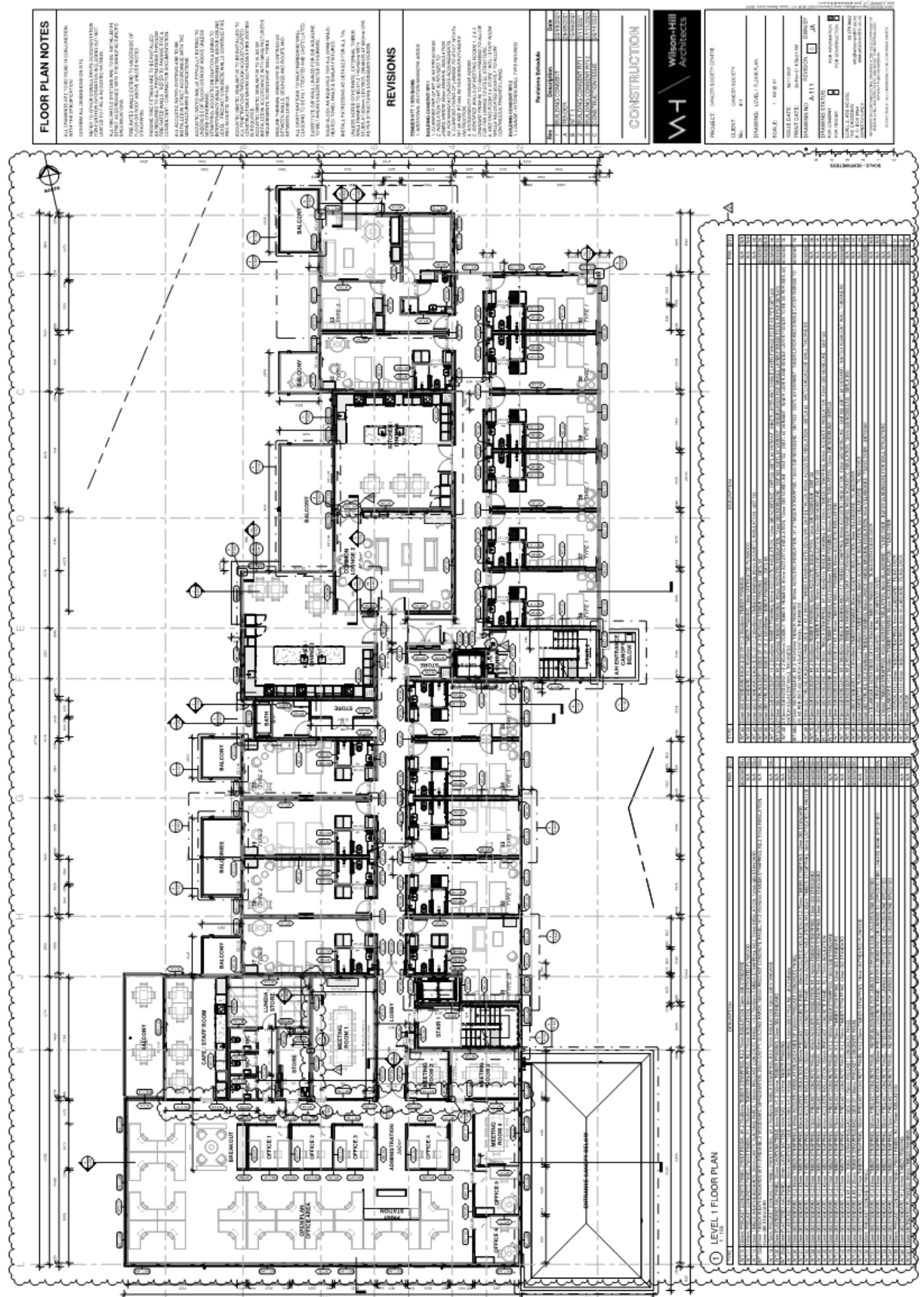
DATE / 26/11/2021
ISSUE / CONSTRUCTION

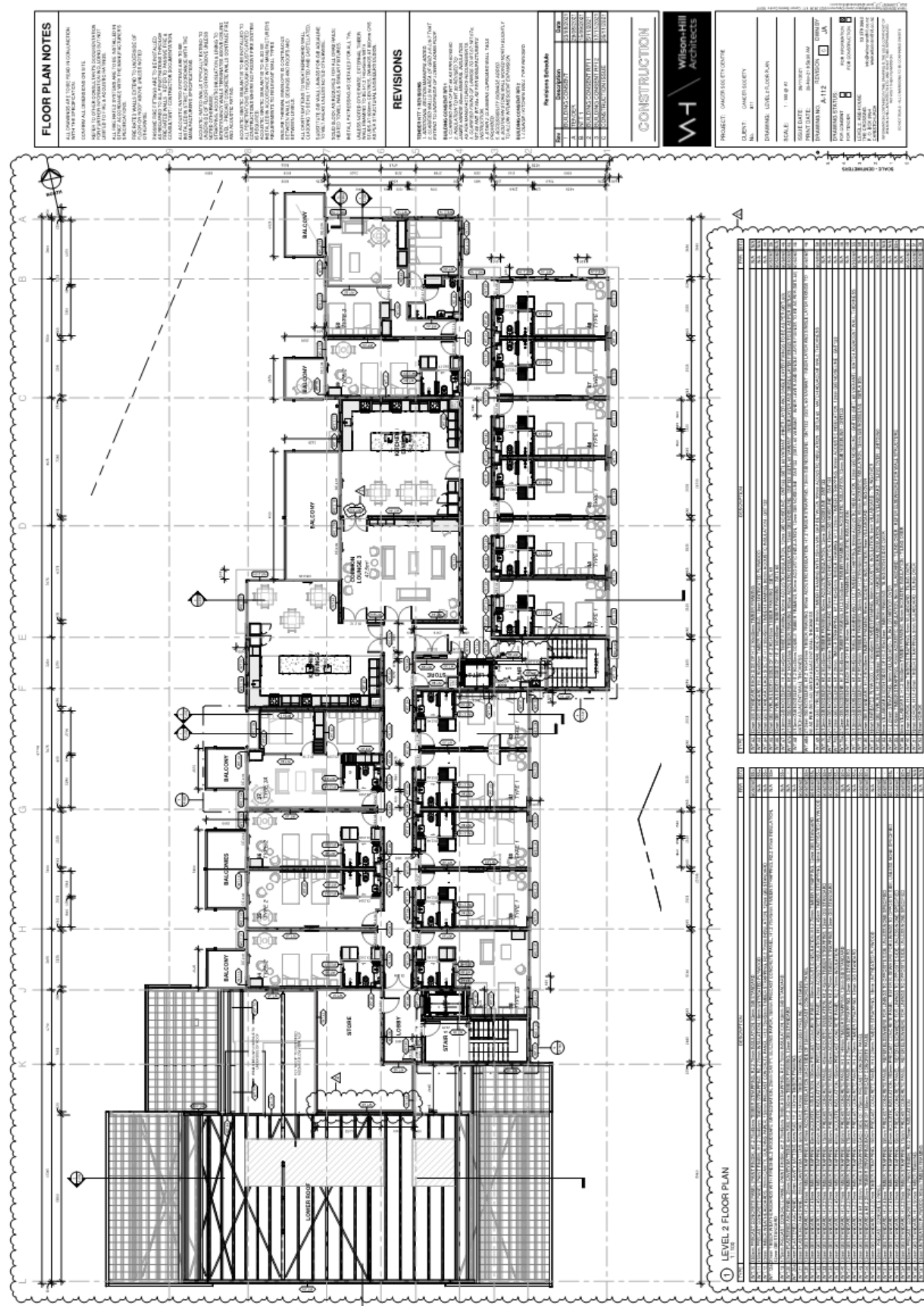


Wilson+Hill Architects









CHARITIES
SERVICES
Ngā Ratonga Kaupapa Atawhai

Supporting
charities
— in New Zealand —
for stronger communities



Annual Return Summary

Generated on:
21 March 2022

Registration Number:	CC10981
Charity Name:	Cancer Society Of New Zealand Canterbury-West Coast Division Incorporated
Annual Return Reference:	AR015
For Year Ending:	31 March 2021

Charity Details

Legal Name:	Cancer Society Of New Zealand Canterbury-West Coast Division Incorporated
Trading Name:	Cancer Society
NZBN Number:	9429042599388
Charity's Postal Address:	PO Box 13450 Armagh Christchurch 8141
Charity's Street Address:	97 Fitzgerald Avenue Christchurch Central Christchurch 8011
Phone:	03 379-5835
Position:	03 377-2804
Email:	contact@cancercwc.org.nz
Website:	www.cancernz.org.nz
Facebook:	
Twitter:	
Social Network Name:	

Purpose & Structure

Purpose

Charitable Purpose:

To reduce the incidence and impact of cancer in the community, with core services in health promotion, support, information and resources, and research.

Structure:

Entity Structure:

Incorporated Society

Activity, Sector and Beneficiary

Main Activity:	Provides advice / information / advocacy
Main Sector:	Health
Main Beneficiary:	Family / whanau

Your charity controls these entities:

<u>Name</u>	<u>Charity Registration Number (cc)</u>
The Cancer Society of New Zealand Canterbury-West Coast Division Trust Board	CC10984
The Tissue Bank Research Trust	CC33583

People

Paid work (average week)

People employed full time:	26
People employed part time:	16
Average paid hours per week:	1337

Volunteer work (average year)

Total volunteers:	790
Volunteer hours:	36000

Your Organisation

Reporting Tier

Tier 2 (Can be used if annual expenses are under \$30 million and charity has no Public Accountability.)

Provision of financial services

Does your charity, in its ordinary course of business, lend money (to or on behalf of others), or manage money or funds on behalf of others? No

Income Spent on charitable purposes overseas

Over the last financial year, did your charity provide any goods or services overseas? No

Over the last financial year did your Charity use any business income (e.g. sale of goods or services) for Charitable purpose overseas? No

Over the last financial year, did your charity receive donations and use any of its funds for charitable purposes overseas? No

Audit & Review

Is it a requirement of your charity's rules to have your financial statements reviewed or audited? Yes

What was your total operating expenditure for your current financial year? Over \$1 million

Please confirm that the financial statements that you are submitting have been reviewed or audited: Yes

Did your charity receive a modified audit opinion for any reason other than because the charity received cash donations? No

Related party transactions

Does your charity's financial statements disclose any related party transactions? Yes

* Audit conducted by

Name	Bruce Loader
Occupation	Auditor
Organisation	Ernst & Young

Statement of comprehensive revenue and expense

Revenue from exchange transactions

Fees, subscriptions (including donations) from members:*	613
Revenue from providing goods and services:*	928,868
Interest, dividends and other investment revenue:*	1,266,314
Other revenue from exchange transactions:*	576,414

Revenue from non exchange transactions

Donations/Koha, grants, fundraising and other similar revenue:*	3,195,950
Other revenue from non-exchange transactions:*	254,347
Other Revenue:	0
Total revenue:	6,222,506

Expenses

Staff Salaries	2,391,530
Levies - The Cancer Society of New Zealand	422,736
Fundraising Expenses	315,407
Other expenses:*	1,729,244
Rent & Rates	340,562
Total expenses:	5,199,479

Surplus/deficit

Surplus/deficit:	1,023,027
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Other Comprehensive revenue and expense

Gain on property revaluation:*	0
Other comprehensive revenue and expense:*	561,934
Total comprehensive revenue and expense for the period:	561,934

Comprehensive revenue and expense for the period

Comprehensive revenue and expense for the period:*	1,584,961
--	-----------

Statement of Financial Position

Current Assets

Cash and cash equivalents:*	12,294,166
Receivables (from exchange transactions) and recoverables (from non-exchange transactions):*	146,245
Inventory/inventories:*	8,085
Other current assets:*	13,161
Total current assets:	12,461,657

Non Current Assets

Property, plant and equipment:*	10,014,336
---------------------------------	------------

Intangible assets:*	6,111
Investments:*	7,572,987
Investment property:*	0
Other non-current assets:*	21,334
Total non-current assets:	17,614,768
Total assets:	30,076,425

Liabilities

Total current liabilities:*	500,399
Total non-current liabilities:*	0
Total liabilities:	500,399

Assets less liabilities

Total assets less total liabilities:	29,576,026
--------------------------------------	------------

Net assets/equity

Capital contributed by owners:*	0
Accumulated comprehensive revenue and expense:*	27,448,418
Reserves:*	2,127,608
Minority interest:*	0
Total equity:	29,576,026

Supporting Information

Certification

Certifying Officer: Alison Leatherland

Withhold Annual Return

Withhold annual return: No

ANNUAL REPORT 2021



Cancer Society of New Zealand
Canterbury-West Coast Division



CHAIRPERSON'S REPORT

We started the financial year in lockdown with the Covid-19 pandemic and count our blessings that New Zealand has been very fortunate managing this situation to date. It did, however, impact our community with people compromised by additional delays in receiving diagnosis and treatment for cancer. I wish to acknowledge the extraordinary commitment of the clinicians in our DHBs and our volunteers and staff throughout the Division for their tireless support to limit the anxiety that can be associated with such challenges by continuing to provide the care, connection and support that is so much appreciated throughout the cancer journey. On behalf of the Executive Committee, thank you most sincerely.

Fundraising opportunities have been severely affected by Covid-19 and we are very grateful to the New Zealand Government Shovel Ready Initiative Project Fund for the opportunity to progress with our Christchurch-based centre and accommodation rebuild, due to their generous grant. The land has been purchased, the site blessed and plans are underway for an exciting new future. We have appointed the project management consultancy firm, Cequent Projects to assist with the build. I wish to thank Cequent and all our contractors to date, for their professional assistance to realise our vision of co-locating our Divisional services for improved efficiencies in access and operations.

The Executive welcomed Allison (Alli) Copland to the Committee this year. Alli is a Senior Radiation Therapist at St George's Cancer Centre and an excellent advocate for people receiving treatment. It is a privilege to work with our Executive Members, who give their time willingly to support the Division's work - thank you all.

Thank you also to the ANZ Bank - principal sponsor of Daffodil Day and major sponsor of the Cancer Society of New Zealand throughout the year. Acknowledging the fundraising challenges this financial year due to the pandemic, they generously gave additional financial support.

Kate Reid
Chairperson, Canterbury-West Coast Division



"I wish to acknowledge the extraordinary commitment of the clinicians in our DHBs and our volunteers and staff throughout the Division"



CHIEF EXECUTIVE'S REPORT

This financial year has brought its fair share of challenges, not in the least, the Covid-19 pandemic. I am pleased to advise you that the Cancer Society managed to keep many of its services operating within the lockdown guidelines imposed on us all. We were guided by the District Health Boards within our region regarding our patient accommodation in Christchurch, our volunteer driving service and our supportive care services. We managed to keep our accommodation facilities open, although were required to restrict visitor entry, shut down our common areas and introduce additional cleaning regimes. Our volunteer driving service was discontinued for a period of time, in accordance with the lockdown conditions. However, this service recommenced as soon as we were able, albeit with tight controls around social distancing and hand hygiene, while consideration for both our patients and volunteers remained the ultimate priority.

As we all know, cancer doesn't stop just because of a Covid-19 pandemic, so I was especially proud of our staff and volunteers who stepped up and managed to offer assistance, sometimes by phone or email, but always within the Covid-19 protocols. We have also worked closely with the DHBs to ensure we were able to support them in "catching up" with patient waiting lists. This has resulted in a further extension of the Cancer Society's Shuttle Bus hours to meet Christchurch Hospital's longer hours of radiation treatment and we have worked hard to ensure all patients referred to Christchurch for cancer treatment have been offered a place to stay.

Our fundraising efforts were severely challenged by the pandemic with a number of special events throughout our Canterbury West Coast region postponed, cancelled or modified. Whilst, our fundraising was hit hard, I am delighted to say that our community continued to support us and the losses we predicted were not as severe as anticipated. Daffodil Day 2020 was a special celebration and the community support we received was wonderful. However, I am realistic enough to know that there is still more "fall-out" from this international pandemic, yet to come, and we are taking a cautious and flexible view with all fundraising activity and plans.



"As we all know, cancer doesn't stop just because of a Covid-19 pandemic"



One of the very special "silver linings" to emerge from the Covid crisis was news that our application to the New Zealand Government's Shovel Ready Project Initiative Fund had been successful. Our proposed new building in Christchurch, to replace the loss of Davidson House and our Manchester Street Centre from the 2010-11 earthquakes, had been put on hold due to financial pressures and the pandemic. Confirmation of the \$6.5 million grant meant we had to spring into action and complete the land purchase and building design to meet the Shovel Ready timeframes and conditions. This grant gave the Cancer Society the confidence and security to commit to this extensive building project, which I am pleased to advise is proceeding well and within the timeframes required by both the Government and Otakaro Limited for completion by February 2023.



Daffodil Day 2020 in Selwyn



Our SunSmart caravan funded by Harcourts Grenadier

Our Health Promotion team has worked hard to ensure that tobacco control remains on the public agenda, especially in regards to the proliferation of vaping within our community. SunSmart education and advocacy also continues to be a priority and the generous sponsorship from Harcourts Grenadier enabled the purchase of our You Can for Cancer mobile caravan. With the support of our Cancer Society Health Promotion interns and volunteers, this Daffodil coloured vehicle has been out every weekend over the summer, and into winter, at various community events and public gatherings to promote the work of the Cancer Society and SunSmart behaviour.

Without the generous help from our community we could not continue to do the work we do across our Canterbury and West Coast region. Our special and enduring relationship with the ANZ Bank continues and, this year, their generous additional financial assistance, in recognition of the Covid-19 Daffodil Day challenges, was very gratefully received. Thank you so much ANZ.

Elizabeth Chesterman
Chief Executive



ANGA WHAKAMUA

Anga Whakamua / Forward Together began in earnest in 2021 with the formation of the Ohū Kōkiri / Working Group led by external governance expert Maria Clarke. The aim of the project is to ensure the Cancer Society's structure and procedures supports our five-year strategic plan.

The first step was the creation of the Ko Wai Mātou? / Who are we? Report, which comprehensively explored the current state of the Federation. It provides, for the first time in recent history, an holistic picture of the Federation including the fact that the Federation consists of 23 separate legal entities, yet many people think we are one. This report is available at

<https://www.cancer.org.nz/forwardtogether/what-is-anga-whakamua-forward-together/>.

Following on from the report, the Ohu Kōkiri conducted a survey of individuals, Divisions, and Centres within the Federation which provided an opportunity for views on our current decision-making processes and structures to be expressed – what is working, and what could be working better. Sincere thanks to all those who took the time to provide their valuable insights.

The Ohu Kōkiri's work in 2021 leads in to the 2022 work: the Governance Forum held on 3 July 2021, and then a subsequent roadshow around the country (July to September), giving opportunities for people at every level to provide input into the possible options for the Federation going forward. On behalf of the National Board, the Ohu Kōkiri looks forward to working with you in 2022 to further progress this kōrero.

Alister Argyle
CSNZ President

Anga Whakamua Website

You can access this at:

<http://www.cancer.org.nz/forwardtogether>

At this address, it will prompt you to log in to view the information, as we have not made this publicly available. To log in, enter the details below:

Username: forwardtogether@cancer.org.nz

Password: GoForwardTogether2021

* Please note that the password is case sensitive



TREASURER'S REPORT

The year to 31 March 2021 started as we were in Level 4 lockdown with COVID-19. The Division had a deficit for the year. Fortunately, we have sufficient reserves within the Trust Board to cover us in these circumstances. With some careful stewardship of our expenses and the ongoing generosity of our many donors and fundraisers the Division managed to continue to deliver our various services as in the past.

The community continues to support the Division financially and in-kind. Without this ongoing support we would not be able to provide the range of services we offer. To all those people who have helped during the year – thank you.

We were very fortunate to be awarded \$6.5 million from the Government's Shovel Ready Fund to assist with the redevelopment of our Accommodation and Community facilities building. This project is now underway and will be operational in early 2023. In addition to the Shovel Ready funding, the building project will require significant investment from our reserves, including the insurance proceeds received from Davidson House and the Christchurch Centre buildings on Manchester Street.



Building project - concept design drawing

Due to the building project requiring significant investment, the Trust Board and Division have maintained a higher-than-normal level of liquid investments, in preparation for funding the project. For the balance of our reserves, once the building project is completed, the ongoing challenge will be the very low returns on investments. This is something we are likely to have to live with for some years.

David McCone, Treasurer



"To all those people who
have helped during the year
- thank you"

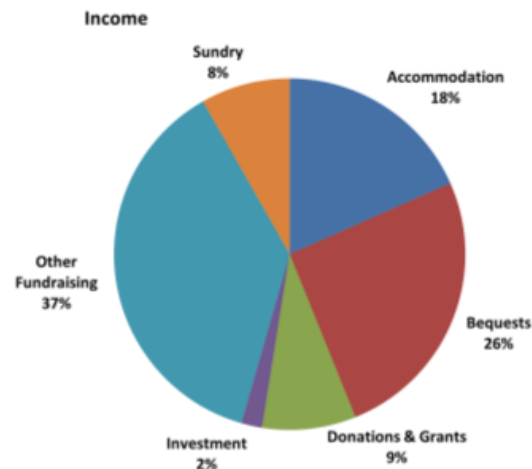
EXECUTIVE COMMITTEE (AS AT 31 MARCH 2021)

Chair	Kate Reid
Treasurer	David McCone
Deputy Chair	Alister Argyle
Members	Richard Green Bridget Robinson Annabel Ahuriri-Driscoll Sally Wynn-Williams Ruth Gerring Allison Copeland Elizabeth Chesterman
Ex Officio Member	
Co-Opted Members	
Grants Committee	Mark Jeffery Anne Richardson Birgit Dijkstra
Divisional Delegate to CSNZ National Board	Kate Reid
Co-opted Members	
PCG Group (New Building)	Jack Harris

INCOME AND EXPENDITURE

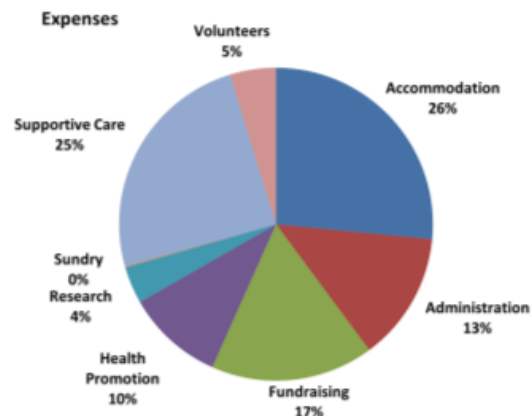
Income analysis for the year ending 31/03/2021 (Society only)

	\$	%
Accommodation	928,868	18.4
Bequests	1,288,536	25.5
Donations & Grants	436,494	8.6
Investment	96,322	1.9
Other Fundraising	1,886,849	37.4
Sundry	415,446	8.2
TOTAL	5,052,515	100



Expenditure analysis for the year ending 31/03/2021 (Society only)

	\$	%
Accommodation	1,398,455	26.6
Administration	702,338	13.3
Fundraising	886,496	16.8
Health Promotion	528,470	10.0
Research	202,261	3.8
Sundry	5,200	0.1
Supportive Care	1,297,706	24.6
Volunteers	250,478	4.8
TOTAL	5,271,404	100



The summary statement of financial performance for the reporting entity Cancer Society of New Zealand, Canterbury-West Coast Division Inc ("The Society") is presented above. The full financial statement of the Society and its controlled entities The Cancer Society of New Zealand Canterbury-West Coast Trust Board ("The Trust Board") and The Tissue Bank Research Trust ("The Trust"), together known as "The Group", are available on request and can be viewed at our centres in Christchurch, Ashburton, Timaru, Greymouth, Rolleston and Rangiora. The statements can also be accessed via the Charities Service website, www.charities.govt.nz (Charities Commission No. CC10981).

GRANTS

Grants distributed by the Division 1 April 2020 to 31 March 2021

National Levy to the Cancer Society of New Zealand

Scientific Cancer Research	\$162,261
Operating Research	\$260,475

Cancer Society Tissue Bank

Annual contribution from The Tissue Bank Research Trust for operational costs of the Christchurch Hospital-based Cancer Society Tissue Bank	\$69,000
Special salary contribution from the Division	\$13,750

Grants to Research

Jessica Allan, Local research Fellowship Grant (\$25,000/year for 3 years)

- A feasibility study investigating the potential of individualised exercise prescription to improve outcomes for cancer patients from diagnosis through to end-of-treatment phase. \$6,250

Dr Mak Sarwar, Investigation of Src/P13K co-inhibition for the treatment of chemo-resistant high-grade serious ovarian cancer \$5,000

Summer Studentships - University of Otago, Christchurch

(3 Students @ \$5,000 each)

Millie Taylor - "Can we improve cancer research priorities and cancer immunotherapy in Christchurch?" (Funded by Cancer Society Ellesmere and Malvern Groups)

Maddison Hill - "Studying a 3D model of breast cancer to investigate protein changes driven by a fat-rich environment" (Funded by Cancer Society Diamond Harbour, Rangiora and Amberley Groups)

Jessica Permain - "Role of bacterial LPS in colorectal cancer" (Funded by Cancer Society Malvern and Ellesmere Groups)

Grants/Donations received from Trusts & Foundations

Coates-McKay Charitable Trust	\$4,500
J A Macpherson Charitable Trust	\$8,000
Jean Stanbury Family Trust	\$1,000
Jones Foundation	\$10,000
Lois McFarlane Charitable Trust	\$8,000
P A Blackmore Charitable Trust	\$906
The J.I. Urquhart Family Trust	\$50,000
The Ken Waterman Charitable Trust	\$5,000
Ministry of Social Development (Covid-19 grant)	\$5,000
Harcourts Foundation	\$38,829
Community Trust of Mid and South Canterbury	\$7,500
Waimakariri District Council	\$639
Aoraki Foundation	\$4,690
West Coast Community Trust	\$5,100



Cancer doesn't stop, so we won't either

6. Development Contributions remission application - Hereford Limited

Reference / Te Tohutoro: 23/542815

Report of / Te Pou
Matua: Katrina Mansell, Team Leader Development Support
Gavin Thomas, Principal Advisor – Economic Policy
Sophie Meares, Senior Legal Counsel, Legal and Democratic Services

General Manager /
Pouwhakarae: Mary Richardson, General Manager Citizens & Community
(Mary.Richardson@ccc.govt.nz)

1. Nature of Decision or Issue and Report Origin

- 1.1 The purpose of this report is for the Council make a decision on whether to approve or decline a request for a Development Contributions remission of \$124,884 from Hereford Street Limited. This report contains information and analysis to assist the Council in its decision making.
- 1.2 Hereford Street Limited have made an application to the Council for remission of development contributions as provided for in the Council's Development Contributions Policy 2021.
- 1.3 The decision sought in this report is considered to be of low significance in relation to the Christchurch City Council's Significance and Engagement Policy. The level of significance was determined by consideration of the minor financial impact of foregoing development contribution revenue for this one development.

2. Officer Recommendations Ngā Tūtohu

That the Council:

1. Declines the request for a development contributions remission from Hereford Street Limited.

3. Reason for Report Recommendations Ngā Take mō te Whakatau

- 3.1 Staff recommend that this request for remission of development contributions is declined because of the following:
 - The development is not considered to be “unique and compelling” as is required to qualify for a remission under the policy provision. The development is the renovation of an earthquake damaged office building.
 - Granting a remission for this development may create a precedent where future applications would be expected to be treated similarly.
 - Some other similar developments have already paid development contributions and have not received a remission.

4. Alternative Options Considered Ētahi atu Kōwhiringa

- 4.1 Approve the requests for a remission of development contributions.

Advantages	Disadvantages
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It would reduce development costs for the applicant.	It may set a precedent regarding the use of the remission provision of the Development Contributions Policy for other developers, particularly those listed as “barrier sites”.
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5. Detail Te Whakamahuki

- 5.1 A remission application has been received from Hereford Limited for their redevelopment of an earthquake-damaged office building at 159 Hereford Street.
- 5.2 The credits for this site expired in February 2021, 10 years after the building ceased to be used following the earthquakes. The developer is seeking remission on the basis that redeveloping the site is becoming financially unviable due to increasing costs.
- 5.3 Under the DCP, existing demand credits expire 10 years after the previous development exerted demand on infrastructure:¹

2.3.1 Life of existing demand credits

Existing demand credits expire 10 years after the previous development on a site last exerted demand on infrastructure. If, over the preceding 10 year period, a lot has not been used for either residential or non-residential purposes, the land will be regarded as undeveloped and deemed to have 1 HUE existing demand credit.

- 5.4 This site is included on the list of barrier sites in the central city (the so-called ‘Dirty 30’).

6. Development Contributions Policy

- 6.1 The Council requires development contributions in accordance with Sections 197, 198(2) and 199 of the Local Government Act and in accordance with its Development Contributions Policy. Development contributions enable the Council to require developers to make a fair contribution towards the provision of growth infrastructure. Without this revenue stream these costs would fall entirely on ratepayers.
- 6.2 The Development Contributions Policy 2021 states that the Council can decide to remit payment of development contributions in unique and compelling circumstances. The term ‘unique and compelling’ is not defined in the Development Contributions Policy. However, a dictionary definition describes ‘**unique**’ as ‘having no like or equal’ ‘remarkable’ or ‘unusual’ and ‘**compelling**’ as ‘not able to be refuted’ ‘convincing’ or ‘persuasive’. The decision for the Council is largely based on whether it considers a specific situation to be unique and compelling in the sense that it is such a remarkable case that it justifies a remission to be granted.
- 6.3 The Council has in the past received requests for the remission of development contributions from a range of developers for a variety of development types. In the last seven years only one application has been approved. This was to adapt and reuse Spreydon Lodge as a café/restaurant as part of Halswell Commons.
- 6.4 The remission was approved by Council on the basis that Spreydon Lodge was part of the Halswell Commons medium density housing project which was approved as an exemplar

¹ Development Contributions Policy 2021, cl 2.3.1.

development as provided for under section 4.1.1 of the Land Use Recovery Plan (LURP) and Action 8 of the LURP. However, the development did not proceed.

- 6.5 The Council should, however, treat each request on its own merits but should be clear, if agreeing to a remission, why a particular development is regarded as constituting “unique and compelling circumstances”.

7. Comment

- 7.1 The main reasons raised in the application are that the building is existing and an eyesore, and costs have escalated due to inflation and earthquake strengthening requirement (see Attachment A for more detail). Staff assessment of the reasons is that they are not unique and compelling.
- 7.2 Approving a remission could also create a precedent and result in inconsistent treatment of previous sites where development contribution credits have expired.
- 7.3 If a remission is provided in this case, it does raise a fairness issue that similar developments have already paid development contributions where credits have expired. The development contributions already paid on developments with expired credits is difficult to quantify without a complete review of recent development contribution payments. Providing remissions on future development in the central city where credits have expired (i.e., undeveloped sites) could cost the Council an estimated \$8.1m.
- 7.4 Below is a breakdown of the DC requirements over the 42 Barrier sites.

DC status	Number of sites	Total DC's required excluding GST
Credits expired. No current consents for development	13	Unknown
DCs paid	3	\$58,353.84
DCs required but not yet paid	5	\$693,774.90
DCs not required. DC credits applied prior to expiry.	16	\$0.00
DCs rebated	5	\$181,974.33
Total	42	

- 7.5 An estimate of development contributions payable was provided to Hereford Limited on 10 February 2022 prior to settlement of the site.
- 7.6 No detailed financial information has been provided to demonstrate the significance of the development contribution charges of \$108,594 (ex GST) for the financial viability of the development project.
- 7.7 On the basis that the application is not considered unique and compelling, and the potential for this application to raise precedent and inconsistency issues, it is the staff recommendation that the application should be declined.
- 7.8 As a final point, staff do acknowledge that the building will be an asset to the central city in terms of offering office accommodation and that the development is currently a barrier site. However, the application must be assessed on its merits in accordance with the policy requirements.

8. Policy Framework Implications Ngā Hīraunga ā- Kaupapa here Strategic Alignment Te Rautaki Tīaroaro

- 8.1 This report supports the [Council's Long Term Plan \(2021 - 2031\)](#):
- 8.2 Strategic Planning and Policy
 - 8.2.1 Activity: Strategic Planning, Future Development and Regeneration
 - Level of Service: 17.0.1.1 Advice to Council on high priority policy and planning issues that affect the City. Advice is aligned with and delivers on the governance expectations as evidenced through the Council Strategic Framework. - Triennial reconfirmation of the strategic framework or as required.

Policy Consistency Te Whai Kaupapa here

- 8.3 The decision is consistent with Council's Plans and Policies.

Impact on Mana Whenua Ngā Whai Take Mana Whenua

- 8.4 The decision does not involve a significant decision in relation to ancestral land or a body of water or other elements of intrinsic value, therefore this decision does not specifically impact Mana Whenua, their culture and traditions.
- 8.5 The decision does not involve a matter of interest to Mana Whenua and will not impact on our agreed partnership priorities with Ngā Papatipu Rūnanga.
- 8.6 The Council provides a dedicated development contribution rebate scheme for development in Papakāinga/ Kāinga Nohoanga zones.

Climate Change Impact Considerations Ngā Whai Whakaaro mā te Āhuarangi

- 8.7 Not applicable

Accessibility Considerations Ngā Whai Whakaaro mā te Hunga Hauā

- 8.8 Not applicable

9. Resource Implications Ngā Hīraunga Rauemi Capex/Opex Ngā Utu Whakahaere

- 9.1 Cost to Implement - \$124, 884.00. This amount is effectively borrowed as part of the debt associated with capital expenditure to provide assets to service growth.
- 9.2 Maintenance/Ongoing costs – The annual cost to the Council is the cost of servicing debt to the value of the remission. In this case if calculated at 7.5% of the remission amount of \$124,884 it would be approximately \$9,400 per year.
- 9.3 Funding Source - Rates

10. Legal Implications Ngā Hīraunga ā-Ture Statutory power to undertake proposals in the report Te Manatū Whakahaere Kaupapa

- 10.1 The Council's ability to levy development contributions is under section 198 of the Local Government Act 2002. This is a discretionary power, meaning that the Council retains the discretion to remit a development contribution if it chooses to do so. This discretion has not been sub-delegated.
- 10.2 Clause 4.2.1 of the Council's Development Contributions Policy 2021 provides that the Council will exercise its discretion in "unique and compelling circumstances" and that Council officers will provide the Council with a report such as this analysing whether the remission should be granted.


Other Legal Implications Ētahi atu Hīraunga-ā-Ture

- 10.3 Clause 2.3.1 of the Policy relating to the 10-year expiry of existing demand credits is currently the subject of an objection process under section 199C of the Local Government Act 2002, and there are other assessments under which development contributions have been levied where credits have expired under this clause.
- 10.4 Approving a remission may set a precedent or create an expectation that a remission is available where existing demand credits have expired be accepted. This in itself indicates that the circumstances are not “unique” as per the remission clause in the Policy.

11. Risk Management Implications Ngā Hīraunga Tūraru

- 11.1 There is a risk that if the Council grants the remission, then all developers will expect the same treatment. This risk can be managed by not granting the remission.

Attachments Ngā Tāpirihanga

No.	Title	Reference	Page
A 	Development Contributions remission application - 159 Hereford Street	23/1028990	42

In addition to the attached documents, the following background information is available:

Document Name – Development Contributions Policy 2021
https://www.ccc.govt.nz/assets/Documents/The-Council/Plans-Strategies-Policies-Bylaws/Policies/Development-contributions/Development-Contributions-Policy-2021.pdf

Confirmation of Statutory Compliance Te Whakatūturutanga ā-Ture

Compliance with Statutory Decision-making Requirements (ss 76 - 81 Local Government Act 2002).
(a) This report contains:
(i) sufficient information about all reasonably practicable options identified and assessed in terms of their advantages and disadvantages; and
(ii) adequate consideration of the views and preferences of affected and interested persons bearing in mind any proposed or previous community engagement.
(b) The information reflects the level of significance of the matters covered by the report, as determined in accordance with the Council's significance and engagement policy.

Signatories Ngā Kaiwaitohu

Authors	Sophie Meares - Senior Legal Counsel Katrina Mansell - Team Leader Development Support Gavin Thomas - Principal Advisor Economic Policy
Approved By	John Higgins - Head of Planning & Consents

21st February 2023

The Chief Executive
Christchurch City Council
53, Hereford Street
Christchurch 8011

Dear Ms Baxendale,

APPLICATION FOR REMISSION OF DEVELOPMENT CONTRIBUTIONS – 159 Hereford Street

Please find attached a submission for consideration under section 4.2.1 of the Council's Development Contributions Policy (2021) in respect of our property at 159 Hereford Street.



Summary

- We are slightly outside the 10 year cut off period to use the development contribution existing demand credits for our Dirty 30 building at 159 Hereford street.
- Costs are significant more on this project than expected due to a range of factors including interest rates, cost escalation and the seismic repair solution. At this stage the project is on hold whilst we reassess the viability of the project.
- The last owners decided it was too hard to repair and elected to sell the building as is.
- We have never asked the council before for development contributions to be waived, but feel this building is exception given it is we believe the worst dirty 30 building in Christchurch.



Image above : current building

Approval sought

A waiver of the development contributions payable by granting a waiver of the 10 year lapsing period rule.

Who we are

- Dean Marshall and Caleb Ballin, jointly own a company called The Hereford Limited which purchased 159 Hereford Street during February 2022.
- Dean Marshall has been involved in Property in Christchurch for 3 generations and has spent his life trying to improve Christchurch's CBD. The Family Business is called The Marshall Group Holdings Limited.
- Caleb Ballin has had a long career in Project management and owns some commercial buildings in the CBD. Like Dean he is deeply connected to the Christchurch CBD and has a passion for the city. Outside of work Caleb has 4 daughters, is the president of a local Hockey Club and is in the throes of establishing a foundation with a focus on youth mental health solutions (the Neurofit Foundation).
- Jointly Dean and Caleb have revitalised a past dirty 30 building at 79 Lichfield Street.
- We have been involved in restoring properties in Christchurch going back 25 Years and have helped pre earthquake and post earthquake Christchurch by restoring and reusing abandon building. some had been unused for 30 years.
- After the earthquake some of Deans companies were involved in the recovery of Christchurch engaging with CCC and Government ministers to help the city recover as fast as possible. We were involved in the first 3 commercial building to be built in Christchurch city after the earthquakes.
- We have a heart to see Christchurch as the best city in New Zealand and have encouraged a lot of other owners to get on board to build and repair their buildings.



Background

We bought this property at 159 Hereford Street, early in 2022, as a project to restore a barrier site on Hereford street. This building has been a persistent eyesore that has blighted the recovery of this important part of the Central City. Our plans are to bring the building back into use filling a gap in the market for more affordable office space.

The building has its challenges which we were prepared for. However, as we have got into the project it has become apparent that further significant unforeseen work is needed that has tipped the financial viability to a point that it is unsustainable.

The unforeseen problems have been as follows:

- The cost of Earthquake strengthening has more than doubled our conservative budget
- All building costs have increased over 30%
- Interest rates are nearly at 8%.

All these factor create a problem, we are caught in a perfect storm when the value has decreased and the costs have gone up .

We have slowed the project to a near stand still until we can find solutions.

We are currently reassessing all our cost and The Development contributions costs will impact on this project proceeding ,as every dollar is going to count .

We have never asked the council before for development contributions to be waived, but feel this building is exception.

It is the worse eyesore in Christchurch and on the dirty 30 list.

During 2022 we have highlighted these emerging concerns to John Meeker and Andrew Wheeley - advisors in the City Growth unit. They have highlighted council's ongoing desire to support projects like this one which can visibly change perceptions of the Central City. We have been grateful for their advice and assistance with investigative work and support of consenting processes with staff across council.

However, we have advocated that in this situation support needs to extend beyond those activities and that in this case relief from Development Contributions would tip the balance.

Our submission highlights an area of your Development Contribution policy which appears unfair to owners of repairable commercial buildings – and ours in particular given the ownership history. Furthermore, we highlight the potential that the repair of this building would have on this part of the city and on the motivation of adjacent owners to initiate repair and redevelopment projects. With the right motivation, Council has the opportunity to catalyse action among the owners of other remaining properties on this prominent connection between Hagley Park and the Arena (Te Kaha).

We understand that a decision on this matter will need to be one that Council needs to make and we are happy to provide further information to support this submission as needed.

Yours Sincerely

Caleb Ballin and Dean Marshall



The Hereford Limited

Attached

- *Statement outlining the case for a Development Contribution remission.*



Image above : Artist impression of completed building



159 HEREFORD STREET

Submission seeking remission of Development Contributions

December 2022

The building at 159 Hereford Street has become liable for Development Contributions on the basis that *"Existing demand credits expire 10 years after the previous development on a site last exerted demand on infrastructure"*.

Development contributions payable for the redevelopment of the building, set out in the summary below are \$124,884.46 (incl. 16,289.28 GST) based on an estimate provided in February 2022.

Section 4.2.1 of the [2021 Development Contributions Policy](#) signals that, *"The Council may, at its discretion, consider and grant a full or partial remission of development contributions in unique and compelling circumstances."*

It is respectfully requested that Council is given the opportunity to consider this submission in making a determination on the remission of DCs. Relief from DCs will substantially influence the ability to bring this building back into use, significantly benefiting perceptions of this part of the Central City.

Background

Originally built in the 1960s for the NZ Refrigerating Company, 159 Hereford Street became, primarily, a language school after 2001 although ground floor space was occupied for business service uses (printing, digital storage, etc.) and upper floors were used as offices.

The building performed well during the earthquakes and avoided demolition. However, engineering assessments (undertaken over the past 2 years) are understood to have flagged the need for remedial action on some of the building's columns. Other damage was cosmetic in nature – but the building has attracted considerable vandalism with exterior tagging and broken glass matched on the inside by the destruction of walls, doors and sanitary fittings, as well as the theft of metals.

Unsuccessful attempts were made by CERA and CCDU officials to encourage the former owner to sell the building between 2014 and 2016 reflecting his limited experience with property of this scale. The owner passed away in 2019. The building was eventually sold in 2021, but was put back on the market in early 2022. It was bought by the current owners Dean Marshall and Caleb Ballin in February 2022.

At the end of November 2022, the structure had been stripped back and a building consent application had been submitted, although the project viability is has been impacted following detailed evaluation of a number of structural columns.

The Case for a Development Contributions Remission.

Policy Application

The application of DCs appears to rely on the interpretation of section 2.3.1, namely that, *"Existing demand credits expire 10 years after the previous development on a site last exerted demand on infrastructure"*. It is considered that 159 Hereford Street is an existing development – not a previous development.

- *It has been subject to ongoing rating (including on its residual improvement value) despite not receiving council services*
- *It has always been viewed (by former and current owners – and Council) as a building capable of repair and reuse*
- *The current repair (when considered against the DC policy definition of 'development') is not "any subdivision, construction of a building, change in land use or other development that generates additional demand for reserves, network infrastructure, or community infrastructure." The use (and intensity of use) of the repaired building will be the same as that prior to the 2010/11 earthquakes.*

This contrasts with other examples where previous development was demolished opening up the potential for a different intensity of development or reconfiguration of connections that may drive substantially different demand from before.

The residual structure at 159 Hereford Street represents definitive evidence of an expectation that an equivalent intensity of demand on infrastructure could be anticipated regardless of the 10 year timeframe set for the expiry of credits.

Wider regeneration considerations

Changing perceptions and stimulating adjacent owners - the site was added to the Council's Barrier Sites programme in 2017 - dubbed at the time as the most tagged building in Christchurch. This particular building is the most visible of a group of Hereford Street properties that continue to challenge perceptions of our 'new city' to visitors and investors. Adjacent owners are reluctant to invest while their neighbour remains in such a state. The owner of 161 Hereford Street had previously noted that vandals enter his building from 159 Hereford Street. Supporting this scheme would incentivise adjacent owners to proceed with their repairs or new development on this important Central City east-west corridor.

Supporting Complex cases - through Council's Barrier Sites programme, the property has benefitted from support to the marketing processes (2021 and 2022), ongoing case management support, graffiti removal and heritage advice. However, this soft support has not fundamentally influenced the feasibility of the building's repair.

Council staff have highlighted that Councillors, recognising of the complexity in progressing action on derelict buildings, have previously voiced support for exploring opportunities for bespoke packages of financial relief to unlock repair and reuse projects alongside firmer use of existing powers requiring owners to deliver on their responsibilities.

Recognising the role of previous owners - the regeneration of this building was held back until 2019 (and then to 2021 following his sudden death) by unrealistic expectations of the previous owner. The current owners have moved quickly since buying the property in February to progress a repair project. Detailed evaluation of the building since the purchase of the building from the estate of the deceased former owner has revealed previously undisclosed damage to structural columns adding to the cost of repair.

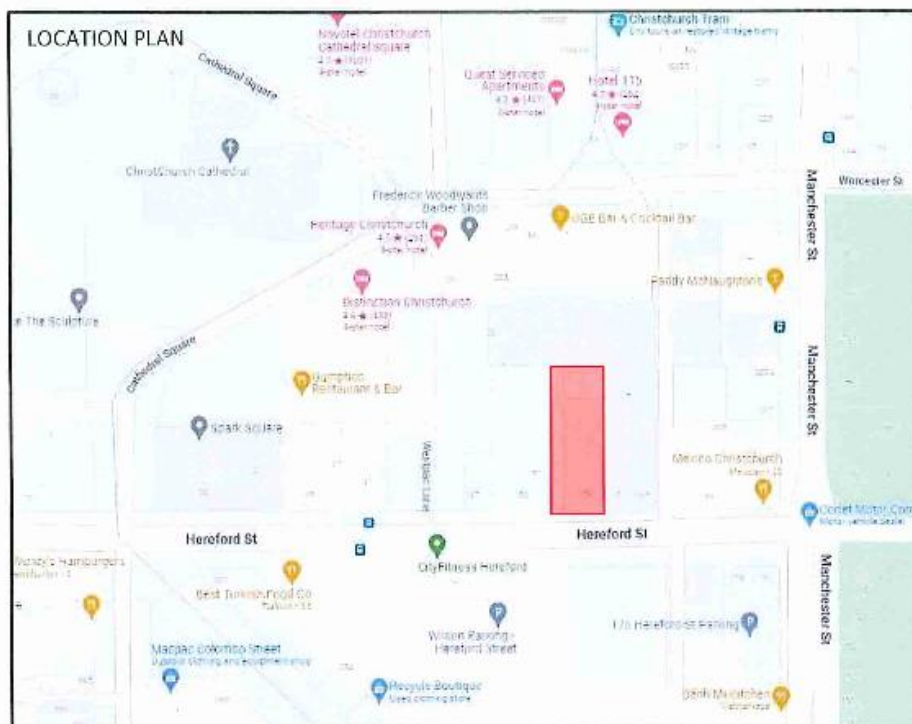
Reducing carbon emissions - the development of new building is a carbon intensive activity. Exceptionally for case of this type, and as a matter to consider in a future update to the DC policy it would appear sensible to allowing for remissions (or retention of DC credits) as a significant financial incentive favouring building reuse and/or adaptation.

Financial Impact and catalysing adjacent regeneration

By means of financial context, 159 Hereford St has a current Capital Value of \$1.3m with the improvement value being \$200k of that total. The site area is 754sqm. Current rating of the building is just over \$13,000 for 2022/23 (incl. GST and ECan rates).

Considering a building of a similar age - 77 Hereford St - with an improvement value of \$4.9m on a site area of 417sqm of half the area (*although this property is more prominent adjacent the river*), a reasonable estimate (of the Improvement Value) of a repaired 159 Hereford Street might be in the range of \$7.5 - \$10.0m. Adding in the current land value (\$1.1m) the rateable Capital Value might be between \$8.6 - 11.1m.

Notionally this would generate an estimated annual rating (in 2022/23) of between \$65k and \$85k. Discounting out GST and ECan rates, a waiver of DCs to support this building back into use would pay for itself within 3-4 years. Repair of this building should, in turn, positively influence redevelopment plans among adjacent owners and generate further rates revenue for Council.



Development Contribution Estimate Summary

Development Contributions Summary			Application Ref: DVC2022/3					
Customer Name			Estimate					
Project Address								
Assessment Date								
Activity	Catchment	Existing HUE	Proposed HUE	Net Increase to HUE Demand	Discount	Chargeable HUE	HUE Rate (incl GST)	DC Charge (incl GST)
		A	B	C	D	E	F	G
Network Infrastructure								
Water Supply	Central North	1.00	11.04	10.04	0.00%	10.04	\$1,340.85	\$13,462.13
Wastewater Collection	City	1.00	12.42	11.42	0.00%	11.42	\$300.85	\$3,435.71
Wastewater Treatment & Disposal	Christchurch	1.00	12.42	11.42	0.00%	11.42	\$1,075.05	\$12,283.92
Stormwater & Flood Protection	Avon	2.87	2.87	0.00	0.00%	0.00	\$884.01	\$0.00
Road Network	Central City	1.00	35.92	35.92	0.00%	35.92	\$1,131.81	\$40,641.77
Active Travel	Metro Zone	1.00	35.92	35.92	0.00%	35.92	\$979.46	\$35,177.31
Public Transport	Metro Zone	1.00	35.92	35.92	0.00%	35.92	\$553.63	\$10,883.62
Community Infrastructure	District Wide	1.00	1.00	0.00	0.00%	0.00	\$238.43	\$0.00
Total Network & Community Infrastructure								\$124,884.46
Reserves								
Regional Parks	District Wide	1.00	1.00	0.00	0.00%	0.00		\$0.00
Garden & Heritage Parks	District Wide	1.00	1.00	0.00	0.00%	0.00		\$0.00
Sports Parks	District Wide	1.00	1.00	0.00	0.00%	0.00		\$0.00
Neighbourhood Parks	Central	1.00	1.00	0.00	0.00%	0.00		\$0.00
Total Reserves								\$0.00
GST 15%						\$18,289.28		
Total Development Contribution						\$124,884.46		

7. Rates Remission for Overcollection of Akaroa Health Centre Targeted Rate

Reference / Te Tohutoro: 23/512484

Report of / Te Pou Gavin Thomas, Principal Advisor Economic Policy
Matua: (Gavin.Thomas@ccc.govt.nz)

General Manager / Leah Scales, General Manager Resources/Chief Financial Officer
Pouwhakarae: (Leah.Scales@ccc.govt.nz)

1. Nature of Decision or Issue and Report Origin

- 1.1 The purpose of this report is for the Council to confirm the size of the grant to be paid to the Akaroa Community Health Trust, and to consider a rates remission for ratepayers in the eastern portion of Banks Peninsula to return a small over-collection of the Akaroa Community Health Trust targeted rate.
- 1.2 The Akaroa Community Health Trust has finalised its fundraising for the Akaroa Community Health Centre, which determines the size of Council's grant to the Trust. Council has collected slightly more from Akaroa ratepayers through the targeted rate than needed to fund the grant. Staff propose a remission to affected ratepayers, using the "fair and equitable" provision in the Rates Remission Policy (remission category 10).
- 1.3 In 2019 the Council agreed to a request from the Akaroa Health Centre Trust (the Trust) for a one-off grant of up to \$1.3 million to assist the Trust in meeting a funding commitment for the cost of the new Akaroa Community Health Centre. It was agreed the Trust would continue with their fundraising and the Council would adjust the final grant based on the fundraising collected. The grant would be equal to \$3.0 million (the commitment to the District Health Board of \$2.5m plus establishment costs of \$0.5m), less total fundraising. Fundraising has been finalised at \$2,163,854. Staff have reviewed the fundraising figure in the Trusts financial reports. This means the grant will be \$836,146.
- 1.4 The grant was to be recovered over a four-year period through a fixed targeted rate on all properties in the eastern portion of the Banks Peninsula ward. The 2022/23 rating year is the last year of the rate and the Trust's ongoing fundraising means the Council has slightly over-collect on the targeted rate by \$19,464 (allowing for interest earned by ratepayers on the funds held). It is proposed the Council agree to a rates remission for ratepayers in the Akaroa subdivision to return the small over-collection of the targeted rate. The remission amount is \$6.88 including GST per separately used or inhabited part of a rating unit.
- 1.5 The decision in this report is of low significance in relation to the Christchurch City Council's Significance and Engagement Policy. The level of significance was determined by the amount of people affected, the sum to be returned, and the future impact on ratepayers.

2. Officer Recommendations Ngā Tūtohu

That the Council:

1. Notes that a Council review confirms the Akaroa Community Health Trust has fundraised \$2,163,854 for the Akaroa Health Centre.

2. Agrees that a Council grant of \$836,146 will be paid to Akaroa Community Health Trust, which reflects the original \$3 million commitment towards the Akaroa Health Centre less the fundraising of \$2,163,854.
3. Agrees to a rates remission of \$6.88 (including GST) per separately used or inhabited part of a rating unit under the Council's Rates Remission Policy (Remission category 10) for ratepayers in the Akaroa subdivision of the Banks Peninsula Ward to return the small over-collection of the Akaroa Community Health Trust targeted rate via credit on the next rates invoice.

3. Reason for Report Recommendations Ngā Take mō te Whakatau

- 3.1 The grant reflects Council's intention in its decision on 13 June 2019 [CNCL/2019/00123].
- 3.2 It is considered fair that any over-collection amount is returned to the relevant ratepayers. A rates remission for the over-collection of the Akaroa Community Health Trust targeted rate is simple and efficient to process. A remission would simply appear as a credit on the next rates invoice for the impacted properties.

4. Alternative Options Considered Ētahi atu Kōwhiringa

- 4.1 The alternative option is to give the over-collection of the targeted rate to the Trust as part of the grant. This would be simple to administer and support the Trust to provide health services that meet the needs of the Akaroa community. However, affected ratepayers were not consulted on, and have not provided their feedback on this option.

5. Detail Te Whakamahuki

Rate Overview:

- 5.1 The Akaroa Health Centre targeted rate is set under section 16 of the Local Government (Rating) Act 2002 (LGRA) and is outlined in the Council's Revenue and Financing Policy. The Council's Revenue and Financing Policy allows targeted rates to be used to fund one-off Council grants, subject to public consultation.
- 5.2 The purpose of the rate is to recover, over four years, the cost of a grant to be paid to the Trust.

Akaroa Community Health Centre:

- 5.3 The Akaroa Hospital was damaged beyond economic repair in the 2010/11 earthquakes and was subsequently demolished. The then-Canterbury District Health Board (now Te Whatu Ora - Waitaha Canterbury) worked with the affected community and health care providers to develop a new health model of care for the Akaroa and Bays communities based on agreed services to be provided largely from the new Health Centre facility.
- 5.4 The Trust's costs for the project were \$3.0 million, which consisted of an agreement to pay \$2.5 million to Te Whatu Ora - Waitaha Canterbury towards the capital cost of the new health centre, plus an estimated \$0.5 million associated with establishing the health centre. As at March 2019 the Trust had raised \$1.7 million and was continuing its fundraising efforts. The Trust asked the Council to provide a grant of up to \$1.3 million to be funded by a targeted rate.
- 5.5 Following a request from the Trust for a grant and associated targeted rate, the Council agreed to consult the community. A Hearings Panel considered submissions over 16-17 April 2019.

- 5.6 The Council received what it considered to be strong community support for the rate. The community engagement provided options for the rate to be spread over 4 or 10 years. The 4-year option was favoured in the community submissions.
- 5.7 On 13 June 2019, the Council agreed to a grant for up to \$1.3 million, with the final amount to be paid dependant on the final level of the Trust's fundraising [CNCL/2019/00123].
- 5.8 As of April 2023, the Trust has confirmed it has fundraised \$2,163,854 towards the capital cost of the health centre.
- 5.9 Council staff have reviewed this figure, recognising the potential for any under-reporting of fundraising to inappropriately increase the grant funded by Akaroa ratepayers. Staff consider the fundraising information provided is sufficiently accurate and reliable for the purpose of the grant.
- 5.10 The total grant amount is \$836,146, which is the original \$3m commitment (\$2.5m commitment to CDHB + \$0.5m fit-out costs) less the fundraising of \$2,163,854.

Affected Ratepayers:

- 5.11 The rate is set on land within the western portion of the Banks Peninsula ward (Akaroa subdivision), defined by specified valuation roll numbers (23890, 23900, 23910, 23920, 23930, 23940 and 23961). It is levied on the number of separately used or inhabited parts of each rating unit (SUIPs). Usually, each rating unit has one SUIP, but a rating unit with two flats would have two for example.

5.12 Targeted Rate by Financial Year:

Financial Year	Rate per SUIP
2019/2020	\$129.07
2020/2021	\$116.38
2021/2022	\$55.14
2022/2023	\$35.54

- 5.13 A wash up process in the final year of the Akaroa targeted rate project was not unexpected. Previous staff advice noted that a formal decision as to how to deal with any over-recovery of the targeted rate had not been made and staff would need to present options to Council for consideration, if required.

- 5.14 The decision affects the following wards/Community Board areas:

5.14.1 Banks Peninsula

6. Policy Framework Implications Ngā Hīraunga ā- Kaupapa here

Strategic Alignment Te Rautaki Tīaroaro

- 6.1 The Council's Long Term Plan (2021-2031) includes the Akaroa Health Centre in income collected from rates.
- 6.2 This report supports the [Council's Long Term Plan \(2021 - 2031\)](#).

Policy Consistency Te Whai Kaupapa here

- 6.3 The decision is consistent with Council's Plans and Policies.
- 6.4 This decision is reflective of the Revenue and Financing Policy and the Rates Remission Policy.
- 6.5 The proposed solution intends to be transparent with how much and how rates are spent. Returning over-collection shows the public that rates are being used as intended.

Impact on Mana Whenua Ngā Whai Take Mana Whenua

- 6.6 The decision does not involve a significant decision in relation to ancestral land or a body of water or other elements of intrinsic value, therefore this decision does not specifically impact Mana Whenua, their culture, and traditions.
- 6.7 The decision does not involve a matter of interest to Mana Whenua and will not impact on our agreed partnership priorities with Ngā Papatipu Rūnanga.
- 6.8 There is no direct impact on Mana Whenua as this proposal looks at remission for specific ratepayers. Non-rateable Māori freehold land in Akaroa does not pay rates under the Remission and Postponement of Rates on Māori Freehold Land so will not be impacted by this rate by remission. All Māori-owned land which is subject to, and has paid, this targeted rate will receive the remission.

Climate Change Impact Considerations Ngā Whai Whakaaro mā te Āhuarangi

- 6.9 There are no direct climate change implications as this proposal is about the rates of specific ratepayers.

Accessibility Considerations Ngā Whai Whakaaro mā te Hunga Hauā

- 6.10 There are no direct accessibility implications as this proposal is for remission of rates so no action will be required by the ratepayers involved.

7. Resource Implications Ngā Hīraunga Rauemi

Capex/Opex Ngā Utu Whakahaere

- 7.1 Cost to Implement – The cost to implement this remission will be met from existing operational budgets.
- 7.2 Maintenance/Ongoing costs – There are no maintenance or ongoing costs for this rates remission as it is just a one of credit on rates invoices for affected parties.
- 7.3 Funding Source – over-collection amount is intended to be returned by remission to ratepayers.

Other He mea anō

- 7.4 There are no other resource implications.

8. Legal Implications Ngā Hīraunga ā-Ture

Statutory power to undertake proposals in the report Te Manatū Whakahaere Kaupapa

- 8.1 Section 85 of the LGRA allows local authorities to remit all or part of the rates on a rating unit if the local authority has adopted a rates remission policy under section 109 of the Local Government Act 2002 and the local authority is satisfied that the conditions and criteria in the policy are met.
- 8.2 Remission 10 of the Council's Rates Remission Policy allows the Council to remit any rate or rates penalty by specific resolution when it considers it fair and equitable to do so.

Other Legal Implications Ētahi atu Hīraunga-ā-Ture

- 8.3 There is no legal context, issue, or implication relevant to this decision.

9. Risk Management Implications Ngā Hīraunga Tūraru

- 9.1 Staff have conducted a review of the Trust's reported fundraising and have concluded that the fundraising information provided is sufficiently accurate and reliable for the purpose of determining the grant.

Attachments Ngā Tāpirihanga

There are no attachments to this report.

In addition to the attached documents, the following background information is available:

Document Name – Location / File Link
Not applicable

Confirmation of Statutory Compliance Te Whakatūtutanga ā-Ture

Compliance with Statutory Decision-making Requirements (ss 76 - 81 Local Government Act 2002).

(a) This report contains:

- (i) sufficient information about all reasonably practicable options identified and assessed in terms of their advantages and disadvantages; and
- (ii) adequate consideration of the views and preferences of affected and interested persons bearing in mind any proposed or previous community engagement.

(b) The information reflects the level of significance of the matters covered by the report, as determined in accordance with the Council's significance and engagement policy.

Signatories Ngā Kaiwaitohu

Authors	Sharna O'Neil - Policy Analyst Ellen Cavanagh - Senior Policy Analyst Andrew Jefferies - Manager Rates Revenue
Approved By	Russell Holden - Head of Finance Leah Scales - General Manager Resources/Chief Financial Officer

8. Heritage Incentive Grant Applications

Reference / Te Tohutoro: 23/784719

Report of / Te Pou Victoria Bliss, Heritage Conservation Projects Planner
Matua: Victoria.Bliss@ccc.govt.nz
Senior Manager / Mary Richardson, General Manager Citizens & Community
Pouwhakarae: (Mary.Richardson@ccc.govt.nz)

1. Nature of Decision or Issue and Report Origin

- 1.1 The purpose of this report is for the Council to consider applications for Heritage Incentive Grant funding from the organisations listed below, noting that the recommendations can be accommodated within the funds available.
- 1.2 This report is staff generated in response to applications received for Heritage Incentive Grant funding.
- 1.3 The decisions in this report are of low significance in relation to the Christchurch City Council's Significance and Engagement Policy. The level of significance is determined by the heritage significance of the items, the cultural and community wellbeing outcomes of the projects, the amount of funding requested, and the fact that Council has approved Heritage Incentive Grant funds for allocation in the 2022/23 financial year. There are no engagement requirements in the Heritage Incentive Grant Fund – Guidelines 2020 for this grant scheme.
- 1.4 Approval of these grants would support the Community Outcomes: "Resilient Communities", "Liveable City" and "Prosperous Economy".

The impact of these grants are as follows:

Applicant	Project Name	Total eligible costs	Amount Recommended
Malthouse Trust	'Malthouse Theatre' roofing replacement and upgrade project	\$144,212	\$72,100 (50%)
Antigua Boatsheds	Boatshed exterior maintenance and repair project	\$43,850	\$21,925 (50%)
Home and Family Charitable Trust	'Our House' 319 St Asaph Street maintenance and conservation project	\$84,000	\$42,000 (50%)
B. Harbison	Crew family Addington cemetery monument repair and conservation project	\$2,565	\$1,282 (50%)
4 Medbury Terrace	Roofing replacement and upgrade project	\$57,868	\$17,360 (30%)
35 Rata Street	Exterior repainting project	\$42,156	\$21,078 (50%)
Okains Bay Library	Maintenance and conservation project	\$1,214.50	\$607.00 (50%)
2 Whisby Road	Conservation, repair and maintenance project	\$166,300	\$49,890.00 (30%)
Totals		\$542,165.50	\$226,242.00

2. Officer Recommendations Ngā Tūtohu

That the Council:

1. Approve a grant of up to \$72,100 for conservation, maintenance and upgrade works for the Malthouse, 69-71 Colombo Street, Christchurch.
 - a. Note that the applicants have previously entered into a full conservation covenant with the Council.
2. Approve a grant of up to \$21,925 for exterior conservation and repairs for the Antigua Boatsheds, 2 Cambridge Terrace, Christchurch.
 - a. Note that payment of the grant is subject to the applicants entering a 15 year limited conservation covenant with the signed covenant having the Council seal affixed prior to registration on the Personal Property Securities Register.
3. Approve a grant of up to \$42,000 for conservation and maintenance works to 'Our House', 319 St Asaph Street, Christchurch.
 - a. Note that the applicants have previously entered into a full conservation covenant with the Council.
4. Approve a grant of up to \$1,282 for repair and conservation of the Crew Family Addington Cemetery monument.
5. Approve a grant of up to \$17,360 for roofing replacement and upgrade works at 4 Medbury Terrace, Fendalton, Christchurch.
6. Approve a grant of up to \$21,078 for exterior repainting works at 35 Rata Street, Riccarton, Christchurch.
 - a. Note that payment of the 35 Rata Street grant is subject to the applicant entering a 15 year limited conservation covenant with the signed covenant having the Council seal affixed prior to registration against the property title.
7. Approve a grant of up to \$607.00 for maintenance and conservation works to Okains Bay Library at 1130 Okains Bay Road, Okains Bay.
8. Approve a grant of up to \$49,890.00 for conservation, repair and maintenance works at 2 Whisby Road, Cashmere, Christchurch.
 - a. Note that payment of the 2 Whisby Road grant is subject to the applicant entering a 20 year limited conservation covenant with the signed covenant having the Council seal affixed prior to registration against the property title.

3. Reason for Report Recommendations Ngā Take mō te Whakatau

In summary staff recommend the following grants (see section 5 of this report for a full project description and rationale):

- 3.1 **Malthouse conservation, maintenance and upgrade project** - \$72,100 (50% of eligible works). This level of grant funding supports the conservation and maintenance of the highly significant heritage building and ensures its ongoing public accessibility and use. The works are urgent as the roof is in a poor condition and leaking. Unless it is replaced there will be ongoing water ingress which threatens the integrity of the structure and its retention for future generations.

- 3.2 **Antigua Boatsheds conservation and repair project** - \$21,952 (50% of eligible works). This level of grant funding supports the conservation and repair of the highly significant heritage building and ensures its ongoing public accessibility and use. The works are urgent as the building is not currently watertight which threatens the integrity of the structure and its retention for future generations.
- 3.3 **‘Our House’ 319 St Asaph Street conservation and maintenance project** - \$42,000 (50% of eligible works). This level of grant funding supports the conservation and maintenance of the highly significant heritage building and ensures its ongoing public accessibility and use. The works are required as there are areas of the exterior which are suffering from rot and deterioration and require remedial maintenance to retain the heritage fabric.
- 3.4 **Crew family Addington Cemetery monument repair and conservation project** - \$1,282 (50% of eligible works). This level of grant funding supports the repair, upgrade and conservation of large monument in a highly significant historic cemetery. The works are urgent as there is a risk of ongoing deterioration and loss of heritage fabric and damage to the granite structure.
- 3.5 **4 Medbury Terrace roofing replacement and upgrade project** - \$17,360 (30% of eligible works). This level of funding supports the conservation and maintenance of the significant heritage building and ensures its ongoing use. The works are urgent as the roof is in a poor condition and leaking. Unless it is replaced there will be ongoing water ingress which threatens the integrity of the structure and its retention for future generations.
- 3.6 **35 Rata Street exterior repair and repainting project** - \$21,078 (50% eligible works). This level of funding supports the conservation and maintenance of a significant heritage building with high social and cultural significance. The works are required to protect the exterior envelop of the building from further water ingress, to ensure it remains in use and publicly accessible for future generations.
- 3.7 **Okains Bay Library maintenance and conservation project** - \$607.00 (50% of eligible works). This level of funding supports the conservation and maintenance of a significant heritage building and its opening for community and visitor use. The building is owned by the community and is currently closed awaiting repairs.
- 3.8 **2 Whisby Road conservation, repair and maintenance project** - \$49,890 (30% of eligible works). This level of funding supports the conservation and repair of a highly significant heritage building, with high historic and architectural significance. The dwelling is currently in a poor state of repair and the works are urgent as the exterior envelope is no longer watertight. The works are required to protect the building from further water ingress, to ensure its retention for future generations.
- 3.9 Approving these eight applications will enable the diverse heritage of the district and its unique history to be protected, conserved and shared. The projects contribute to the development of a collection of heritage places across Ōtautahi Christchurch which are identified by the community as having heritage significance and meaning to them. This contributes to a distinctive identity, character and sense of place for the city and its communities.
- 3.10 Approving the recommended grants will enable the Council to support communities to protect our heritage, meet the vision of “Our Heritage, Our Taonga Heritage Strategy 2019 -2029” and achieve the purpose of heritage incentive grants “... to incentivise owners and kaitiaki to undertake works to protect, maintain, repair and upgrade heritage buildings, places structures and objects.” (17 December 2020, SACRC/2020/00046).

- 3.11 These projects will have a wide and diverse reach: they include engagement with multiple communities and groups across the district and are accessible for people of all ages and abilities. Approving grant contributions for the eligible works to these heritage buildings, items and structures will contribute to the Council's aim to maintain and protect built, cultural, natural, and significant moveable heritage items, areas, and values.
- 3.12 The recommended grants align with the Heritage Incentive Grant Fund – Guidelines (2020) and can be accommodated within the available budget.

4. Alternative Options Considered Ētahi atu Kōwhiringa

4.1 Malthouse conservation, maintenance and upgrade project

Option 1: Grant funding of \$43,263 (30% eligible works): this level of funding would support the maintenance, conservation and upgrade works necessary to ensure the Malthouse is made weatherproof, and the Canterbury Children's Theatre and Malthouse Costumes are able to operate. However, staff consider the project would be unlikely to proceed with a reduced level of funding.

Advantages: funding would be available for allocation to other projects/applicants.

Disadvantages: a lower level of funding would reduce the ability of the Trust to maintain the highly significant landmark heritage building, which has community social, economic and cultural wellbeing outcomes.

Option 2: Decline the application.

Advantages: funding would be available for allocation to other projects/applicants.

Disadvantages: would not support the conservation of a highly significant heritage item; would reduce positive community wellbeing outcomes; would not align with the Heritage Strategy and is not consistent with the Heritage Incentive Grant Fund – Guidelines (2020).

4.2 Antigua Boatsheds conservation and repair project

Option 1: Grant funding of \$13,155 (30% of eligible works): this level of funding would support the maintenance, conservation and upgrade works necessary to ensure the Antigua Boatsheds are maintained and able to operate. However, staff consider the project may not proceed with a reduced level of funding.

Advantages: funding would be available for allocation to other projects/applicants.

Disadvantages: a lower level of funding would reduce the ability of the applicants to undertake the maintenance and repair of the building, which is a landmark on the river and provides economic benefits to the city.

Option 2: Decline the application.

Advantages: funding would be available for allocation to other projects/applicants.

Disadvantages: would not support a project to conserve a central city landmark; would not align with the Heritage Strategy and is not consistent with the Heritage Incentive Grant Fund – Guidelines (2020).

4.3 'Our House' 319 St Asaph Street conservation and maintenance project

Option 1: Grant funding of \$25,200 (30% of eligible works): this level of funding would support the maintenance, conservation and upgrade works necessary to ensure 'Our House' is

maintained and able to operate. However, staff consider the project would be unlikely to proceed with a reduced level of funding. The eligible works are part of a larger project which includes heating and air conditioning upgrades, totalling \$151,330 and for which the applicants are required to fundraise.

Advantages: funding would be available for allocation to other projects/applicants.

Disadvantages: a lower level of funding would reduce the ability of the Trust to maintain the highly significant landmark heritage building, which has community social, economic and cultural wellbeing outcomes.

Option 2: Decline the application.

Advantages: funding would be available for allocation to other projects/applicants.

Disadvantages: would not support the conservation of a highly significant heritage item; would reduce positive community wellbeing outcomes; would not align with the Heritage Strategy and is not consistent with the Heritage Incentive Grant Fund – Guidelines (2020).

4.4 **Crew Family Addington cemetery monument repair and conservation project**

Option 1: Grant funding of \$770 (30% of eligible works): staff consider the project would be unlikely to proceed with a reduced level of funding.

Advantages: funding would be available for allocation to other projects/applicants.

Disadvantages: a lower level of funding would not support the descendants to maintain the monument in the highly significant Addington Cemetery, which has community social and cultural wellbeing outcomes. There is no longer any separate funding stream available from Council to incentivise or support conservation of graves and monuments in the district's heritage cemeteries.

Option 2: Decline the application.

Advantages: funding would be available for allocation to other projects/applicants.

Disadvantages: would not support the conservation of a highly significant heritage item; would not incentivise descendants to maintain and conserve graves and monuments; would not align with the Heritage Strategy and is not consistent with the Heritage Incentive Grant Fund – Guidelines (2020).

4.5 **4 Medbury Terrace roofing replacement and upgrade project**

Option 1: Grant funding of \$28,934 (50% eligible works): this level of funding would support the maintenance, conservation and upgrade works necessary to ensure the significant heritage building is made weatherproof and prevent the loss of heritage fabric and values. However, staff consider the sum is high given the availability of grant funding and the fact that the building is not fully publicly accessible.

Advantages: funding would support the costs of replacement of a large and ornate slate roof on a significant heritage building which reflects the established character and amenity value of the suburb.

Disadvantages: a lower level of funding would be available to other projects/applicants.

Option 2: Decline the application.

Advantages: funding would be available for allocation to other projects/applicants.

Disadvantages: would not support the conservation of a significant heritage item; would not align with the Heritage Strategy and is not consistent with the Heritage Incentive Grant Fund – Guidelines (2020).

4.6 35 Rata Street exterior repair and repainting project

Option 1: Grant funding of \$12,684 (30% of eligible works): this level of funding would support the conservation works necessary to ensure the building is maintained and able to operate as part of the Disarmament and Security Centre. However, staff consider the project would be unlikely to proceed with a reduced level of funding. The exterior works for which a grant is sought are part of a larger project which includes roofing, joinery and window repairs, totalling in excess of \$70,000.

Advantages: funding would be available for allocation to other projects/applicants.

Disadvantages: a lower level of funding would reduce the ability of the owners to maintain the significant heritage building, which through its use and association with the district's peace movement has community social and cultural wellbeing outcomes.

Option 2: Decline the application.

Advantages: funding would be available for allocation to other projects/applicants.

Disadvantages: would not support the conservation of a significant heritage item; would not support the retention of a building which is the centre of the district's peace heritage; would not align with the Heritage Strategy and is not consistent with the Heritage Incentive Grant Fund – Guidelines (2020).

4.7 Okains Bay Library maintenance and conservation project

Option 1: Grant funding of \$365 (30% of eligible works): staff consider the project would be unlikely to proceed with a reduced level of funding. The Okains Bay Enhancement Society wish to re-open the building for community use and are actively seeking additional funding for the project.

Advantages: funding would be available for allocation to other projects/applicants.

Disadvantages: a lower level of funding would reduce the ability of the community to repair and reopen the significant heritage building.

Option 2: Decline the application.

Advantages: funding would be available for allocation to other projects/applicants.

Disadvantages: would not support the conservation of a significant heritage item; would not support a community project; would reduce positive community wellbeing outcomes; would not align with the Heritage Strategy and is not consistent with the Heritage Incentive Grant Fund – Guidelines (2020).

4.8 2 Whisby Road conservation, repair and maintenance project

Option 1: Grant funding of \$83,150 (50% of eligible works): this level of funding would support the conservation, repair and maintenance works necessary to ensure the highly significant heritage building is made weatherproof and conserved for future generations. However, staff consider the sum is high given the availability of grant funding and the fact that the building is not fully publicly accessible.

Advantages: this level of funding would support the urgent works required to conserve a highly significant heritage building, which was the residence of the Macmillan Brown family, designed by Hurst Seager, and was one of the first dwellings erected on the Cashmere Hills.

Disadvantages: a lower level of funding would be available to other projects/applicants.

Option 2: Decline the application.

Advantages: funding would be available for allocation to other projects/applicants.

Disadvantages: would not support the conservation of a highly significant heritage item; would not align with the Heritage Strategy and is not consistent with the Heritage Incentive Grant Fund – Guidelines (2020).

5. Detail Te Whakamahuki

Malthouse conservation, maintenance and upgrade project

- 5.1 The applicant for the grant is the Malthouse Trust.

The Project

- 5.2 The Malthouse was constructed in 1869. It is one of New Zealand's oldest surviving malthouses and the only known example of an intact stand-alone malthouse. It is scheduled as a highly significant heritage place and is also listed by Heritage New Zealand Pouhere Taonga as a Category 2 Historic Place. See the attached Heritage Statement of Significance for full details (**Attachment A**).
- 5.3 A prominent local landmark and key contributor to the streetscape, the building has high heritage significance as a monument to the important place of brewing in New Zealand's early industrial development, and the once central role that independent maltster and malthouses played in brewing.
- 5.4 The Malthouse building was purchased by the Canterbury Children's Theatre in 1965. The Malthouse Trust was established to maintain the building as well as to encourage and support participation in theatre for children. The Trust provides an ongoing home and venue for the Canterbury Children's Theatre at the Malthouse. In addition, the building is actively utilised by community groups and houses Malthouse Costumes, which provides a revenue stream to support the work of the Trust.



Front elevation of the Malthouse from Colombo Street (image provided by applicant)



Aerial view of the Malthouse showing the extent of the roof requiring replacement (image provided by applicant)

The Grant Application

- 5.5 The Malthouse requires a replacement roof, flashings and rainwear if it is to remain watertight. The current roof is failing, and water ingress is increasing. This has caused some areas of the roof structure to fail, including over 100 metres of purlins. The eligible costs for the project total \$144,212 and include:
- Replacement corrugate colorsteel roof
 - Flashings and rainwear
 - Scaffolding
 - Repair/replacement of rotten areas of the roof structure.
- 5.6 The Trust are actively seeking funding for the project. They are awaiting the outcome of an application to Lotteries for a grant, and crowd funding via a 'Give a little' page on their website and social media.
- 5.7 A grant for the proposed works is in alignment with the Heritage Incentive Grant Fund – Guidelines 2020, see: <https://ccc.govt.nz/assets/Documents/Culture-Community/Heritage/Heritage-Incentive-Grant-Fund-Guidelines-2020.pdf> The works are within the scope of grant consideration, and the application and grant amount meet the Criteria for 'Assessment of Applications'.
- 5.8 The decision affects the following wards/Community Board areas:
- 5.8.1 Waihoru Spreydon-Cashmere-Heathcote
- 5.8.2 It is noted that Tūāhuriri Rūnanga hold mana whenua rights and interests in the area.

Antigua Boatsheds conservation and repair project

- 5.9 The applicants for the grant are the owners, M. and S. Jones.

The Project

- 5.10 The Antigua Boatsheds were constructed in 1882 and have high heritage significance as the city's only remaining nineteenth century boatsheds. They have remained in use for pleasure boat hire for over 140 years. An illustrated guide to Christchurch dating from 1885 states: *"The sheds are the most complete in the colony. They have a landing stage with a frontage of 200 feet to the river, ladies' waiting room and gentlemen's dressing room, and besides all these easily house the 38 boats..."*
- 5.11 A prominent local landmark and key contributor to the riverscape, the Antigua Boatsheds still provide boat hire. They now also offer bicycle hire and house the Boatshed Café. The Boatsheds have high contextual significance as a central city landmark on the Avon. See the attached Heritage Statement of Significance for full details (**Attachment B**).
- 5.12 A project was recently undertaken to strengthen the buildings and make remedial repairs. The applicants now need to make urgent repairs to the exterior envelope of the building, as there is water ingress which threatens the heritage fabric and structure of the Boatsheds.



Photo M. Vairpiova



Photo Canterbury Stories

The Grant Application

- 5.13 The Boatsheds require repairs to the leaking roof and guttering; renewal of the flashings; a replacement barge roll, and exterior repainting if they are to remain watertight. The current roof is failing in areas, and water ingress is increasing. The eligible costs for the project total \$43,850 and include:
- Repairs to iron roof
 - Flashing and rainwear repairs and replacement
 - Scaffolding
 - Repair/replacement of rotten areas of the roof structure
 - Exterior repainting.
- 5.14 A grant for the proposed works is in alignment with the Heritage Incentive Grant Fund – Guidelines 2020. The works are within the scope of grant consideration, and the application and grant amount meet the Criteria for ‘Assessment of Applications’.
- 5.15 The decision affects the following wards/Community Board areas:
- 5.15.1 Waipapa Papanui-Innes-Central Community Board
- 5.15.2 It is noted that Tūāhuriri Rūnanga hold mana whenua rights and interests in the area.

‘Our House’ 319, St Asaph Street conservation and maintenance project

- 5.16 The applicant for the grant is Home and Family Charitable Trust.

The Project

- 5.17 The Community of the Sacred Name Convent has high historical and social significance as the only Anglican convent in New Zealand, and as a part of Christchurch's identity-defining Anglican heritage. It is also listed by Heritage New Zealand Pouhere Taonga as a Category I Historic Place. A prominent local landmark and key contributor to the streetscape of St Asaph Street, the building now houses Te Whare Manaaki Tangata Home and Family, a child-focused charity organisation, and the Good Habit café.
- 5.18 Only the first two stages of the convent building remain, dating from the 1890s. The third stage of the development (a large, three storey brick, neo-gothic building on the corner of Barbadoes and St Asaph Streets) was demolished following the Canterbury earthquakes. See the attached Heritage Statement of Significance for full details (**Attachment C**).
- 5.19 In 2016 the Trust undertook an extensive repair, upgrade and conservation project to save the heritage building, which had suffered extensive earthquake damage. They were supported by a \$950,000 Landmark Heritage Building grant from the Council, to assist with the two million dollar project required to prevent the demolition of the building.
- 5.20 Budget constraints during the 2016 works meant that maintenance to some areas of the building had to be deferred.



Photo B. Smyth, 2014 before the conservation and repair works



Photo of restored Chapel, 2023 Joseph O'Sullivan



The Grant Application

- 5.21 The Community of the Sacred Name Convent requires urgent maintenance and repairs to the exterior envelope of the building if it is to remain watertight. The current flashings, guttering and areas of the timber cladding are failing, and water ingress is increasing. This presents a risk to the structure and heritage fabric of the building.
- 5.22 The urgent repairs and maintenance works are being combined with a project to upgrade the heating and cooling system of the building, opening new spaces for occupation to meet the Trust's growing needs, and to ensure the building remains fit for purpose. The eligible costs for the project total \$84,000 and include:
- Fire protection system upgrade
 - Roofing repairs and repainting
 - Flashings and rainwear renewal
 - Scaffolding
 - Repair/replacement of rotten joinery and cladding
 - Repainting exterior as required.
- 5.23 Total costs for the project, including works which are not eligible for grant funding, are \$151,000. The Trust are actively seeking funding for the project. They are awaiting the outcome of an application to Lions for a grant of \$58,000.
- 5.24 A grant for the proposed works is in alignment with the Heritage Incentive Grant Fund – Guidelines 2020. The works are within the scope of grant consideration, and the application and grant amount meet the Criteria for 'Assessment of Applications'.

5.25 The decision affects the following wards/Community Board areas:

5.25.1 Waipapa Papanui-Innes-Central Community Board

5.25.2 It is noted that Tūāhuriri Rūnanga hold mana whenua rights and interests in the area.

Crew family Addington Cemetery monument repair and conservation project

5.26 The applicant for the grant is the plot owner, B. Harbison.

The Project

- 5.27 Addington Cemetery is located on Selwyn Street (between Disraeli Street and Fairfield Avenue). It opened in 1858 and closed in 1980. The cemetery was in effect the city's first public cemetery, established by the Presbyterian Church of St Andrews in reaction to the 'exclusiveness' of the Anglican Barbadoes Street Cemetery. As a public cemetery, Addington was open to all denominations with no segregation according to religion. Noteworthy people buried here include Kate Sheppard, Christchurch Mayor Tommy Taylor, artist John Gibb, architect Samuel Farr and members of the pioneer family, the Deans.
- 5.28 Managed since 1947 by the Council, Addington Cemetery has high heritage significance. See the attached Heritage Statement of Significance for full details (**Attachment D**) and [Historic cemeteries : Christchurch City Council \(ccc.govt.nz\)](https://www.ccc.govt.nz/historic-cemeteries)
- 5.29 While the Council manages the cemetery, the individual monuments erected there are owned by the families of the person buried within the grave. Plots 30c and 31a are the graves of members of the Crew family. A large granite monument was erected between 1916-23 to mark the graves of John Joseph, Maria and Maria Alice Crew. A smaller monumental stone also marks their four children.



Photos showing the Crew family monumnet before and after repairs were completed (images supplied by applicant)



The Grant Application

- 5.30 The Crew family monument was badly damaged in the Canterbury earthquakes, when it fell and was broken. Damage was also sustained to the surrounding grave margin. Over the past twelve years, the condition of the monument has deteriorated. The family have worked with Council staff to undertake appropriate conservation, repair and upgrade to restore and repair the monument.
- 5.31 Constructed of granite and basalt, a new foundation was required. Each section of the damaged structure had to be pinned back into place, and then restored to ensure the ongoing structural integrity of the monument.
- 5.32 The works are now completed and were closely monitored by Council staff. The guidelines for the grant scheme recognise that applications for works may be submitted on time but the processing of the application and hence of the grant approval may be delayed. If the scope of work has been agreed, the applicant may choose to continue with the work.
- 5.33 The eligible costs for the project total \$2,565 and include:
- Repair and restoration of the granite monument
 - Structural upgrade of monument
 - Repair of grave margin.
- 5.34 A grant for the proposed works is in alignment with the Heritage Incentive Grant Fund – Guidelines 2020. The works are within the scope of grant consideration, and the application and grant amount meet the Criteria for ‘Assessment of Applications’.
- 5.35 The decision affects the following wards/Community Board areas:
- 5.35.1 Waihoru Spreydon-Cashmere-Heathcote Community Board
- 5.35.2 It is noted that Tūāhuriri Rūnanga hold mana whenua rights and interests in the area.

4 Medbury Terrace roofing replacement and upgrade project

- 5.36 The applicants for the grant are the owners, H. Browning and C. de La Fage.

The Project

- 5.37 The dwelling at 4 Medbury Terrace was constructed in 1896, originally as a homestead on two acres of land. Reflecting the lifestyle of affluent Canterbury farmers, it retains interior features including stained glass window panels, an ornate timber staircase, and baronial fireplaces. The house, and its mature trees, have landmark value in the area. See the attached Heritage Statement of Significance for full details (**Attachment E**).
- 5.38 The dwelling is partially visible from Fendalton Park, Medbury Terrace and Clyde Road. It has been opened for fundraising and garden tours and is included on the Council’s Fendalton Local History Walk: [Fendalton Local History Walk No 1 | Christchurch City Libraries Ngā Kete Wānanga o Ōtautahi](#) The owners also utilise the dwelling to assist in their honorary consul duties, and frequently host foreign citizens and visitors to New Zealand.



Photo CCC Heritage Files



Aerial view of 4 Medbury Terrace and detail showing the area of the roof requiring replacement (image provided by applicant)

The Grant Application

- 5.39 The southeast section roof is currently leaking, leading to water ingress and damage to the structure of the building. This is part of the original slate roof, dating from the late 1800s. The roof is large and complex, with an ornate patterned detail. A like for like replacement with slates of a similar colour and cut to size is necessary to preserve and retain this historic architectural feature.
- 5.40 The eligible costs for the project total \$57,868 and include:
- Re-roofing of the southeast elevation with Glendyne slate to match original roof
 - Flashing and valley renewals
 - Replacement ridge with bracketing detail to match the original
 - Repair/replacement of rotten joinery battens and rafters
 - Installation of ply sarking to upgrade the structure
 - Scaffolding.
- 5.41 A grant for the proposed works is in alignment with the Heritage Incentive Grant Fund – Guidelines 2020. The works are within the scope of grant consideration, and the application and grant amount meet the Criteria for ‘Assessment of Applications’.

5.42 The decision affects the following wards/Community Board areas:

5.42.1 Waimāero Fendalton-Waimairi-Harewood Community Board

5.42.2 It is noted that Tūāhuriri Rūnanga hold mana whenua rights and interests in the area.

35 Rata Street exterior repainting project

5.43 The applicants for the grant are the owners, C. Dewes, R. Green and D. Shand.

The Project

- 5.44 The dwelling at 35 Rata Street is included in the current plan change for scheduling as a significant heritage place. Constructed in 1925, it has served as the Disarmament and Peace Centre (DSC) since 1983. In addition to its architectural, technological and contextual significance the dwelling has high cultural and social significance by its association with the district's peace movement. See the attached Heritage Statement of Significance for full details (**Attachment F**).
- 5.45 In the past 40 years, many landmark events in Aotearoa New Zealand's peace history have been shared at 35 Rata Street, with educational resources, lectures, meetings and events being hosted at the dwelling. Details can be found at:
<https://www.disarmsecure.org/>
- 5.46 Many peace leaders from Parihaka, Ngai Tahu, Rekohu, Rongomaiwahine, Tuhoe and other iwi have been hosted at the Whare. Letters of support and endorsement of the social history of the property from various members of peace groups have been provided by the applicant, including from the late Upoko of Te Runaka ki Otautahi o Kai Tahu and Dr P. Low.



35 Rata Street, photo: G. Wright



Atomic bomb survivors visiting the centre



DSC archive collection (photos supplied by applicant)

The Grant Application

- 5.47 The dwelling is in need of exterior repainting as part of its ongoing maintenance. The exterior repainting will be undertaken after a wider scope of works including structural repairs and upgrades are completed.
- 5.48 The eligible costs for the project entered in the application total \$42,156 and include:
- Repainting of the exterior
 - Scaffolding.
- 5.49 A grant for the proposed works is in alignment with the Heritage Incentive Grant Fund – Guidelines 2020. The works are within the scope of grant consideration, and the application and grant amount meet the Criteria for ‘Assessment of Applications’.
- 5.50 The decision affects the following wards/Community Board areas:
- 5.43.1 Waipuna Halswell-Hornby-Riccarton Community Board
- 5.43.2 It is noted that Tūāhuriri Rūnanga hold mana whenua rights and interests in the area.

Okains Bay Library maintenance and conservation project

- 5.51 The applicant for the grant is the Okains Bay Enhancement Society.

The Project

- 5.52 Constructed in the 1860s, the Okains Bay Library has high heritage significance. It was the first public library on Banks Peninsula, housing a book collection as well as providing a venue for community meetings and serving as the local court. It has high contextual significance as one of a group of early nineteenth century buildings which form the Okains Bay museum precinct. See the attached Heritage Statement of Significance for full details (**Attachment G**).
- 5.53 The building is currently closed. Okains Bay Enhancement Society are seeking funding to undertake repairs which will enable them to open the historic library for community gatherings and hui, as well as to the general public.
- 5.54 In addition to achieving positive heritage outcomes by undertaking maintenance and ensuring the building remains weathertight, the project will be community led and achieve wider social, cultural and economic wellbeing outcomes.



Okains Bay Library, photo A. Ohs



Interior of the Library showing original heritage fabric and features, photo: A. Ohs

The Grant Application

- 5.55 The building is in need of repairs and maintenance if it is to be protected from water ingress and able to be re-opened to the public for use.
- 5.56 The eligible costs for the project total \$1,214.50 and include:
- Weatherboard repair/replacement and repainting
 - Capping of the chimney
 - Repairs to interior linings and joinery
 - Scaffolding.
- 5.57 A grant for the proposed works is in alignment with the Heritage Incentive Grant Fund – Guidelines 2020. The works are within the scope of grant consideration, and the application and grant amount meet the Criteria for ‘Assessment of Applications’.
- 5.58 The decision affects the following wards/Community Board areas:
- 5.58.1 Te Pataka o Rakaihautu Banks Peninsula Board
- 5.59 It is noted that Te Rūnanga o Koukourārata hold mana whenua rights and interests in the area.

2 Whisby Road conservation, repair and maintenance project

5.60 The applicant for the grant is the owner, O. Alpers.

The Project

- 5.61 The dwelling at 2 Whisby Road was constructed in 1898 as the residence of the Macmillan Brown family. Professor John Macmillan Brown was one of the three founding professors of Canterbury College (the University of Canterbury); Helen Macmillan Brown was the first woman of the British Empire to graduate MA with honours, and principal of Christchurch Girl's High for twelve years.
- 5.62 The dwelling was one of the first residences to be constructed on the Cashmere Hills and was designed by notable architect Hurst Seager. It is in very original condition, with a significant amount of original heritage fabric and features remaining. See the attached Heritage Statement of Significance for full details (**Attachment H**).



4 Whisby Road, photo M. Vairpiova



Images showing extent of maintenance and conservation required, supplied by applicant.

The Grant Application

- 5.63 2 Whisby Road requires urgent maintenance and repairs to the exterior envelope of the building if it is to remain watertight. The current roofing, rain ware and flashing require replacement, and there are areas of the timber joinery and cladding in need of renewal and repair. The exterior requires repainting and the applicant is also seeking to reinstate the collapsed chimneys.
- 5.64 Eligible works considered for funding total \$166,300 and include:
- Roofing, rain ware and flashing renewal
 - Exterior repainting

- Scaffolding
 - Reinstatement of chimneys
 - Repair/replacement of rotten joinery, cladding and framing
 - Repair/replacement of rotten joinery and cladding.
- 5.65 The urgent repairs and eligible maintenance works are being combined with a much larger project to conserve the building. This includes structural repair and upgrade and interior conservation, repairs and upgrades to ensure the building remains fit for purpose as a dwelling. The total project costs are \$339,688.
- 5.66 A grant for the proposed works is in alignment with the Heritage Incentive Grant Fund – Guidelines 2020. The works are within the scope of grant consideration, and the application and grant amount meet the Criteria for ‘Assessment of Applications’.
- 5.67 The decision affects the following wards/Community Board areas:
- 5.67.1 Waihoru Spreydon-Cashmere-Heathcote Community Board
- 5.67.2 It is noted that Tūāhuriri Rūnanga hold mana whenua rights and interests in the area.

6. Policy Framework Implications Ngā Hīraunga ā- Kaupapa here

Strategic Alignment Te Rautaki Tīaroaro

- 6.1 The Heritage Incentive Grant Scheme aligns to the Community Outcome “Resilient Communities” – ‘celebration of our identity through arts, culture, heritage, sport and recreation’ and ‘strong sense of community’. It also supports “Liveable City” – ‘21st century garden city we are proud to live in’ and “Prosperous Economy” – ‘great place for people, business and investment’.
- 6.2 The Heritage Incentive Grant Scheme supports delivery of the overarching strategic principle of “Taking an intergenerational approach to sustainable development, prioritising the social, economic and cultural wellbeing of people and communities and the quality of the environment, now and into the future.” This is because heritage is an intergenerational equity. It contributes to our personal and community sense of identity and belonging and enhances high levels of social connectedness and cohesion.
- 6.3 Outcomes achieved through the Heritage Incentive Grant Scheme support delivery Te Haumako Te Whitingia Strengthening Communities Together Strategy Pillars of People, Place, Participation and Preparedness.
- 6.4 This report supports the [Council's Long Term Plan \(2021 - 2031\)](#):
- 6.5 Strategic Planning and Policy
- 6.5.1 Activity: Strategic Planning, Future Development and Regeneration
- Level of Service: 1.4.2 Effectively administer grants within this Activity (including Heritage Incentive Grants, Enliven Places, Innovation and Sustainability) - 100% compliance with agreed management and administration procedures for grants

Policy Consistency Te Whai Kaupapa here

- 6.6 The decision is consistent with Council’s Plans and Policies:
- 6.7 Our Heritage, Our Taonga Heritage Strategy 2019-2029
- 6.8 Heritage Incentive Grants Policy –Guidelines 2020
- 6.9 International Council on Monument and Sites (ICOMOS) New Zealand Charter 2010

- 6.10 Te Haumako Te Whitingia Strengthening Communities Together Strategy.

Impact on Mana Whenua Ngā Whai Take Mana Whenua

- 6.11 The decision does not involve a significant decision in relation to ancestral land or a body of water or other elements of intrinsic value, but this decision does specifically impact Mana Whenua, their culture and traditions.
- 6.12 The decision involves a matter of interest to Mana Whenua and could impact on our agreed partnership priorities with Ngā Papatipu Rūnanga.
- 6.13 The six papatipu rūnanga hold the mana whenua rights and interests over the district and are partners in the Our Heritage, Our Taonga - Heritage Strategy 2019-2029. Te Ngāi Tūāhuriri Rūnanga, Te Hapū o Ngāti Wheke, Te Rūnanga o Koukourārata, Wairewa Rūnanga, Ōnuku Rūnanga and Te Taumutu Rūnanga are primary kaitiaki for the taonga tuku iho of the district. They are guardians for elements of mātauranga Māori reaching back through many generations and are a significant partner in the strategy implementation.

Climate Change Impact Considerations Ngā Whai Whakaaro mā te Āhuarangi

- 6.14 The grants will support the retention of heritage buildings and the embodied energy within them. Retention and reuse of heritage buildings can contribute to emissions reduction and mitigate the effects of climate change. Retaining and reusing existing built stock reduces our carbon footprint and extends the economic life of buildings.

Accessibility Considerations Ngā Whai Whakaaro mā te Hunga Hauā

- 6.15 Works eligible for grant funding include accessibility upgrades, in line with the Heritage Strategy's principle of 'Accessibility'.
- 6.16 Six of the grants will support buildings/items which are publicly accessible. Two of the grants, although to private residences, support heritage places which have some public access and are visible to the community from the public street.

7. Resource Implications Ngā Hīraunga Rauemi

Capex/Opex Ngā Utu Whakahaere

- 7.1 Cost to Implement - the recommendations are for grants for Malthouse Theatre - \$72,100; Antigua Boatsheds- \$21,925; 'Our House' - \$42,000; Crew family Addington Cemetery monument - \$1,282; 4 Medbury Terrace - \$17,360; 35 Rata Street - \$21,078; Okains Bay Library - \$607.00, and 2 Whisby Road - \$49,890.
- 7.2 Maintenance/Ongoing costs – none.
- 7.3 Funding Source - The Heritage Incentive Grant fund was an annual fund provided for in the 2018-28 Long Term Plan. Council approved funding to be diverted into this fund from the now closed Central City Landmark Heritage Grant Fund in 2020. The carry forward of the remaining funds was approved for inclusion in the 2021/2031 Long Term Plan, with the resolution to spread these funds over three financial years.

7.4 The impact of these grants are as follows:

Total remaining funds for Heritage Incentive Grants (HIG) for FY 22/23	\$426,741
Approved grant to Medbury School	\$14,999
Approved grant to St Saviours, Holy Trinity, Lyttelton	\$25,169
Approved grant to Tug Lyttelton	\$58,063
Approved grant to 10 Brittan Terrace, Linwood	\$10,679
Approved grant to 45 Ranfurly Street, St Albans	\$32,239
Approved grant to 98-100 Chester Street East	\$27,060
Total approved funds to date for FY23	\$168,209
Total Remaining HIG Funds for FY22-3	\$258,532
Proposed grant to Malthouse Theatre (50%)	\$72,100
Proposed grant to Antigua Boatsheds (50%)	\$21,925
Proposed grant to 'Our House' (50%)	\$42,000
Proposed grant to Crew Family Addington Cemetery monument (50%)	\$1,282
Proposed grant to 4 Medbury Terrace (30%)	\$17,360
Proposed grant to 35 Rata Street (50%)	\$21,078
Proposed grant to Okains Bay Library (50%)	\$607
Proposed grant to 2 Whisby Road (30%)	\$49,890
Total proposed grants in this report	\$226,242
Total Remaining HIG Funds for FY22	\$32,290
Total Remaining HIG Funds FY22 -FY24	\$379,679

8. Legal Implications Ngā Hīraunga ā-Ture

Statutory power to undertake proposals in the report Te Manatū Whakahaere Kaupapa

- 8.1 The delegated authority for Heritage Incentive Grants decisions was with the Sustainability and Community Resilience Committee but as this committee is no longer sitting, this report is being submitted to Council.

Other Legal Implications Ētahi atu Hīraunga-ā-Ture









- 8.2 There are no legal contexts, issues or implications relevant to these decisions.

9. Risk Management Implications Ngā Hīraunga Tūraru

- 9.1 The grant scheme only allows funds to be paid out upon completion of the works; certification by Council staff that the works have been undertaken in alignment with the ICOMOS NZ Charter 2010; presentation of receipts and confirmation of the conservation covenant (if required) having been registered against the property title or on the Personal Properties Securities Register. This ensures that the grant scheme is effective and that funds are not diverted or lost.



Attachments Ngā Tāpirihanga

No.	Title	Reference	Page
A 	Attachment A: Malthouse Heritage Statement of Significance	23/938914	77
B 	Attachment B: Antigua Boatsheds Heritage Statement of Significance	23/938915	81
C 	Attachment C: 'Our House' Heritage Statement of Significance	23/938916	85
D 	Attachment D: Addington Cemetery Heritage Statement of Significance	23/938917	90
E 	Attachment E: 4 Medbury Terrace Heritage Statement of Significance	23/938919	94
F 	Attachment F: 35 Rata Street Heritage Statement of Significance	23/938920	98
G 	Attachment G: Okains Bay Library Heritage Statement of Significance	23/938922	103
H 	Attachment H: 2 Whisby Road Heritage Statement of Significance	23/939735	107

In addition to the attached documents, the following background information is available:

Document Name – Location / File Link
Not applicable

Confirmation of Statutory Compliance Te Whakatūtutanga ā-Ture

Compliance with Statutory Decision-making Requirements (ss 76 - 81 Local Government Act 2002).
(a) This report contains:
(i) sufficient information about all reasonably practicable options identified and assessed in terms of their advantages and disadvantages; and
(ii) adequate consideration of the views and preferences of affected and interested persons bearing in mind any proposed or previous community engagement.
(b) The information reflects the level of significance of the matters covered by the report, as determined in accordance with the Council's significance and engagement policy.

Signatories Ngā Kaiwaitohu

Author	Victoria Bliss - Heritage Conservation Projects Planner
Approved By	Brendan Smyth - Team Leader Heritage John Higgins - Head of Planning & Consents

DISTRICT PLAN – LISTED HERITAGE PLACE
HERITAGE ASSESSMENT – STATEMENT OF SIGNIFICANCE
HERITAGE ITEM NUMBER 130
***THE MALTHOUSE AND SETTING – 69 COLOMBO STREET,
CHRISTCHURCH***



PHOTOGRAPH: M.VAIR-PIOVA, 8/01/2015

HISTORICAL AND SOCIAL SIGNIFICANCE

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

The Malthouse has high historical significance as the oldest and only stand-alone malthouse remaining in New Zealand (Heritage NZ). The size and construction of the Malthouse provides evidence of the scale and profitability of malting and brewing in colonial Christchurch. It was erected in stages by Rogers Deacon and William Vincent between 1866 and 1870 to supply malt for their City Brewery, which was located approximately 2.4 kilometres north on Colombo Street. In 1869 it was described by the Lyttelton Times as 'one of the finest malthouses in New Zealand'. Malting ceased at the malthouse in c. 1953 and after a period of use as a grain and seed store the building was purchased by the Canterbury Children's Theatre in 1965. The building consequently also has social significance as the home of Christchurch's premier children's theatre company for almost 50 years.

The Malthouse sustained some damage from the 2010/11 Canterbury earthquakes and is currently being repaired, aided in part by a CCC Heritage Incentive Grant. Previously major earthquake strengthening had been undertaken in c.2004.

CULTURAL AND SPIRITUAL SIGNIFICANCE

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

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

The Malthouse has cultural significance as a tangible reminder of the lifestyles of the early pioneers where beer was significant and accepted part of that society's culture and one which had been brought with them from England and for its association with the Canterbury Children's Theatre (est. 1952), which holds the historic heritage value of the former malthouse in high esteem and has contributed to the cultural life of the city for over 60 years through its connection with the performing arts.

ARCHITECTURAL AND AESTHETIC SIGNIFICANCE

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

The Malthouse has high architectural significance as one of Christchurch's earliest extant industrial buildings, and one of the first generation of stone buildings in the city. The building has aesthetic significance for its massive unplastered random rubble walls. It is a utilitarian purpose built construction as an industrial building to house a particular facility. Through the change of use to that of a theatre and associated spaces changes have been made however it externally retains much of its original aesthetic. It is of three storey construction and has to the south an out house – both buildings contain gable pitched roofs. Despite alterations over time, original features such as the loft loading door for grain and outward loading bays are still evident in the principal façade. Research to date has not established the identity of the designer involved in this project.

In the 1990s changes were made internally to accommodate an earthquake-strengthening programme to bring the building up to 67 per cent of the building code, The plan to strengthen the building was devised by Wilkie and Bruce Architects, new concrete walls were installed at each end of the rectangle and the exterior double walls of stone were filled with concrete. Part of the roof was lifted to provide more space and the whole structure was tied together with steel beams. (Press August 2012).

TECHNOLOGICAL AND CRAFTSMANSHIP SIGNIFICANCE

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

The Malthouse has high technological and craftsmanship significance as one of Christchurch's earliest substantial stone buildings, reflecting the skill of the masons who constructed it. It also has high technological and craftsmanship for what it is able to provide in terms of evidence of early stone construction and building methods as well as the technology employed in its 1990s structural strengthening programme.

CONTEXTUAL SIGNIFICANCE

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

recognised landmarks and landscape which are recognised and contribute to the unique identity of the environment.

The Malthouse has contextual significance for its landmark value and relationship to other notable industrial buildings in the city and throughout New Zealand. It is prominently located in a residential section of southern Colombo Street on the north bank of the Heathcote River. A former manager's timber cottage is situated adjacent, slightly to the south of the Malthouse and on the same site. The Malthouse also has contextual significance in relation to other past and present brewing and malting sites in Christchurch, including the Canterbury (Crown) and Ward's Brewery sites, and the Heathcote Malt Works all now demolished post-quake. The former City Brewery site is now the Smith's City Market site on Colombo Street, although no original buildings appear to remain extant.

ARCHAEOLOGICAL AND SCIENTIFIC SIGNIFICANCE

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

The Malthouse has archaeological significance because it has the potential to provide archaeological evidence relating to past building construction methods and materials, and human activity on the site, including that which occurred prior to 1900.

ASSESSMENT STATEMENT

The Malthouse has high heritage significance to Christchurch, including Banks Peninsula, and New Zealand. It has high historical and social significance as the oldest surviving and only intact stand-alone malthouse in New Zealand and for its association with the Canterbury Children's Theatre. The Malthouse has cultural significance for its role in the theatrical history of the city and as a tangible reminder of the lifestyles of the early pioneers where beer was significant and accepted part of that society's culture and one which had been brought with them from England. The building has high architectural and aesthetic significance as one of the city's oldest industrial structures, which follows the established vernacular forms for malthouse design. The Malthouse has high technological and craftsmanship for its masonry construction and for what it is able to provide in terms of evidence of early stone construction and building methods as well as the technology employed in its 1990s structural strengthening programme. The building has contextual significance for its landmark presence on Colombo Street, its relationship with the Heathcote River and adjacent manager's house, as well as its connection to other past and present brewing operations in the city. The Malthouse has archaeological significance by virtue of its age and operation as a malthouse from c.1867 until c.1953.

REFERENCES:

Historic place # 1902 – Heritage New Zealand List

<http://www.heritage.org.nz/the-list/details/1902>

E. Collins *Malting in the Heathcote Valley 1871-1981* (Christchurch 1981)

Geoffrey Thornton *New Zealand's Industrial Heritage* (Wellington, 1982)

Lyttelton Times 1 March 1869, p. 2

Greg Ryan "Drink and the historians sober reflections on alcohol in New Zealand 1840–1914" *New Zealand Journal of History*, 44, 1 (2010)

<http://www.stuff.co.nz/the-press/news/christchurch-earthquake-2011/7502435/Strengthening-saves-Malthouse>

REPORT DATED: 16 NOVEMBER 2014

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

PLEASE USE IN CONJUNCTION WITH THE CCC HERITAGE FILES.

DISTRICT PLAN – LISTED HERITAGE PLACE
HERITAGE ASSESSMENT – STATEMENT OF SIGNIFICANCE
HERITAGE ITEM NUMBER 72
ANTIGUA BOATSHEDS AND SETTING – 2 AND 13
CAMBRIDGE TERRACE, CHRISTCHURCH



PHOTOGRAPH: M.VAIR-PIOVA, 9/12/2014

HISTORICAL AND SOCIAL SIGNIFICANCE

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

The Antigua Boatsheds have high historical and social significance as the city's only remaining 19th century boatsheds, which were built for pleasure boat hire and continue to fulfil this purpose over 130 years later. They were constructed by Lyttelton boatbuilders Albert Shaw and JT Tidd and opened in August 1882 to meet the demand for pleasure boating in Victorian Christchurch. On the first anniversary of the boatsheds opening it was reported Messrs Shaw and Tidd had 40 boats 'continually in use' (*Press* 6 August 1883, p. 2). Later in the same year Shaw and Tidd enlarged their premises, having applied to the city council to extend their frontage on the river by 30 ft (9 metres). The boatsheds were taken over by Samuel Anstey of Fendalton in November 1896 and *The Press* of 1902 and 1903, Anstey advertised that Anstey had 70 well-built boats to choose from.

After a fire destroyed the eastern half of the building in 1907, the boatsheds were rebuilt, with the two bays on the eastern end becoming two-storeyed at a later date. Photographic services were offered by owner Samuel Anstey in the late 1890s and a shop was installed at

the west end of the building in the 1920s, although refreshment rooms were already noted in 1883. Boats have been made on the premises by various owners in the past but the impact of that activity on the boatsheds is not currently known. The boatsheds are significant for their association with their various owners, including Samuel Anstey (owned 1896-1919), who was known as 'one of the leading amateur florists of Christchurch' (*Colonist* 4 September 1919, p. 4), and Bill Dini, who operated the sheds between 1948 and 1978. The family of the present operators have owned the business since 1978. The land the boatsheds sit on is owned by the City Council. Due to recent upgrades and restoration work the Boatsheds suffered very little damage in the 2011 Canterbury earthquake. Decking repairs, necessitated by the earthquake damage were undertaken in 2014.

CULTURAL AND SPIRITUAL SIGNIFICANCE

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

The Antigua Boatsheds have cultural significance because of their setting on the north bank of the Otakaro (River Avon) and that river's value to tangata whenua as a mahinga kai. The boatsheds themselves have cultural significance as the last remaining historical commercial boatsheds on the Avon River and for their contribution to the city's longstanding cultural activity of boating on the Avon River.

ARCHITECTURAL AND AESTHETIC SIGNIFICANCE

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

The Antigua Boatsheds have architectural and aesthetic significance for their form and detailing, in which the utilitarian requirements of a multi-bay boatshed is given a picturesque appearance through the repetition of gabled roof forms and use of paint to highlight the building's board and batten construction. Fretted bargeboards and finials evoke the Carpenter Gothic style, which was consistent with the Montreal Street Boatsheds (opened 1875, destroyed by fire 1929) but in contrast to the Elizabethan half-timbering seen on a number of the city's historic rowing sheds, none of which are still extant.

TECHNOLOGICAL AND CRAFTSMANSHIP SIGNIFICANCE

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

The Antigua Boatsheds have technological significance for what they may reveal as an example of colonial construction techniques and have craftsmanship significance in view of their ornamental bargeboards and finials and for their construction by a firm of boat builders.

CONTEXTUAL SIGNIFICANCE

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

The Antigua Boatsheds have high contextual significance in relation to their immediate setting, the wider context of the city centre and to the history of boatsheds throughout New Zealand. They are immediately adjacent to a 19th century footbridge that crosses the River Avon at this point and offer access to patrons to the grounds of Hagley Park and the Botanic Gardens. The boatsheds, which are in close proximity to Christchurch Hospital, Canterbury Museum and the Christchurch Arts Centre, contribute to the historic identity of the central city and are a landmark on the River Avon.

The building is contextually significant amongst the country's remaining historic boatsheds. Most of these are private or club rather than commercial sheds, including the Star Boating Club in Wellington (1887, relocated 1889 and 1989). The building is also contextually significant amongst Christchurch's other Victorian and Edwardian recreational structures, such as the Teahouse at Riccarton Racecourse.

ARCHAEOLOGICAL AND SCIENTIFIC SIGNIFICANCE

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

The Antigua Boatsheds have archaeological significance because they have the potential to provide archaeological evidence relating to past building construction methods and materials, and human activity on the site, including that which occurred prior to 1900.

ASSESSMENT STATEMENT

The Antigua Boatsheds are of overall high significance to Christchurch, including Banks Peninsula, and New Zealand. The boatsheds have high historical and social significance for their age and history of continuous use as commercial pleasure boatsheds. The Antigua Boatsheds have cultural significance for their contribution to the city's sense of place and identity as the last remaining historical commercial boatsheds on the Avon River and for their contribution to the city's longstanding cultural activity of boating on the Avon River. They have architectural significance for their picturesque form and detailing. The boatsheds have high contextual significance in the inner-city environs of the River Avon and in the context of the city's recreational structures, and amongst the nation's few remaining historical commercial boatsheds. The Antigua Boatsheds have archaeological significance in view of their age and location on the bank of the Otakaro (River Avon).

REFERENCES:

CCC Heritage files – Antigua Boatsheds

Historic place # 1825 – Heritage New Zealand List
<http://www.heritage.org.nz/the-list/details/1825>

Antigua Boatsheds History
<http://boatsheds.co.nz/history/>

R C Lamb *From the Banks of the Avon* 1981

John Wilson *Lost Christchurch* (Lincoln, 1984)

REPORT DATED: 20 NOVEMBER 2014

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

PLEASE USE IN CONJUNCTION WITH THE CCC HERITAGE FILES.

DISTRICT PLAN – LISTED HERITAGE PLACE
HERITAGE ASSESSMENT – STATEMENT OF SIGNIFICANCE
HERITAGE ITEM NUMBER 50
***FORMER COMMUNITY OF THE SACRED NAME CONVENT AND
SETTING – 319 ST ASAPH STREET, 181 BARBADOES
STREET AND 298 TUAM STREET, CHRISTCHURCH***



PHOTOGRAPH : BRENDAN SMYTH, 2014

HISTORICAL AND SOCIAL SIGNIFICANCE

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

The Community of the Sacred Name Convent has high historical and social significance as the only Anglican convent in New Zealand, and for its associations with Edith Mellish (Sister Edith), who founded the order in 1893, and with Sybilla Maude (Nurse Maude) who began training with the order, and subsequently founded district nursing in New Zealand. Sister Edith, a Deaconess, was released from the Community of St Andrew in London to establish a community to respond to the needs of the colonial Church. The Community in Christchurch was founded as a teaching and nursing order, initially caring for unmarried mothers and orphans, but later as

the state made provision for this, contributing to the Anglican Church through mission work in the Pacific, and the production of Communion wafers and church embroidery. When training at the convent Sybilla Maude was persuaded by Sister Edith to take up district nursing, using the Community of the Sacred Name as a base, rather than joining the order. The Nurse Maude organisation is still providing community nursing.

The Sisters of the Community of the Sacred Name are inextricably linked with the history of Christchurch Anglican School of St Michael and All Angels where they provided the teaching staff for the school for several generations through the twentieth century.

These first two stages of the convent buildings which still remain, illustrate the early development and growth of the order. The third stage of development on the site, a large, three storey, brick, neo-gothic building that was on the corner of Barbadoes and St Asaph Streets has been demolished following the Canterbury earthquakes. In 1992 a fourth stage was added to the buildings in the form of Retreat House designed by Christchurch Architect Don Donnithorne. It formed the fourth side of the quadrangular shaped garden with the main entrance to the Retreat House from Tuam Street.

CULTURAL AND SPIRITUAL SIGNIFICANCE

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

The Community of the Sacred Name Convent has high cultural and spiritual significance as the home of the only Anglican female order in New Zealand since shortly after its inception in 1893. The esteem in which the site is held has ensured that the Community has remained at the location, and the buildings comparatively little altered. The Community continues to contribute to the work of the Anglican Church. A spiritual retreat centre is also now based at the site.

ARCHITECTURAL AND AESTHETIC SIGNIFICANCE

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

The 19th and early 20th century Community of the Sacred Name Convent buildings have high architectural and aesthetic significance as a group of buildings by two prominent Christchurch architects, Benjamin and Cyril Mountfort, and for the degree of authenticity and integrity of the 19th century chapel. Mountfort trained as an architect in England under Richard Carpenter, an important member of the Gothic Revival movement. He immigrated to New Zealand in 1850 and became New Zealand's pre-eminent Gothic Revival architect. He has been credited with defining Christchurch's Gothic Revival character with a group of major buildings including the Canterbury Museum, the Provincial Council Buildings and Canterbury College (later the Arts Centre). His son Cyril became his assistant in the 1880s and took over the practice after his father's death in 1898.

The buildings demonstrate the early development of the convent with the single storey corrugated iron section from 1894 and the later two-storey weatherboard chapel from c1897. The original building now houses the wafer room, a large mission room which was extended in the late 20th century, and a self contained flat used by priests during retreats. A room off the mission room was originally the chapel and has a stained glass window which lights the alcove by the sanctuary of the present chapel.

Current research suggests that the chapel was designed by Cyril Mountfort. It is a two storey, weatherboard building lit by sash windows. It is lined with tongue and groove. There is board and batten rimu panelling in the central, original part of the chapel and the battens are terminated by Gothic arches. The upper floor contains service rooms and sleeping quarters. The chapel is notable for its stained glass windows, including lancet windows that were relocated from the original east window of St Michael's Church around the time of the chapel construction, and also three windows in the west end designed by the English Arts and Crafts artist, Veronica Whall of the Whall & Whall stained glass studio.

The third building project, on the site, known as both The Deaconess House and Community of the Sacred Name House, was designed by John Goddard Collins of the firm Collins and Harman, and dated from 1911-1912. It was demolished following the earthquakes. The fourth major project, a single storey Retreat House with accommodation and dining facilities was designed by Christchurch architect Don Donnithorne in 1992.

TECHNOLOGICAL AND CRAFTSMANSHIP SIGNIFICANCE

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

The Community of the Sacred Name Convent has craftsmanship significance for its early colonial construction in both corrugated iron and timber, its interior timber finishes including the chapel construction and more particularly for the stained glass windows by noted British stained glass artist Veronica Whall. Veronica Whall was an English illustrator, painter and successful stained glass artist and the daughter of Christopher Whall, who was a leader of the Arts and Crafts Movement in stained glass. She was co-director with her father of the Whall & Whall stained glass studio. Her work can also be found in Nurses Memorial Chapel in Christchurch and St Anne's Church, Pleasant Valley. The Chapel also contains an altar and carvings by noted Christchurch carver Fredrick Guernsey (1868–1953). Guernsey taught at the Canterbury College School of Art and among his works in Christchurch are the Christchurch Cathedral reredos, and carvings and furnishings in the Cathedral's Chapel of St Michael and St George and the carvings for the Bridge of Remembrance in Christchurch.

CONTEXTUAL SIGNIFICANCE

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

The setting of The Community of the Sacred Name Convent consists of the extended corner section facing St Asaph and Barbadoes Streets. The buildings sit in a garden, once enclosed by its buildings, forming an oasis in an otherwise light industrial area. The absence today of a residential community in the vicinity has deprived the Community of some of its original context. The complex has contextual significance as one of Christchurch's few remaining convent buildings which until the 2011 earthquake, was still in use for its original purpose, and as a part of Christchurch's identity-defining Anglican heritage.

ARCHAEOLOGICAL AND SCIENTIFIC SIGNIFICANCE

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

The Community of the Sacred Name Convent buildings and their setting have archaeological significance because they are on a central city site which has the potential to provide archaeological evidence relating to past human activity on the site which occurred prior to 1900.

ASSESSMENT STATEMENT

The Community of the Sacred Name Convent buildings and their setting are of overall high significance to Christchurch, including Banks Peninsula. The site has high historical and social significance as the only Anglican convent in New Zealand, and for its associations with Edith Mellish (Sister Edith) who founded the order in 1893, and with Sybilla Maude (Nurse Maude) who began training with the order, and subsequently founded district nursing in New Zealand. The Community of the Sacred Name has high cultural and spiritual significance as the home of the only Anglican female order in New Zealand since shortly after its inception in 1893. The buildings at 319 St Asaph Street have high architectural and aesthetic significance as a group of buildings by two prominent Christchurch architects, Benjamin and Cyril Mountfort, and for the degree of authenticity and integrity of the 19th century chapel. The Community of the Sacred Name has craftsmanship significance for its chapel construction and more particularly for the stained glass windows by noted British stained glass artist Veronica Whall and carver Fredrick Guernsey. The complex has contextual significance as one of Christchurch's few remaining convent buildings which until the 2011 earthquake, was still in use for its original purpose, and as a part of Christchurch's identity-defining Anglican heritage.

REFERENCES:

Christchurch City Council, *Heritage File, Community of the Sacred Name, 181 Barbadoes Street*

Christchurch City Council, *Christchurch City Plan – Listed Heritage Item and Setting. Heritage Assessment – Statement of Significance. Community of the Sacred Name – 181 Barbadoes Street – 2011*

Fry, Ruth, *Community of the Sacred Name: a centennial history* - 1993

REPORT DATED: 30/09/2014

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

PLEASE USE IN CONJUNCTION WITH THE CCC HERITAGE FILES.

DISTRICT PLAN – LISTED HERITAGE PLACE
HERITAGE ASSESSMENT – STATEMENT OF SIGNIFICANCE
HERITAGE ITEM NUMBER 627
**ADDINGTON CEMETERY AND SETTING – 410 SELWYN
STREET, 47 FAIRFIELD AVENUE, 7A, 9A, 11A, 13, 13A
BRADDON STREET, CHRISTCHURCH**



PHOTOGRAPH: M.VAIR-PIOVA, 23/12/2014

HISTORICAL AND SOCIAL SIGNIFICANCE

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

Addington Cemetery has high historical and social significance as the first public, non-denominational cemetery in the city. It is the third oldest European cemetery in the city, after those in Barbadoes Street (1851) and Woolston (1852) (Conservation Plan, p. 47). The congregation of St Andrew's Presbyterian Church acquired land in Selwyn Street for a cemetery in 1858 and the first burial took place on 29 November in that year. The deceased was George McIlraith, the brother of Jane Deans who was instrumental in establishing the cemetery. Members of the Deans' family, suffragist Kate Sheppard, politician Tommy Taylor, artist John Gibb and architect Samuel Farr are amongst those people interred at Addington. There are also four official war graves in the cemetery, which relate to World War I.

As a non-denominational public cemetery, Addington was open to all members of society and services could be performed by clergy of any denomination. By contrast the Barbadoes Street Cemetery had segregated areas set aside for different denominations and only Anglican clergy could officiate within its grounds. The Addington Cemetery was declared full in 1888 and closed in 1980, having previously been taken over by Christchurch City Council in 1947.

CULTURAL AND SPIRITUAL SIGNIFICANCE

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

Addington Cemetery has high cultural and spiritual significance as a manifestation of mid-Victorian beliefs and practises relating to death, mourning, burial and commemoration. It has particular cultural significance as a non-denominational cemetery in which, by contrast with the Barbadoes Street Cemetery, no distinction was made between Anglican, Catholic and 'dissenting' interments. Although the cemetery was established by the Presbyterian Church it represents an inclusive approach to funerary practises in early colonial Christchurch. The cemetery also has spiritual significance as the resting place of the ancestors of many of the current citizens of Christchurch and is therefore esteemed by this group.

ARCHITECTURAL AND AESTHETIC SIGNIFICANCE

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

Addington Cemetery has high aesthetic significance for its formal and closely spaced grid layout and for its funerary art. The layout of the cemetery is comparable to Christchurch's Sydenham Cemetery. The trees and smaller plants in the cemetery combine with the headstones, paths and grassed areas to a variety of form, scale, design, colour, texture and material of the landscape. The cemetery evokes a strong sense of age and history in the patina of the monuments and the mature trees within its grounds.

The aesthetic significance of the cemetery is particularly enhanced by the graves that employ symbolic motifs, such as the motif of holding hands, broken columns and draped urns. The historic yew trees are also important in this regard as they symbolise eternal life.

TECHNOLOGICAL AND CRAFTSMANSHIP SIGNIFICANCE

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

Addington Cemetery exhibits craftsmanship significance in its grave markers, which were the work of a number of different monumental masons, including G W J Parsons (est. 1877), J B Mansfield (est. 1863), Stocks (taken over by Parsons in 1894) and Taits (est. 1863). The majority of headstones are carved from marble or are in highly polished granite. The materials and methods used in the cemetery, including the use of cast and wrought iron, are representative of the period, and evidence past techniques, some of which are no longer practised.

CONTEXTUAL SIGNIFICANCE

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

recognised landmarks and landscape which are recognised and contribute to the unique identity of the environment.

Addington Cemetery has contextual significance as a historic open space in the suburb of Addington, albeit one with little street presence in view of its compact size and narrow frontage. A number of early workers' cottages are located across the road from the cemetery in Selwyn Street, providing a tangible link with the historic streetscape in this part of the city. (Heritage NZ lists three colonial cottages at 383, 389 and 391 Selwyn Street). The cemetery also has contextual significance in relation to the city's other historic cemeteries, especially Barbadoes Street Cemetery, given that its establishment was a reaction to what was seen as the Anglican exclusiveness of the earlier, inner-city cemetery (Conservation Plan, p. 4).

ARCHAEOLOGICAL AND SCIENTIFIC SIGNIFICANCE

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

Addington Cemetery and its setting has archaeological significance because it has potential to provide archaeological evidence relating to past human activity on the site prior to 1900, especially that which occurred between 1858 and 1888.

ASSESSMENT STATEMENT

Addington Cemetery has high overall significance to the Christchurch District, including Banks Peninsula as the first public, non-denominational cemetery in the city. It has high historical and social significance as the third oldest cemetery in the city and one that was open to all members of society and services could be performed by clergy of any denomination. The cemetery has cultural and spiritual significance as it evidences past European beliefs and funerary practices related to memorialising the dead. Addington Cemetery has aesthetic significance as an example of a Victorian-era cemetery, with a formal grid pattern layout and decorative grave ornaments of varying types. The cemetery has technological and craftsmanship significance for its monumental masonry. The cemetery is also significant for its known and potential archaeological evidence.

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<http://heritage.christchurchcitylibraries.com/Cemeteries/>

Addington Cemetery Information: Christchurch City Libraries

<http://christchurchcitylibraries.com/heritage/cemeteries/addington/>

Addington Cemetery Tour [June 2007]

<http://christchurchcitylibraries.com/Heritage/Cemeteries/Addington/AddingtonCemetery.pdf>

Addington Cemetery Plot Map: Christchurch City Libraries

<http://christchurchcitylibraries.com/Heritage/Cemeteries/Addington/Addington.pdf>

Conservation plan – Addington Cemetery (for CCC, 2005)
<http://christchurchcitylibraries.com/Heritage/Cemeteries/Addington/DraftAddingtonCemeteryConservationPlan.pdf>

REPORT DATED: 25 NOVEMBER 2014

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

PLEASE USE IN CONJUNCTION WITH THE CCC HERITAGE FILES.

DISTRICT PLAN – LISTED HERITAGE PLACE
HERITAGE ASSESSMENT – STATEMENT OF SIGNIFICANCE
HERITAGE ITEM NUMBER 378
***DWELLING AND SETTING, AVONHOE – 4 MEDBURY
TERRACE, CHRISTCHURCH***



PHOTOGRAPH: CCC HERITAGE FILES, PRE-2011

HISTORICAL AND SOCIAL SIGNIFICANCE

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

The dwelling at 4 Medbury Terrace has historical and social significance for its association with the Rutherford and Gerard families. Mary Rutherford (nee Gerard), and her sisters Kate Rose, and Blanche Murray Aynsley (nee Gerard) all owned land in Fendalton, with Kate providing (via sale to Waimairi County Council after her death) the land which is now Fendalton Park. A block of two acres bordering the Waimairi Stream was purchased by William Gerard of Snowdon Station as part of his acquisition of JBA Acland's Willowbrook estate on Fendalton Road in 1893. Following his death, this block was inherited in 1899 by his daughter Mary Rutherford, wife of George Rutherford of Dalethorpe Station, Malvern. George was a brother of prominent pastoralist Duncan Rutherford of Leslie Hills.

Mary Rutherford was resident on the property from 1896 onwards, and the dwelling was reportedly built in the same year. Mary and George became estranged in the early 20th century after twenty years of marriage, and from about 1907 lived separate lives. After her separation, Mary purchased a farm, Brackendale at Hororata, where she built a homestead in 1907. By 1908, the dwelling had been given the name 'Avonhoe'.

Mary lived at the Fendalton property with her two children, and died there in 1924. In 1925, her two-acre property was subdivided and much of its garden and orchard setting was lost

when three lots were offered for sale. Two subsequent purchasers in the 1930s were also farmers, the second of whom, Harry Overton, resided at the property until selling it in 1964. A later owner, during the 1970s and 1980s, was businessman and city councillor Derek Anderson, since which time the house has been known as 'Chilcombe'. The house remains a private residence.

CULTURAL AND SPIRITUAL SIGNIFICANCE

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

The dwelling at 4 Medbury Terrace has cultural significance as an example of an early 20th century suburban residence that was built as a townhouse by a Canterbury farmer. The size of the dwelling and the range of rooms it contains (such as its grand hallway and the standalone upstairs dressing room) reflect the way of life of its residents..

ARCHITECTURAL AND AESTHETIC SIGNIFICANCE

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

The dwelling at 4 Medbury Terrace has architectural and aesthetic significance as a large, two-storeyed transitional villa that demonstrates the evolution of domestic design in Christchurch in the early 20th century. Although this house has traditional villa elements such as its sash windows, it also demonstrates the emergence of the California bungalow style in its asymmetrical plan, multiple gables of different sizes, exposed eaves and bracketed bay windows.

The architect of this house has not been determined; the Brackendale homestead was designed by Collins and Harman. As a consequence of the 2010/2011 earthquakes the north-west corner of the dwelling has been re-levelled and additional supports placed under load bearing walls. Minor damage to the dwelling's stained glass window on the south elevation has been repaired and new chimneys have replaced the original brick chimneys.

TECHNOLOGICAL AND CRAFTSMANSHIP SIGNIFICANCE

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

The dwelling at 4 Medbury Terrace has technological and craftsmanship significance for its demonstration of early 20th century construction methods and materials. The interior features a central hall, with a fine timber staircase, stained glass window panels of English muffle and herringbone glass and a baronial fireplace.

CONTEXTUAL SIGNIFICANCE

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

recognised landmarks and landscape which are recognised and contribute to the unique identity of the environment.

The dwelling at 4 Medbury Terrace and its setting has contextual significance for its association with Medbury Terrace and the wider setting of Fendalton. The setting of the house was originally a two-acre site running through to Clyde Road. Medbury Terrace, named for the nearby school, was formed as the access way to Avonhoe in the late 1940s. Since subdivision dating from the same era, the dwelling is surrounded by smaller homes from the 1940s-1970s, amongst which the house can be glimpsed.

The dwelling is set within a long rectangular land parcel bounded to the south by the Waimairi Stream, which runs along the north side of Medbury Terrace. In front of the north-facing principal façade is an expansive open lawn, while amidst the garden at the rear of the building is a garage and paved area. The mature garden contains a number of large, mixed species perimeter trees including one large *Ulmus procera* (English Elm) which has some landmark value in the local area.

Large houses such as Avonhoe, in their extensive and well-treed grounds, were typical of the early development of Fendalton and contributed to the established quality and amenity of the suburb. Those that remain are therefore central to maintaining the distinctiveness of the area.

ARCHAEOLOGICAL AND SCIENTIFIC SIGNIFICANCE

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

The dwelling at 4 Medbury Terrace and its setting are of archaeological significance because they have the potential to provide archaeological evidence relating to past building construction methods and materials, and human activity on the site. The dwelling itself dates from the 1890s, while previously the property was developed as part of JBA Acland's Willowbrook estate.

ASSESSMENT STATEMENT

The dwelling at 4 Medbury Terrace and its setting has overall significance to Christchurch, including Banks Peninsula. The dwelling has historical and social significance for its association with the Rutherford and Gerard families, and the historical development of Fendalton. The dwelling has cultural significance as a large property characteristic of those constructed on the subdivisions of some of Fendalton's largest estates in the early 20th century. The dwelling has architectural and aesthetic significance as a two-storeyed transitional villa that demonstrates the evolution of domestic architecture in Christchurch in the early 20th century. The dwelling has technological and craftsmanship significance as a well executed example of a large timber home with special attention paid to the staircase, stained glass windows and baronial fireplace. The dwelling and its setting are of contextual significance as an example of a large house and grounds of the type which invests Fendalton with its particular character as an exclusive suburb with an established character and recognised amenity value. The dwelling and its setting have archaeological significance in view of the site's pre-1900 history as part of the Acland family's Willowbrook town estate.

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REPORT DATED:

3 MARCH 2015

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THE ONGOING NATURE OF HERITAGE RESEARCH, FUTURE REASSESSMENT OF THIS HERITAGE ITEM MAY BE
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SIGNIFICANCE.

PLEASE USE IN CONJUNCTION WITH THE CCC HERITAGE FILES.

CHRISTCHURCH DISTRICT PLAN –SCHEDULED HERITAGE PLACE
HERITAGE ASSESSMENT – STATEMENT OF SIGNIFICANCE
HERITAGE ITEM NUMBER 1433
DWELLING AND SETTING -
35 RATA STREET, RICCARTON



PHOTOGRAPH: GARETH WRIGHT, 19.3.2019

HISTORICAL AND SOCIAL SIGNIFICANCE

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

35 Rata Street has historical and social significance for its association with first owner Kate Passmore (nee Kincaid) and the Kincaid family of grocery retailers and for its long-standing association with prominent peace activists Kate Dewes and Robert Green, and the role it played in their national and international peace activism.

The house is located on land which once formed part of an area of bush known to Māori as Pūtarikamotu. The bush has been identified by Ngāi Tūāhuriri kaumātua as a kāinga nohoanga (settlement), kāinga mahinga kai (food-gathering place), and he pā tūturu where tuna (eels), kanakana (lamprey), and aruhe (bracken fernroot) were gathered.¹ The land was later part of the Deans' family property Riccarton which includes Riccarton Bush Pūtarikamotu, a remnant stand of the Kahikatea floodplain forest. Brothers William and John Deans located their farm – the first permanent European farm on (what would become) the Canterbury Plains – here in 1843. They later named the property Riccarton after their home parish in Scotland. After organised European settlement commenced, the lease was

¹ Pūtarikamotu, <https://www.kahurumamu.co.nz/atlas>

negotiated into a 400 acre freehold at Riccarton and an additional grazing property on the plains west of the city. Beginning in the 1880s, the Deans family began to sell off the Riccarton property. The area between Riccarton Bush and Riccarton Road comprising Kauri, Rata and Rimu Streets was subdivided in 1912.

In January 1923 a section in Rata Street was sold to Kate May Kincaid (1895-1965). Kate was the eldest daughter of prominent businessman Thomas Kincaid, proprietor of successful Colombo Street grocery retailer, Kincaid's. The Kincaid family were at the time living a short distance away at *Baron's Court* (now better known as *Antonio Hall*). Kate married manufacturer James Thomas Passmore (?-1972) in 1924 and apparently played a role in the governance of her father's company; board meetings reputedly took place in her new home.² In 1935 the Passmores relocated to Nelson and 35 Rata Street was eventually sold in 1941 to company manager Arthur Joseph O'Brien.³

Arthur O'Brien (1902-1945) was the managing director of M. O'Brien & Co, the large Dundas Street-based footwear manufacturer founded by his grandfather Michael in the nineteenth century. On his premature death in 1945 at the age of only 43, Arthur's wife of eight years Beatrice Gertrude (Gertrude) was left with four young children. 35 Rata Street remained the O'Brien family home until 1969.⁴

In 1971 the property was sold to Kenneth Stuart Adam and his wife Gale. Adam was a practising psychiatrist and a clinical psychology lecturer at the University of Canterbury for a decade before returning to Canada around 1980. During his time at Rata Street, one of the front rooms was used as a consulting room. After the Adams' sold the property in 1979, it passed through several hands in quick succession before being purchased by Catherine Frances Boanas (Kate Dewes) and her then husband John Boanas in 1983.

Dr Kate Dewes has been a leading figure in the peace and disarmament movement both nationally and internationally since the early 1980s. Coalescing around anti-nuclear issues from the 1960s, peace and disarmament has been an important key socio-political progressive movements of the last sixty years. For much of this time, Christchurch has been at the centre of the movement in New Zealand. The NZ Campaign for Nuclear Disarmament (lead by Elsie Locke, amongst others) began here in 1960, and retired local magistrate Harold Evans initiated the World Court Project in 1986.

Dewes' Rata Street home has been a locus of peace activism in the city, serving as both office and well-utilised meeting space. In this capacity many peace and anti-nuclear groups have convened here, and many important individuals have visited – including Prime Ministers David Lange and Helen Clark, and World Court Vice President Judge Weeramantry. In the late 1970s Dewes became involved with the Peace Foundation, a group founded in New Zealand in 1975 to promote the values of peace through practical measures such as education. Between 1980 and 1998 she coordinated the Foundation's South Island office from her home. During this period, Dewes facilitated the establishment of Peace Studies at the University of Canterbury, which she subsequently taught for 20 years. She also played key roles in bringing about New Zealand's ground-breaking 1987 nuclear-free legislation and, with future husband Robert Green, in the 'World Court Project', a citizen-lead legal challenge to nuclear deterrence that led to the historic judgement by the World Court of Justice in 1996 that nuclear weapons are illegal under international law.

In 1998 Dewes and Green established the Disarmament and Security Centre at 35 Rata Street, a specialist centre for the Peace Foundation focussing on disarmament and security issues; this became a separate entity in 2004 and they remain co-directors. During the last two decades, Dewes has served as the New Zealand expert on the United Nations Study on Disarmament and Non-proliferation Education (2000-2002) and as an appointment by UN Secretary General Ban to his Advisory Board on Disarmament Matters (2007-2013). In 2001

² Pers. Comm. G. Wright, C. Dewes 19 March 2020.

³ *Press* 9 February 1935 p28; 7 June 1937; 14 December 1938 p1.

⁴ *Press* 29 March 1945.

she was created an Officer of the New Zealand Order of Merit for services to the peace movement.

Commander Robert Green RN (retired) served twenty years (1962-1982) with the British Royal Navy, principally as a bombardier navigator. On promotion to Commander in 1978 he worked for the UK Ministry of Defence and then as Staff Officer (Intelligence) to the Commander in Chief Fleet during the 1982 Falklands conflict. The high-profile 1984 murder of an activist aunt and the unstable geo-political situation of the late 1980s prompted his active involvement in opposition to nuclear power generation and nuclear weapons. In 1991 Green became chair of the UK branch of the World Court Project. After marriage to Dewes in 1997 he emigrated to NZ. He has written extensively on security and disarmament issues.⁵

CULTURAL AND SPIRITUAL SIGNIFICANCE

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

35 Rata Street has cultural significance as an inter-war dwelling in Riccarton, reflecting the tastes and way of life of first owners James and Kate Passmore. The dual entrances and interconnecting open-plan nature of the interior layout of the principal rooms evidence this public facing aspect of the dwelling. The cultural significance of the dwelling is further enhanced due to its association with the peace movement in the city. Christchurch has been at the centre of the peace movement in New Zealand since the second half of the 20th century, with the city being declared New Zealand's first peace city in 2002. As the home and workplace of leading peace and disarmament campaigners Kate Dewes and Robert Green, 35 Rata Street has been a centre of peace activism in the city for nearly forty years.⁶ The house, with its generous principal rooms, played an integral role as a base for their activities, both as an office and a meeting space, reflecting a distinctive way of life that interlinked activism with domestic life. The wider area has cultural significance as part of Pūtarikamotu, an area that has played an integral role in the way of life of tangata whenua.

ARCHITECTURAL AND AESTHETIC SIGNIFICANCE

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

35 Rata Street has architectural and aesthetic significance as a good example of a larger well-crafted Arts and Crafts-style dwelling of the interwar period. The Rata Street section was purchased by Kate Kincaid (later Passmore) in 1923, and it is believed the house was completed the following year. The architect [or designer] has not been confirmed however the house does exhibit features synonymous with leading Christchurch domestic architects of the period, the England Brothers, including extensive use of timber shingles, a slate roof, rectilinear leaded feature windows and toplights with rippled clear glass, and porches and projecting eaves with substantial corbels. England Brothers advertised a tender in Rata Street in late 1923 which lends support to the case for their involvement.⁷ The dwelling is a large one-and-a-half storey weatherboard Arts and Crafts-style bungalow. Its high gabled slate roof sits side-on to Rata Street, with two secondary gables facing north. Both main and secondary gables are shingled. Unusually the dwelling's window joinery is a mix of timber and steel casements. Steel windows have not been widely employed in domestic design in Christchurch, and this is an early example of their use.

The reception rooms, halls, passage and bedrooms have form, finishes and fittings commonly seen in bungalows of this period. Typical elements include beamed ceilings, panelling, built-in furniture and distinctive door and window hardware. The principal rooms have an open-plan flexible layout that suggests the house was designed for entertaining and/or business

⁵ Pers. Comm. G. Wright, K. Dewes 19 March 2020; <http://www.disarmsecure.org/about-us>; https://en.wikipedia.org/wiki/Kate_Dewes

⁶ <https://ccc.govt.nz/the-council/civic-and-international-relations/christchurch-peace-city>

⁷ Press 11 September 1923 p15.

use. There are two main entries, with the street-facing front door augmented by a significant side entry from the drive. A third unusual exterior door, possibly an addition, on the east elevation opens from a set of exterior steps directly onto the stair landing. The panelled stair to the two small first floor bedrooms is concealed behind a domestic-scaled door identical to others in the passage.

In 2000 alterations and additions were made to the first floor to make it a self-contained living space. Two additional dormers were added to the rear of the main gable. In the 2010-2011 Canterbury Earthquake sequence, all four large chimneys sustained significant damage and were subsequently removed in their entirety. As a consequence, just one of the original tiled fireplaces remains in-situ; this has a log burner insert. Earthquake repairs have been undertaken, but further remedial repairs are programmed. These are to include the potential replacement of the principal steel windows. In the decade since the earthquakes, the kitchen-living room area at the rear of the dwelling has been significantly altered, and a conservatory added. These spaces retain relatively little heritage fabric or value.

Although alterations have been made over time, the whole interior is considered to be part of the heritage item, including the layout and spaces, structure and linings, fixtures, hardware, materials and finishes because of the large extent of heritage fabric that remains throughout. The interior features beamed ceilings, timber panelling, timber door brackets, built-in furniture, doors, fittings, joinery, fire surrounds and mantelpieces, stair and timber balustrade, and distinctive door and window hardware. The interior reflects the way of life of the original and subsequent owners - in particular the open plan flexible main spaces, sliding doors and different entrances evidence the use of the building as a dwelling and meeting place.

TECHNOLOGICAL AND CRAFTSMANSHIP SIGNIFICANCE

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

35 Rata Street has technological and craftsmanship significance due to aspects of its construction and the quality of the design and materials. It is an early example in Christchurch of the employment of steel windows in a domestic context. The craftsmanship and quality of the materials employed, whilst not untypical of the period, are notable due to the level of detailing particularly in the metal and timber work. Evidence of the detailing is to be seen, for instance, in the metal hardware such as the door handles and window latches and in the quality and design of the built in timber furniture, doors and timber detailing. The steel joinery, slate roof and extensive interior woodwork indicate that this was of good quality construction for the period.

CONTEXTUAL SIGNIFICANCE

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

35 Rata Street has contextual significance on its site and in its setting - which are contiguous - and also within its immediate suburban environment, which contains a number of dwellings contemporary with this address. The suburban section is located on the south side of Rata Street, between Riccarton Bush and the busy thoroughfare of Riccarton Road. The house is located towards the front of the section - with an established ornamental front garden, which includes mature trees, and a larger area containing vegetable plots at the rear - and is located close on the eastern boundary to allow a driveway to pass to the west. The rear portion of a double garage appears to be contemporary with the house. Although there is now a mixture of new and earlier houses in Rata Street it has largely retained the scale of the early street. Those dwellings contemporary with 35 Rata Street retain similarities in terms of type, form, materials and style, set against the backdrop of Riccarton Bush Pūtarāngamotu.

ARCHAEOLOGICAL AND SCIENTIFIC SIGNIFICANCE

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

35 Rata Street and its setting are of archaeological significance because they have the potential to provide archaeological evidence relating to past human activity on the site including that which occurred prior to 1900. As part of Pūtārikamotu an area recorded by Ngāi Tūāhuriri kaumātua as a forested area rich in bird life which was a kāinga nohoanga (settlement), kāinga mahinga kai (food-gathering place), and he pā tūturu where tuna (eels), kanakana (lamprey), and aruhe (bracken fernroot) were gathered, this area has archaeological significance.⁵ Between the early 1840s and 1912 the site was part of the Deans' family's Riccarton farm and estate. The development of the site for housing in the early 20th century would have impacted the potential for archaeological evidence to remain.

ASSESSMENT STATEMENT

35 Rata Street, its setting and the whole interior are of overall significance to the Christchurch district, including Banks Peninsula. The dwelling has historical and social significance for its association with Kate Passmore and the Kincaid family of grocery retailers, and for its long-standing association with prominent peace activists Kate Dewes and Robert Green and the role the dwelling played in their national and international peace activism. The dwelling has cultural significance reflecting the tastes and way of life of its first owners, with the dual entrances and interconnecting open-plan nature of the interior evidencing the public facing aspect of the dwelling. The cultural significance is further enhanced due to its association with the peace movement in the city, a movement for which the city is recognised for its long standing contribution. The dwelling has architectural and aesthetic significance as an example of a larger Arts and Crafts-style bungalow of the interwar period, and for the quality of its interior form and fabric. The dwelling has technological and craftsmanship significance as an early example in Christchurch of the employment of steel windows in a domestic context and for the quality of its construction and fit-out, particularly the metal and timber work which is representative of the standards of the period. The dwelling has contextual significance in relation to its site and suburban setting in proximity to Riccarton Bush. The dwelling and setting are of archaeological significance because they have the potential to provide archaeological evidence relating to past human activity on the site including that which occurred prior to 1900.

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REPORT DATED: 30/9/2021

⁵ Pūtārikamotu, <https://www.kahurumanu.co.nz/atlas>

DISTRICT PLAN – LISTED HERITAGE PLACE
HERITAGE ASSESSMENT – STATEMENT OF SIGNIFICANCE
HERITAGE ITEM NUMBER 690
***FORMER LIBRARY AND SETTING – 1130 OKAINS BAY ROAD,
OKAINS BAY***



PHOTOGRAPH : BRENDAN SMYTH, 2014

HISTORICAL AND SOCIAL SIGNIFICANCE

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

The library building has high historical significance as one of the earliest libraries in Banks Peninsula. An Anglican Reverend Henry Torlesse, was appointed to Okains Bay in 1859. Torlesse was determined to raise the standards of the bay which largely consisted of itinerant workers. In 1860 he called a meeting for the purpose of establishing a circulating library in the settlement. A committee was established, led by Torlesse, and a subscription was started. The local school room was used by the library committee until a purpose built building was constructed in 1865. A small parcel of land just big enough for the building had been purchased from John Fleurty, one of the first Europeans to settle in Okains Bay. The building remains on its own title. The building housed the library collection as well as serving as a venue for local community meetings and court sessions. The library ceased to function

as a library during the twentieth century. During the second half of the 20th century the building fell into a state of disrepair. During the early 21st century the library building was repaired and restored.

CULTURAL AND SPIRITUAL SIGNIFICANCE

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

The former Library has cultural significance as evidence of the commitment of the Anglican Church, and the Reverend Torlesse in particular, to improve the cultural environment and intellectual quality of life, in early colonial Banks Peninsula. The broader area of Okains Bay has cultural significance to Tangata Whenua as the area is thought to have been occupied over a long period. The main occupation period was during the 1820s, coming to an end in 1830 with Te Rauparaha's raids.

ARCHITECTURAL AND AESTHETIC SIGNIFICANCE

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

The building has architectural and aesthetic significance as an early colonial adaption of the cottage style purpose built as a library. The single gabled building with flared eaves was constructed in 1865. It takes the form of a typical cottage adapted for use internally as a library. It has a steeply pitched bell cast roof an architectural element that is also found on St John's Church opposite and the former school, both later buildings. The building had deteriorated considerably by the late 20th century and has undergone considerable restoration since that time. The chimney had been removed but was restored in the restoration. The interior of the building retains its high coved ceilings and 19th century bookshelves.

TECHNOLOGICAL AND CRAFTSMANSHIP SIGNIFICANCE

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

The building has technological and craftsmanship significance as it retains evidence of 1860s building and carpentry practices employed in Banks Peninsula at the time and evidence of the use of local timber. It also has the potential to provide evidence of contemporary conservation practice through the recent restoration process.

CONTEXTUAL SIGNIFICANCE

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

recognised landmarks and landscape which are recognised and contribute to the unique identity of the environment.

The Library and its setting have high contextual significance as part of a group of 19th century buildings that define the character of the Okains Bay settlement. Opposite the Library is the Church of St John the Evangelist, dating from 1863, which was also built due to the initial efforts of the Reverend Torlesse. Like other buildings in the group including the Seed Store, the Store, Former Post Office and Dwelling and the Former School, the Library sits close to the roadway. The scale, timber construction and steeply pitched roof are consistent with a 19th century colonial character. The setting consists of the immediate land parcel and consists of the space around the building and the new picket fence. The diminutive early colonial scale of the building and visibility from the roadway give the building landmark significance in the settlement.

ARCHAEOLOGICAL AND SCIENTIFIC SIGNIFICANCE

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

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

ASSESSMENT STATEMENT

The Library building has overall heritage significance to Banks Peninsula and Christchurch. It has high historical and social significance as one of the first library buildings on Banks Peninsula and as one of the early buildings in Okains Bay that was used for community purposes. It also has historical and social significance for its relationship with Anglican minister the Reverend Henry Torlesse who was appointed to Okains Bay in 1859. It has cultural significance as it demonstrates the early involvement by the Anglican clergy in the cultural development of Banks Peninsula and Okains Bay in particular. The building has architectural and aesthetic significance as an early colonial adaption of the cottage style purpose built as a library. The Library and its setting have high contextual significance as part of a broader group of colonial buildings that reflect the 19th century identity and physical layout of the Okains Bay settlement. Its visibility from the roadway and diminutive scale give it landmark significance. The Library and its setting has archaeological significance in view of the date at which development first occurred on this property.

REFERENCES:

Christchurch City Council Heritage files 1130 Okains Bay Road, Okains Bay Library
Simon Daisley, Background Information Listed Heritage Place, 1130 Okains Bay Road, Okains Bay, 2013.

Kawatea – Okains Bay (Okeina) <http://christchurchcitylibraries.com/tikoukawhenua/kawatea/>
June 2014

REPORT DATED: MARCH 11, 2015

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

PLEASE USE IN CONJUNCTION WITH THE CCC HERITAGE FILES.

DISTRICT PLAN – LISTED HERITAGE PLACE
HERITAGE ASSESSMENT – STATEMENT OF SIGNIFICANCE
HERITAGE ITEM NUMBER 540
***DWELLING AND SETTING – 2 WHISBY ROAD,
CHRISTCHURCH***



PHOTOGRAPH: M.VAIR-PIOVA, 21/01/15

HISTORICAL AND SOCIAL SIGNIFICANCE

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

The former Macmillan Brown dwelling and its setting has high historical significance as the home of Professor John Macmillan Brown (1845-1935), his wife Helen (nee Connon, c1857-1903) and their two daughters. Macmillan Brown was one of the three founding professors of Canterbury College (later the University of Canterbury) and also served, after his retirement from the college, as Vice-Chancellor and Chancellor of the University of New Zealand. He married Helen Connon in 1886; she was the first woman in the British Empire to graduate MA with honours (1881) and was headmistress of Christchurch Girl's High School for twelve years (1882-94). In 1897 the Macmillan Browns purchased a nine-acre property on the Cashmere Hills to serve as a winter escape from their Fendalton residence. They commissioned Helen's brother-in-law, noted local architect Samuel Hurst Seager, to build them an Arts and Crafts bungalow. It was the third house constructed in the area and was built between 1898 and 1900. The Macmillan Browns' garden was of particular note and was at the time recognised for its collection in New Zealand of native ferns. The Browns were well known for their hospitality at both their Wairarapa Terrace home and up on the hill. Ngaio Marsh's family spent the summer of 1905 staying at 2 Whisby Road, shortly afterwards

commissioning a house from Samuel Hurst Seager to be built in Valley Road Cashmere. Samuel Hurst Seager was Rose Marsh's cousin.

In 1908 Brown, by now a widower, subdivided the property and it was gradually built upon through the 20th century. Macmillan Brown spent the last years of his life living at 'Holmbank' at 35 Macmillan Avenue, which was named for the family's earlier Wairarapa Terrace home. The house remained in the Macmillan Brown family until 1919 and has had other owners since, including the Kennett family, of Kennett's Jewellery, who purchased the house in 1929 and retained family ownership until 2002. Both the Macmillan Browns and the Kennetts made the move to the Port Hills for health reasons, seeking an escape from the cold and damp of Christchurch winters. The house has a Heritage New Zealand Heritage Covenant over it and remains in private ownership.

CULTURAL AND SPIRITUAL SIGNIFICANCE

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

The former Macmillan Brown dwelling has cultural significance as an example of the early residential development that occurred on the Port Hills as a retreat from the city rather than a primary place of residence. It also has cultural significance due to the people who were responsible for its erection, the Macmillan Browns and Samuel Hurst Seager, all of whom made major cultural contributions to the artistic and intellectual life of New Zealand in the late 19th and early 20th centuries. In the early decades of the 20th century Cashmere was a particular reflection of the cultural residential patterns of the city and was considered to have developed a distinct sense of community based on its early popularity with intellectuals, artists and university people. Thus the former Macmillan Brown dwelling has cultural significance as an embodiment of this suburban typology.

The site of the former Macmillan Brown dwelling also has cultural significance for Maori. 'Early Maori, Ngati-Mamoe and Ngai Tahu, knew the foot of Cashmere as Iringa o Kahukura, the setting-up of the Kahukura (rainbow god). The base of the Cashmere Hill and the Spur now known as Cashmere Hill formed part of a well travelled trail from Riccarton bush to Rapaki and possibly to the Pa at Ohinetaha (Governors Bay) during tribal wars between the Ngati-Mamoe, residents of the Lyttelton Harbour area and the Ngai Tahu from the north'.

ARCHITECTURAL AND AESTHETIC SIGNIFICANCE

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

The former Macmillan Brown dwelling has high architectural and aesthetic significance as one of the earliest bungalows in New Zealand and because it represents a significant stage in Samuel Hurst Seager's architectural development. Seager (1855-1933) has been considered a visionary in regard to his views on New Zealand architectural style and he made a considerable contribution to the built environment of Christchurch. Born in England, Seager arrived in New Zealand in 1870 and then returned to England in the early 1880s to study architecture. In 1887 he married Hester, the sister of Helen Connon. Samuel Hurst Seager's cottage for the Macmillan Browns is regarded as a milestone in the history of New Zealand domestic architecture and it was the forerunner to his garden suburb development at The Spur.

Seager designed a wide variety of buildings throughout his career and from the early 20th century was increasingly interested in the wider planning context in which people lived and worked. He contributed to the Workers' Dwellings programme of the early 1900s and was the organising director of New Zealand's first town planning conference in 1919. He was also the 'official architect of New Zealand's battlefield memorials' in the early 1920s and an acknowledged expert on art gallery lighting. In about 1929 he left Christchurch for Wellington and thence retired to Sydney where he died in 1933.

The cottage built 1898-1900 is a small single-storey building with a rectangular footprint, low-pitched gable roof forms, grouped casement windows and unlined panelled interior. It stands within a reasonably generous garden setting, which may still feature remnants of Helen Brown's original planting scheme. Although some alterations have been made to the dwelling, including the addition of a room at the northwest corner, and the extension of the living room window and the kitchen, the original form and character of the dwelling remain.

TECHNOLOGICAL AND CRAFTSMANSHIP SIGNIFICANCE

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

The former Macmillan Brown dwelling has technological and craftsmanship significance due to its unusual structure which has been likened to that of a log cabin. The single skin walls of the house were formed by interlocking 2"x4" boards which project at the corners of the house to create a buttressing effect. It has the ability to provide evidence of a particular building type at the end of the 19th century.

CONTEXTUAL SIGNIFICANCE

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

The former Macmillan Brown dwelling has contextual significance for its siting to maximise those aspects of the property that could contribute to a healthy living environment. The dwelling also has high contextual significance within the oeuvre of leading New Zealand architect Samuel Hurst Seager, particularly as regards his Arts and Crafts bungalow designs, especially those at The Spur. The dwelling also has contextual significance for its association with the Macmillan Brown library at the University of Canterbury, which was established and endowed by Professor Brown, and his 1908 Cashmere subdivision that was centred upon Macmillan Avenue.

ARCHAEOLOGICAL AND SCIENTIFIC SIGNIFICANCE

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

The former Macmillan Brown dwelling has archaeological significance because it has the potential to provide archaeological evidence relating to past building construction methods and materials, and human activity on the site, including that which occurred prior to 1900.

ASSESSMENT STATEMENT

The former Macmillan Brown dwelling has high overall significance to the Christchurch District, including Banks Peninsula, as the home of Professor John Macmillan Brown his wife Helen (nee Connon,) and their two daughters as well as a being designed by architect Samuel Hurst Seager. The dwelling has high historical significance as a winter retreat for the Macmillan Browns and as one of the first residential buildings to be erected on the Cashmere Hills. The former Macmillan Brown dwelling has cultural significance as a particular reflection of the cultural residential patterns of the city and was considered to have developed a distinct sense of community based on its early popularity with intellectuals, artists and university people. The former Macmillan Brown dwelling has high architectural significance for its association with Samuel Hurst Seager and landmark status within the history of New Zealand architecture. The dwelling has technological significance due to its unusual interlocking timber construction and contextual significance in relation to its garden setting and other houses designed by S H Seager, especially those at The Spur. The former Macmillan Brown dwelling has archaeological significance given the potential for pre-1900 evidence to be discovered on the site.

REFERENCES:

Historic place # 3674 – Heritage New Zealand List

<http://www.heritage.org.nz/the-list/details/3674>

'John Macmillan Brown' DNZB Entry – *Te Ara The Encyclopedia of New Zealand*

<http://www.teara.govt.nz/en/biographies/2b41/brown-john-macmillan>

Christchurch City Council *Cashmere Village Green Management Plan* (Christchurch, 2001)

Gordon Ogilvie *The Port Hills of Christchurch* (Auckland, 1991)

Ian Lochhead 'The Architectural Art of Samuel Hurst Seager' *Art New Zealand* (44, Spring 1987, pp. 92-99)

Margaret Lovell-Smith *Easily the Best: the life of Helen Connon Brown 1857-1903* (Christchurch, 2004)

Thelma Strongman *The Gardens of Canterbury* (Wellington, 1984)

John Wilson et al *Christchurch Contextual Historical Overview* (for Christchurch City Council, June 2005)

REPORT DATED: 27 NOVEMBER 2014

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

PLEASE USE IN CONJUNCTION WITH THE CCC HERITAGE FILES.

9. Richmond Neighbourhood Greenway Metropolitan Significance

Reference / Te Tohutoro: 23/938784

Report of / Te Pou Matua: Lisa-Maria Biggar, Junior Project Manager Transport lisa-maria.biggar@ccc.govt.nz

Senior Manager / Pouwhakarae: Mary Richardson, General Manager Citizens & Community (Mary.Richardson@ccc.govt.nz)

1. Nature of Decision or Issue and Report Origin

- 1.1 To clarify the significance of the Richmond Neighbourhood Greenway Cycleway project.
- 1.2 This report is staff generated and recommends that the Council approve the Richmond Greenway Cycleway project as one of metropolitan significance.

The decision in this report is of low significance in relation to the Christchurch City Council's Significance and Engagement Policy. The level of significance was determined by the reasoning that the decision is a procedural one and standard project procedures with regard to community engagement will still be undertaken.

2. Officer Recommendations Ngā Tūtohu

That the Council:

1. Approve the designation of the Richmond Greenway Cycleway project as one of metropolitan significance.

3. Reason for Report Recommendations Ngā Take mō te Whakatau

- 3.1 The Richmond Greenway Cycleway project exists as two separate projects in Council's Capital Programme due to separate funding sources. For similar reasons, one portion of the project has been identified as Metropolitan Significance, the other has not and is split between two Community Boards.
- 3.2 It is desirable for the entire project to be determined as Metropolitan Significance to enable a decision on the project in its entirety through a single democratic process, to ensure consistency of design ensuring a safe and predictable facility for users.
- 3.3 From a consultation perspective, the project is being treated holistically as a single project. The project is part of the Way Safer Streets consultation running from 16 June 2023 to 16 July 2023.

4. Alternative Options Considered Ētahi atu Kōwhiringa

- 4.1 The alternative option to leave the decision making for the two sections split between Council the two Community Boards. This option results in overlapping decision making, potentially disrupting the continuity of design and delivery.

5. Detail Te Whakamahuki

- 5.1 Under the status quo, decision making for the Richmond Greenway Cycleway project is split between three decision making bodies (Council and two Community Boards).

- 5.2 The Richmond Neighbourhood Greenway Cycleway is partially funded through the Climate Emergency Response Fund (Transport Choices) programme and partially funded through the CRAF programme. The project exists as two projects within the Annual Plan for this reason:
- ID 71496 – Richmond CRAF – Neighbourhood Greenway Cycleway
 - ID 72758 – Transport Choices 2022 – Richmond Neighbourhood Greenway
- 5.2.2 The Finance and Performance Committee agreed the Transport Choices programme of work be included in the draft Annual Plan and that projects within that programme are of Metropolitan Significance at its meeting of 22 February 2023. Projects within the CRAF programme have not been determined as being of Metropolitan Significance.
- 5.2.3 As it stands, that Council will decide on the Transport Choices portion of the project, and the Community Boards decide the CRAF portion. This is further complicated by the CRAF portion of the project being partially on the boundary of the Central and Burwood Wards.
- 5.3 It is desirable from a funding perspective for the project to exist as two separate entities to maintain transparency and reporting with our funding partners. However, it is not desirable for consultation and decision making to have separate decision-making processes on what is effectively the same project, but rather to treat this project holistically.
- 5.4 The decision affects the following wards/Community Board areas:
- 5.4.1 Waipapa Papanui-Innes-Central Community Board
- 5.4.2 Waitai Coastal-Burwood-Linwood Community Board

6. Policy Framework Implications Ngā Hīraunga ā- Kaupapa here

Strategic Alignment Te Rautaki Tīaroaro

- 6.1 This report supports the [Council's Long Term Plan \(2021 - 2031\)](#):
- 6.2 Transport
- 6.2.1 Activity: Transport
- Level of Service: 10.5.2 Improve the perception that Christchurch is a cycling friendly city - >=66% resident satisfaction

Policy Consistency Te Whai Kaupapa here

- 6.3 The decision is consistent with Council's Plans and Policies.

Impact on Mana Whenua Ngā Whai Take Mana Whenua

- 6.4 The decision does not involve a significant decision in relation to ancestral land or a body of water or other elements of intrinsic value, therefore this decision does not specifically impact Mana Whenua, their culture, and traditions.
- 6.5 The decision does not involve a matter of interest to Mana Whenua and should not impact on our agreed partnership priorities with Ngā Papatipu Rūnanga.
- 6.6 The project is based on minor changes to, or re-allocation of, existing road spaces, so are not anticipated to have a significant impact on Mana Whenua.

Climate Change Impact Considerations Ngā Whai Whakaaro mā te Āhuarangi

- 6.7 The Transport Choices projects are funded through the Climate Change Emergency Fund. The objective of these projects is to promote healthy travel modes and consequently reduce vehicular travel and associated emissions from Transport.

Accessibility Considerations Ngā Whai Whakaaro mā te Hunga Hauā

6.8 Nil

7. Resource Implications Ngā Hīraunga Rauemi

Capex/Opex Ngā Utu Whakahaere

- 7.1 Cost to Implement – not impacted by the recommendations of this report.
- 7.2 Maintenance/Ongoing costs – not impacted by the recommendations of this report.
- 7.3 Funding Source – Transport Choices projects are 90% funded externally. CRAF projects are 100% externally funded, to a funding limit.

Other He mea anō

7.4 Nil

8. Legal Implications Ngā Hīraunga ā-Ture

Statutory power to undertake proposals in the report Te Manatū Whakahaere Kaupapa

- 8.1 The Council delegates a number of decision-making powers to committees, subordinate bodies and staff consistent with the Register of Delegations. The Register of Delegations recognises that questions may arise about whether an issue is inherently local or has implications beyond the boundaries of a Community Board (i.e., metropolitan), whether effective decision-making requires alignment or integration with other decisions, and whether there are benefits of a consistent or coordinated approach.
- 8.2 Consistent with these considerations as outlined by the Register of Delegations, staff recommended to the Executive Leadership Team that the Richmond Greenway Cycleway project be deemed as one of Metropolitan Significance. The recommendation was approved and is now before the Council for consideration.

Other Legal Implications Ētahi atu Hīraunga-ā-Ture

- 8.3 There is no legal context, issue, or implication relevant to this decision.

9. Risk Management Implications Ngā Hīraunga Tūraru

9.1 Nil

Attachments Ngā Tāpirihanga

There are no attachments to this report.

In addition to the attached documents, the following background information is available:

Document Name – Location / File Link
Not applicable

Confirmation of Statutory Compliance Te Whakatūturutanga ā-Ture

Compliance with Statutory Decision-making Requirements (ss 76 - 81 Local Government Act 2002).

(a) This report contains:

- (i) sufficient information about all reasonably practicable options identified and assessed in terms of their advantages and disadvantages; and

- | |
|--|
| <p>(ii) adequate consideration of the views and preferences of affected and interested persons bearing in mind any proposed or previous community engagement.</p> <p>(b) The information reflects the level of significance of the matters covered by the report, as determined in accordance with the Council's significance and engagement policy.</p> |
|--|

Signatories Ngā Kaiwaitohu

Author	Lisa-Maria Biggar - Junior Project Manager
Approved By	Ryan Rolston - Programme Manager Sharon O'Neill - Programme Manager Transport Capital Programme Lynette Ellis - Head of Transport & Waste Management

10. LTP 2024-34 - Setting the Scene

Reference / Te Tohutoro: 23/396393

Report of / Te Pou Matua:	Peter Ryan, Head of Corporate Planning and Performance, (peter.ryan@ccc.govt.nz)
General Manager / Pouwhakarae:	Lynn McClelland, Assistant Chief Executive Strategic Policy and Performance (lynn.mcclelland@ccc.govt.nz)

1. Nature of Information Update and Report Origin

- 1.1 The priorities, process, high-level phasings and timings for the LTP 2024 have been set out by Council in a formal Letter of Expectation.

As requested, LTP briefings have been arranged between July and December 2023 to undertake joint development between elected members and staff to review early drafts of strategies, activity plans, asset management plans, capital programme prioritisation, key policies and the Consultation Document.

- 1.2 This briefing is to outline the starting position for LTP joint-development, including the following information:
- Councillors' Letter of Expectation;
 - Updated Environmental Scan;
 - Update on how the adopted draft LTP 2024-34 Strategic Framework, including Climate Resilience, as well as engagement with Mana Whenua and Community Boards, are being incorporated into draft LTP documents;
 - Summary of Resident Survey feedback;
 - Update on LTP early engagement (verbal update), and;
 - Proposed schedule of joint development briefings and meetings - July to December 2023.

A follow-up briefing is scheduled for 25 July to discuss the draft Infrastructure Strategy, financial position and capital programme matters.

2. Officer Recommendations Ngā Tūtohu

That the Council:







1. Receive the information in the LTP 2024-34, joint-development briefing report and provide direction for the on-going joint development of the Long-term Plan 2024-34.

3. Brief Summary

- 3.1 Outcome sought: to provide councillors with information regarding the Long-term Plan 2024-34, and receive Council direction for the ongoing joint development of the plan.
- 3.2 Joint development is the third phase of the overall LTP high-level process, timeline and phasings that were agreed with Council in 2022 and set out in the Councillor's Letter of Expectation.
- 3.3 ELT has reviewed and approved the briefing materials.
- 3.4 In setting the scene it is important to highlight some of the key issues that the Council will need to grapple with as part of the joint development process:

- 3.4.1 Times are tough for everyone - residents, businesses and the Council. The LTP needs to be realistic about what the Council can deliver and what ratepayers can afford, balanced with ambition to achieve this Council's Strategic Priority to be a leading city in Aotearoa New Zealand, with improved wellbeing and opportunities for everyone.
- 3.4.2 We are going to need agile and responsive thinking and a readiness to adapt – both for the short term and the longer-term economic and sustainable growth of the city.
- 3.5 Among the questions staff are posing, and we expect Councillors to pose in relation to the development of Activity and Asset Management plans, are:
 - 3.5.1 How will we balance competing demands for resources? What trade-offs will we make and how?
 - 3.5.2 How can we best progress the Council's strategic priorities?
 - 3.5.3 What key actions or initiatives will bring about the shifts Council is looking for?
 - 3.5.4 What things do we need to keep doing? do more of, do better, do less or simply stop?
 - 3.5.5 How can we be more productive in what we do?
 - 3.5.6 How can we balance residents' expectations with ability to pay?
 - 3.5.7 How can we shift our thinking to consider climate impacts?
- 3.6 Next Steps: following the sequence of joint development briefings, staff expect to have all required information to enable the preparation of reports and various attachments to be presented to the meetings of:
 - 3.6.1 Audit and Risk Management Committee (September- December 2023);
 - 3.6.2 Audit and Risk Management Committee for 8 February 2024 (to review the process for preparation for the draft LTP), and
 - 3.6.3 Council for 14 February 2024, for the adoption of the Consultation document and draft Long-term Plan 2024-34 for formal consultation.

Attachments Ngā Tāpirihanga

No.	Title	Reference	Page
A 	Council Joint Development - setting the scene (<i>Under Separate Cover</i>)	23/1099356	
B 	Letter of Expectation (<i>Under Separate Cover</i>)	23/463470	
C 	Updated Environmental Scan (<i>Under Separate Cover</i>)	23/1044197	
D 	Draft LTP 2024-34 Strategic Framework, including Climate Resilience (<i>Under Separate Cover</i>)	23/964007	
E 	Latest customer feedback (Residents Survey - Snapshot 22-23) (<i>Under Separate Cover</i>)	23/809614	
F 	Schedule of joint development briefings and meetings with Council - July to December 2023 (<i>Under Separate Cover</i>)	23/1100129	

In addition to the attached documents, the following background information is available:

Document Name - Location / File Link
Draft Strategic Framework Strategic Framework : Christchurch City Council (ccc.govt.nz)
Christchurch Residents Survey results 2022-2023 Christchurch Residents Survey : Christchurch City Council (ccc.govt.nz)
What matters most? (LTP early engagement) What matters most? Kōrero mai Let's talk (ccc.govt.nz)

Confirmation of Statutory Compliance Te Whakatūtutanga ā-Ture

Compliance with Statutory Decision-making Requirements (ss 76 - 81 Local Government Act 2002).
(a) This report contains:
(i) sufficient information about all reasonably practicable options identified and assessed in terms of their advantages and disadvantages; and
(ii) adequate consideration of the views and preferences of affected and interested persons bearing in mind any proposed or previous community engagement.
(b) The information reflects the level of significance of the matters covered by the report, as determined in accordance with the Council's significance and engagement policy.

Signatories Ngā Kaiwaitohu

Authors	Boyd Kedzlie - Senior Business Analyst Adelaine Hansson - Performance Analyst Peter Ryan - Head of Corporate Planning & Performance
Approved By	Peter Ryan - Head of Corporate Planning & Performance Lynn McClelland - Assistant Chief Executive Strategic Policy and Performance

11. Resolution to Exclude the Public

Section 48, Local Government Official Information and Meetings Act 1987.

I move that the public be excluded from the following parts of the proceedings of this meeting, namely items listed overleaf.

Reason for passing this resolution: good reason to withhold exists under section 7.

Specific grounds under section 48(1) for the passing of this resolution: Section 48(1)(a)

Note

Section 48(4) of the Local Government Official Information and Meetings Act 1987 provides as follows:

“(4) Every resolution to exclude the public shall be put at a time when the meeting is open to the public, and the text of that resolution (or copies thereof):

- (a) Shall be available to any member of the public who is present; and
- (b) Shall form part of the minutes of the local authority.”

This resolution is made in reliance on Section 48(1)(a) of the Local Government Official Information and Meetings Act 1987 and the particular interest or interests protected by Section 6 or Section 7 of that Act which would be prejudiced by the holding of the whole or relevant part of the proceedings of the meeting in public are as follows:

ITEM NO.	GENERAL SUBJECT OF EACH MATTER TO BE CONSIDERED	SECTION	SUBCLAUSE AND REASON UNDER THE ACT	PLAIN ENGLISH REASON	WHEN REPORTS CAN BE RELEASED
12.	AUDIT AND RISK MANAGEMENT COMMITTEE: APPOINTMENT OF INDEPENDENT MEMBER	S7(2)(A)	PROTECTION OF PRIVACY OF NATURAL PERSONS	TO PROTECT THE CANDIDATE'S REPUTATION	FOLLOWING THE CONCLUSION OF THE INDEPENDENT MEMBER APPOINTMENT PROCESS.

Karakia Whakamutunga

Kia whakairia te tapu

Kia wātea ai te ara

Kia turuki whakataha ai

Kia turuki whakataha ai

Haumi e. Hui e. Tāiki e