
Council Information Session/Workshop

AGENDA

Notice of Information Session/Workshop:

A Council Information Session/Workshop will be held on:

Date: **Tuesday 17 December 2024**
Time: **9.30am-3.00pm**
Venue: **Council Chambers, Civic Offices,
53 Hereford Street, Christchurch**
Zoom Link: <https://us02web.zoom.us/j/8305479561>
Meeting ID: 830 547 9561

Membership

Chairperson	Mayor Phil Mauger
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 December 2024

Principal Advisor

Mary Richardson

Chief Executive

Tel: 941 8999

mary.richardson@ccc.govt.nz

Note: This forum has no decision-making powers and is purely for information sharing.

To find upcoming meetings, watch a recording after the meeting date, or view copies of meeting Agendas and Notes, go to:

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



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INFORMATION SESSION/WORKSHOP ITEMS

2. CCHL Group - Strategic issues briefings - Enable Services Ltd – Public Excluded

9.30-10.15am

This workshop item will not be open to the public under the following sections of the LGOIMA:

7(2)(b)(ii) – to protect the commercial position of the person who supplied or who is the subject of the information

7(2)(c)(i) – to protect information which is subject to an obligation of confidence, where the making available of the information would be likely to prejudice the supply of similar information, or information from the same source

In the Council's view the reasons holding a publicly excluded workshop are not outweighed by public interest considerations in section 7(1) favouring their release.

The public can ask the Ombudsman to review this decision. Information about how to make a complaint is available at www.ombudsman.parliament.nz or freephone 0800 802 602.

3. Lyttelton Port Company Ltd - Port Resilience Project – Public Excluded

10.15am-10.45am

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Break: 10.45am-11.00am

4. Local Government Funding Agency - Information Update – Public Excluded

11am-Midday

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5. Procurement - Electricity Supply Contract – Public Excluded

Midday-12.45pm

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Lunch: 12.45pm-1.30pm

Public Items:

6. Performing Arts Precinct - 129 Gloucester Street 13

1.30pm-2.00pm

Presenter: Bruce Rendall (Head of Facilities and Property) and Luke Rees-Thomas (Property Consultant)

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- 7. Parakiore Update 15**
2.00pm-2.30pm
Presenters: Craig Hutchings (Facilities Establishment Programme Manager) and Nigel Cox (Head of Recreation, Sports and Events)
- 8. Taumata Arowai and Commerce Commission proposed Water Services levies**
2.30pm-3.00pm
Presenter: Brent Smith (Acting General Manager, City Infrastructure)
- 9. Council submission on the Principles of the Treaty of Waitangi Bill**
3.00pm-3.15pm
Presenter: Pari Hunt (Te Aporei Whakawhanaunga ā-Tiriti)

1. Apologies Ngā Whakapāha

Apologies will be recorded at the meeting.

2. CCHL Group - Strategic issues briefings - Enable Services Ltd

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4. Local Government Funding Agency

This workshop item will not be open to the public under the following sections of the LGOIMA:

7(2)(b)(ii) – to protect the commercial position of the person who supplied or who is the subject of the information

7(2)(f)(i) – to maintain the effective conduct of public affairs through the free and frank expression of opinions

In the Council's view the reasons holding a publicly excluded workshop are not outweighed by public interest considerations in section 7(1) favouring their release.

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6. Performing Arts Precinct - 129 Gloucester Street

Reference Te Tohutoro: 24/1844172

Presenter(s) Te Kaipāhō: Bruce Rendall, Head of Facilities and Property
Luke Rees-Thomas, Property Consultant

1. Detail Te Whakamahuki

Purpose and Origin	The aim of this information session is to notify Councillors of a temporary treatment and use for a vacant site within the performing Arts Precinct.
Timing	This information session is expected to last for thirty minutes.
Confidentiality	The session and any shared information are not confidential, however, there are sensitive aspects. Council has previously negotiated with commercial organisations around performing arts or ancillary uses of this site. For various reasons these matters have not proceeded, and at least one of the organisations has requested that its name remains private.
Outcome Sought	Councillors are informed about proposed temporary treatment and use of the site at 129 Gloucester Street.
ELT Consideration	ELT considered the matter at its meeting of 14 th October and endorsed a recommended approach of temporary landscaping allowing for activation. As part of the information session, ELT requested that other options be presented to Councillors.
Next Steps	Depending in the feedback, implement the recommended option once the site is no longer needed for construction purposes for the adjacent Court Theatre project.
Key points / Background	<p>The original Performing Arts Precinct plan included a public parking facility on 129 Gloucester Street, however, on 15 March 2022, the Council resolved not to sell the land for the purpose of developing a public parking facility (CNCL/2022/00011). The resolution specifically noting “that the land is no longer required for the provision of a carpark building.”.</p> <ul style="list-style-type: none"> In 2023, following a public tender process, officers undertook negotiation with a commercial arts provider with a proposal for a live music venue on the site. Following a feasibility exercise, the commercial entity determined that their proposal was is unlikely to be viable within current market conditions and withdrew their interest. There were two other interested parties from the public tender process, however, these proposals did not:

	<ul style="list-style-type: none"> ○ have a sustainable no cost to Council development and operating funding model; or ○ reflect the Council’s decisions, plans and vision for the precinct. <ul style="list-style-type: none"> • With no current approved compliant or viable permanent use proposals for the 129 Gloucester Street site within the Performing Arts Precinct, and unfavourable market and economic conditions, staff have considered temporary treatment for the site. • The recommended temporary treatment includes clearing, levelling, and surfacing the site for public use. The installation of planter boxes and seating would support casual daytime use. Other structures, such as the stage from the Streets for People trial could be explored. The site could also support arts-based activation on a bookable basis. • While the Council has resolved not to use the land for a carpark building, there may be the case for a small amount of temporary mobility car parking for patrons of the PAP venues. This option would need to be explored further with Councillors. • Another option that could be considered is approved temporary carparking to Council’s standards. While there have been proposals for permanent carparking north of the Square, this has not yet eventuated. Additionally temporary car parking in the vicinity is not currently at the standards required by the Council or delivered by others in the CBD.
Useful Links	

Attachments Ngā Tāpirihanga

Signatories Ngā Kaiwaitohu

Author	Bruce Rendall - Head of Facilities & Property
Approved By	Lynn McClelland - General Manager Corporate Services

7. Parakiore Update

Reference Te Tohutoro: 24/1751587


Presenter(s) Te Kaipāhō: Craig Hutchings, Facilities Establishment Programme Manager;
Nigel Cox, Head of Recreation, Sports and Events

1. Detail Te Whakamahuki

Purpose and Origin	To update Council on the operational and planning considerations for Parakiore Recreation and Sport Centre. The briefing was requested during the Recreation Sport and Events Units presentation to Council on the 12 September 2023 as part of the development of the 2024-34 Long Term Plan.
Timing	This information session is expected to last for 30 minutes.
Confidentiality	The session and any shared information are not confidential.
Outcome Sought	Council are aware of the detailed planning being undertaken that has informed the operation of the network of recreation and sporting facilities, including Parakiore Recreation and Sport Centre.
ELT Consideration	This has not been considered by ELT.
Next Steps	RSE staff will continue to plan and prepare for the operation of Parakiore Recreation and Sport Centre.
Key points / Background	<p>Background</p> <p>The Parakiore Recreation and Sport Centre (previously Metro Sports Facility) Business Case, April 2015, developed by The Canterbury Earthquake Recovery Authority in partnership with Christchurch City Council identified five key investment objectives. These remain the same today.</p> <ol style="list-style-type: none"> 1. Restore and grow participation rates in sport and recreation in Canterbury and provides facilities to support pathways for high-performance progression. 2. Host local, regional, national and international sport and recreation events. 3. Provide for a range of sports and recreation activities for the Christchurch catchment area, which will attract visitors to the central city to work, live and play and support a vibrant central city. Contribute to a vibrant and attractive central city that reflects the community’s aspirations by attracting visitors and residents to the central city to work, live and play. 4. Leverage the opportunities created by the facility’s central city location, as well as the co-location of sports and recreational facilities on a single site. 5. Provide a facility that is environmentally sustainable and financially viable over the whole of life.

	<p>CCC Aquatic Facilities Plan</p> <p>The Aquatic Facilities Plan 2017 is a planning tool used to inform community consultation and subsequent Council decision making on Council’s role in the provision of aquatic facilities in the Long-Term Plan and Annual Plan processes.</p> <p>When open, Parakiore Recreation and Sport Centre will complete the city-wide network of new facilities identified in the Council Aquatic Facility Plan 2017. Increasing the Council aquatic supply of indoor programmable water area to 8,229m² from 2,664m² in 2017. This is consistent with similar sized cities in New Zealand. Namely the ratio of citizens per m² of Council indoor pool provision in Christchurch City will have reduced from 145 to 50 citizens per m². Wellington has 47 citizens per m², Auckland about 60.</p> <p>Funding</p> <p>The cost of operating the network of aquatic facilities is included in the 2024/2034 Long Term Plan.</p> <p>Accessibility</p> <p>There have been a series of accessibility reviews conducted throughout the design process of Parakiore Recreation and Sport Centre. These reviews were aimed at ensuring the facility not only met the minimum requirements of Access Standard NZS4121:2001 but also went beyond these minimum requirements.</p> <p>Parking and Transport</p> <p>Strategies for the management parking and transport to and from the Centre are well advanced. These strategies are informed by early planning documents including an Integrated Transport Strategy (Aurecon, January 2017) and an Access and Circulation Study (Stantec, August 2018).</p> <p>Establishment Work Plan</p> <p>To ensure the centre meets stakeholder expectations and the objectives set out in the original business case. Detailed workplans document the scope of work being undertaken in each of the key workstreams including fit out, communication, staffing, operations, leasing, marketing and activation.</p>
<p>Useful Links</p>	<p>Parakiore Recreation and Sport Centre</p> <p>Parakiore Recreation and Sport Centre Rau Paenga</p>

Attachments Ngā Tāpirihanga

No.	Title	Reference	Page
A 	Parakiore - Council Presentation November 2024	24/2272731	18

Signatories Ngā Kaiwaitohu

Author	Craig Hutchings - Facilities Establishment Programme Manager
Approved By	Nigel Cox - Head of Recreation, Sports & Events Andrew Rutledge - Acting General Manager Citizens and Community

Parakiore

Recreation and Sport Centre

New Zealand's largest aquatics, indoor recreation and leisure venue built in the heart of Christchurch.

This world class facility is designed to be accessible to people of all ages and abilities and will host local, national and international events.



Parakiore – Strategic Objectives

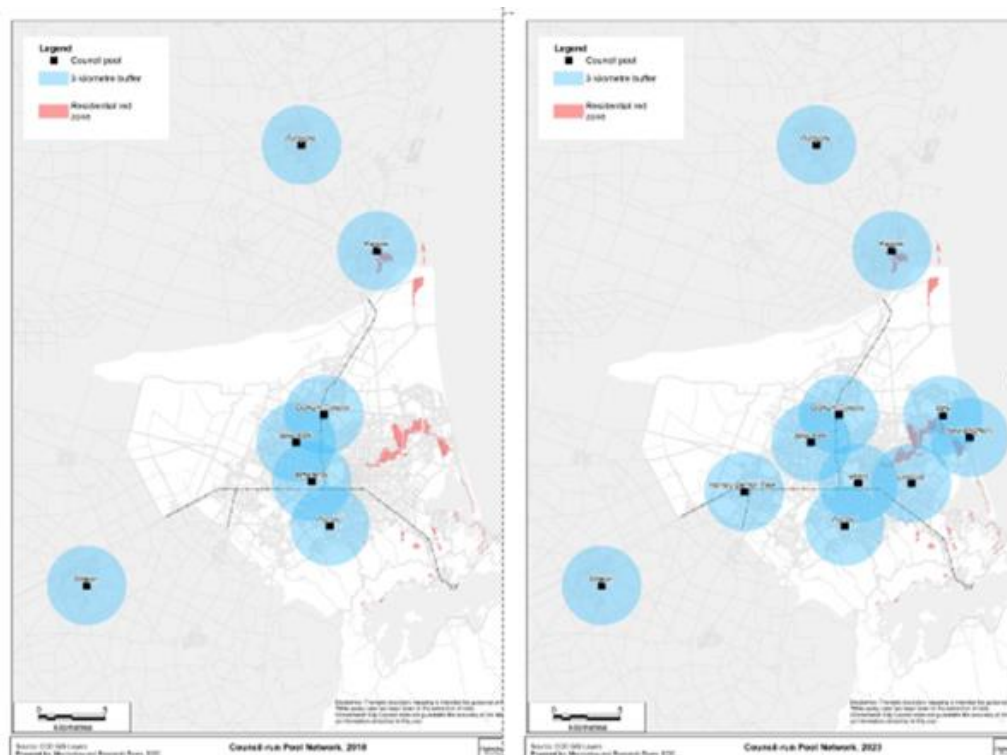
FLOOR PLAN
Ground Floor



1. Restore and grow participation rates in sport and recreation in Canterbury and provides facilities to support pathways for high-performance progression.
2. Host local, regional, national and international sport and recreation events.
3. Provide for a range of sports and recreation activities for the Christchurch catchment area, which will attract visitors to the central city to work, live and play and support a vibrant central city
4. Leverage the opportunities created by the facility's central city location, as well as the co-location of sports and recreational facilities on a single site.
5. Provide a facility that is environmentally sustainable and financially viable over the whole of life.

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CCC - Aquatics Facilities Plan



- **Provision of indoor pool area:**
 - 2017 - 2,664m² (145 citizens per m²)
 - 2025 - 8,229m² (50 citizens per m²)
- **Proximity citizens within 3km of an indoor pool:**
 - 2010 - 67%
 - 2017 - 44%
 - 2025 - 79%

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Network - Projected Participation

Measure	2010 CCC Pre-EQ	2017	2028
CCC Indoor Pool 'wet only' admissions	2,107,110	1,397,52614	2,436,850
Population in Christchurch	355,500	387,200	423,800
Admissions per capita	5.9	3.6	5.75
Total programmable water area	3,666m2	2,664m2	8,229m2

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Parakiore – Projected Participation

COMMUNITY COURTS



Visits

- 1,200,000 visits/year

Memberships

- 4,400 members
(Aquatic 2,400, Gym 500, Swim & Gym 1,500)

Court & Lane Hire

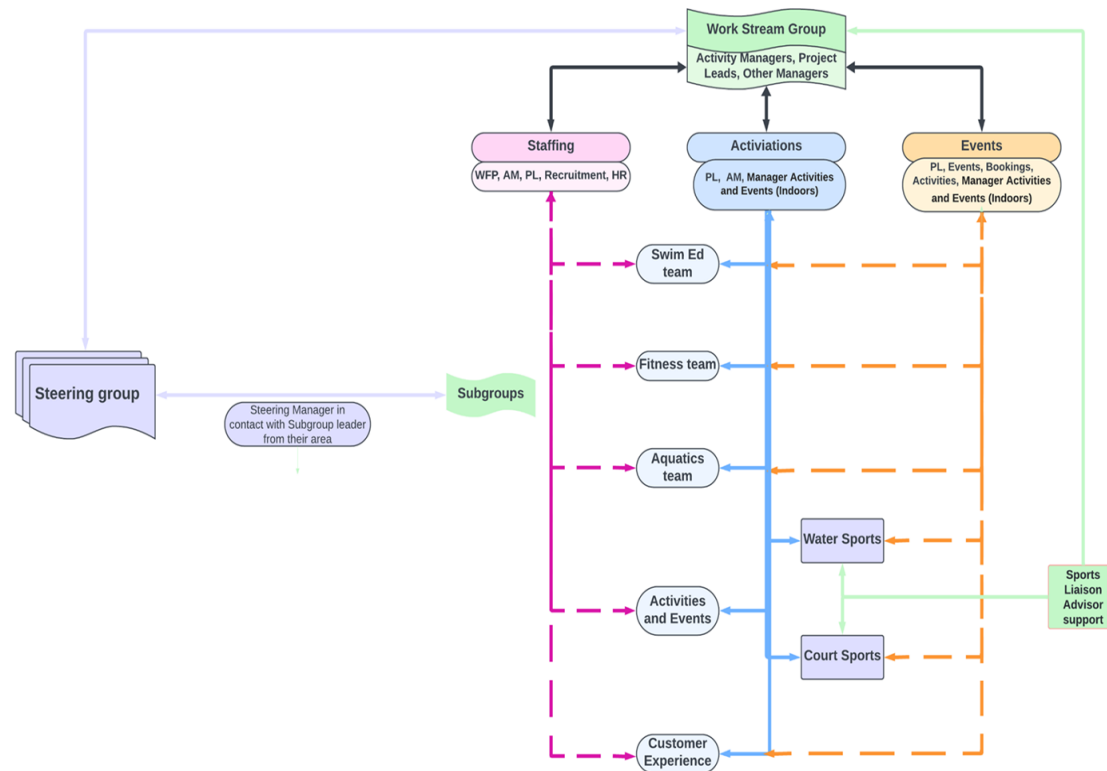
- Lane Hire 5,296 bookings/year
- Court Hire 16,000 court hours/year

Programmes

- 1,000 LTS lessons/week
- 70 Group Fitness classes/week

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Parakiore – Operational Establishment



Workstreams

- Staffing
- Activation
- Events
- Operations
- Fit Out
- Marketing & Communications
- Leasing
- Information Technology Systems
- Finance

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Parakiore – Operational Establishment

- **Staffing**
 - 200 staff
 - Recruitment Plan
 - Training & Development Plan
- **Activation**
 - Stakeholder Engagement
 - Programme and Service offerings
 - Booking Guidelines and Procedures
- **Events**
 - Annually - 12 regional, 4 national and 1 international event
 - Target event calendar
 - Bid Documents
 - Event Traffic Management Plans
- **Operations**
 - Cleaning & Maintenance Schedule
 - Emergency Action Plans
 - Operating Procedures
 - Commissioning Strategy
- **Fit Out**
 - \$8M Fit Out
 - Procurement Plan
 - Storage Plan
- **Marketing & Communication**
 - Communication Plan
 - Programme of site visits
 - Promotions Plan
- **Leasing**
 - Leasing Plan
 - Tenant Fit Out Plan
 - Sport Canterbury, High Performance Sport New Zealand, Catering Belle, Active Health
- **Information Technology Systems**
 - IT Requirements Document
 - Broadcasting Plan
- **Finance**
 - Sponsorship Plan
 - Pricing Schedule
 - Model to calculate revenue and expenses

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Full Network – Cost of Operation

FULL NETWORK		Parakiore/Jellie Park, Taiora QEII, Pioneer, Graham Condon, Matatiki and Te Pou Toetoe Linwood				
Drivers for increase cost in service						
FY25 - first full year operations budgets for Matatiki						
FY26 - opening of Parakiore in October 2025						
FY27 - first full year operations budgets for Parakiore and increased cost of services for existing facilities (with the movement of participation)						
		Actuals FY24	Plan FY24	Plan FY25	Plan FY26	Plan FY27
[-] CCC12CC	Controllable Costs and Revenue	9,454,488	12,556,637	14,431,368	19,675,959	18,872,200
[-] CCC12REV	Controllable Revenue	-15,701,861	-14,286,168	-15,702,013	-20,469,091	-23,363,446
[+] CCC12TERM	Term Rentals	-234,897	-195,051	-169,690	-599,755	-998,558
[+] CCC12CASUAL	Casual Rentals/Hire	-896,547	-778,346	-844,482	-1,444,186	-1,699,045
[+] CCC12ENTRY	Entry/Usage Fees	-13,838,158	-12,812,306	-13,866,003	-17,483,741	-19,303,956
[+] CCC12PROF	Professional Service	-12,745				
[+] CCC12SALES	Product and Informat	-591,123	-396,877	-589,339	-629,112	-743,287
[+] CCC12GRANTS	Grants and Subsidies	-124,704	-103,587	-232,500	-312,297	-618,600
[+] CCC12RECOVER	Cost Recoveries	-3,687				
[-] CCC12COST	Controllable Costs	25,156,349	26,842,805	30,133,381	40,145,050	42,235,647
[+] CCC12PERSONNEL	Personnel Costs	12,478,520	13,851,795	15,949,791	21,773,570	22,732,718
[+] CCC12OFF	Office Expenses	114,948	176,011	189,025	207,206	213,627
[+] CCC12PROFADV	Professional Advice	39,291	104,151	75,128	112,216	80,092
[+] CCC12OP	Operating Costs	5,113,949	5,047,429	5,559,858	8,104,133	8,487,845
[+] CCC12MAINT	Maintenance Costs	2,061,071	1,908,956	2,030,453	3,047,589	3,554,538
[-] CCC12INT	Internal Reallocations/Unit overheads	5,348,570	5,754,462	6,329,126	6,900,336	7,166,828

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Parakiore – Cost of Operation

PARAKIORE					
	Actuals FY-2024	Plan FY-2024	Plan FY-2025	Plan FY-2026	Plan FY-2027
Controllable Costs a	143,843	390,503	330,008	4,447,094	2,660,111
Controllable Revenue	-2,492.62		-190,000	-6,555,240	-9,801,249
Term Rentals				-368,778	-760,421
Casual Rentals/Hire				-669,158	-928,496
Entry/Usage Fees	-120.00			-4,929,530	-7,115,044
Professional Service	-2,372.62				
Product and Informat				-275,476	-378,688
Grants and Subsidies			-190,000	-312,297	-618,600
Controllable Costs	146,335.57	390,502.69	520,008	11,002,334	12,461,360
Personnel Costs	165.71	188,102.88	315,528	5,854,628	6,535,611
Office Expenses	113.40	621.12	2,273	14,105	14,540
Professional Advice	556.59	32,050.43		34,533	
Operating Costs		206.96		2,521,069	2,829,302
Maintenance Costs				865,378	1,304,678
Internal Reallocatio	145,499.87	169,521.30	202,206	1,712,622	1,777,229

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Per Facility – Cost of Operation

Facility Budgets						
		Actuals FY24	Plan FY24	Plan FY25	Plan FY26	Plan FY27
Network Total	Total	9,310,644.79	12,166,134.30	14,101,359.76	15,228,864.82	16,212,089.50
Jellie Park	Net Result	1,862,003	2,095,945	2,666,339	2,699,003	2,914,143
	Total Revenue	-3,908,044	-3,635,002	-3,685,148	-3,336,502	-3,230,758
	Total Costs	5,770,048	5,730,947	6,351,487	6,035,505	6,138,645
Taiora QEII	Net Result	2,023,573	2,157,237	2,537,037	2,808,856	3,134,461
	Total Revenue	-4,197,804	-3,379,780	-3,787,694	-3,259,349	-3,063,064
	Total Costs	6,221,376	5,537,016	6,324,731	6,068,205	6,197,526
Pioneer	Net Result	1,201,807.66	1,775,097.10	2,148,836	2,378,386	2,592,464
	Total Revenue	-4,200,971.20	-3,702,483.58	-3,900,790	-3,447,350	-3,358,717
	Total Costs	5,402,778.86	5,477,580.68	6,049,626	5,825,736	5,951,181
Graham Condon	Net Result	1,538,794	2,191,386	2,453,428	2,380,271	2,491,024
	Total Revenue	-2,087,951	-2,083,961	-2,162,493	-1,962,040	-1,948,136
	Total Costs	3,626,745	4,275,347	4,615,921	4,342,310	4,439,159
TPT Linwood	Net Result	1,963,746	2,527,893	2,587,515	2,540,110	2,597,454
	Total Revenue	-1,160,162	-796,175	-1,002,081	-894,878	-922,620
	Total Costs	3,123,908	3,324,069	3,589,596	3,434,989	3,520,074
Matatiki	Net Result	720,722	1,418,577	1,708,205	2,422,239	2,482,543
	Total Revenue	-144,436	-688,766	-973,807	-1,013,732	-1,045,159
	Total Costs	865,158	2,107,343	2,682,012	3,435,971	3,527,702

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Parakiore Pricing

To inform pricing recommendations RSE Unit has completed:

1. Pricing Elasticity and Affordability Research on Pools, Gym and Group Fitness Pricing
2. 2024 Market Rates of the Main Centres in New Zealand

Top 7 influencing factors when choosing where to go for fitness and recreation needs:

		Members	MVP users
1	Location/Proximity/Convenience	48%	53%
2	Facilities on offer (e.g. type and range of facilities, quality, the gym, equipment, machines, etc)	36%	20%
3	Price	33%	24%
4	Classes	22%	14%
5	Pools	11%	10%
6	Cleanliness	10%	11%
7	Times/timing	9%	10%

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Parakiore - Accessibility



Accessibility Provisions:

- All pools have ramp access excl dive pool which has a hoist
- 25 Accessible parks
- 15 Accessible showers/WC's plus another 4 accessible WC's
- 2 dedicated accessible changerooms with hoists
- Dedicated accessible viewing areas
- Dedicated Aquatic Sensory Zone
- Sports Wheelchair access through doorways to specialist areas

Hydroslide Access

- Trial conducted to assist develop guidelines for access by those with disabilities
- Investigating option for hoist to level 1 of hydroslide

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Christchurch
City Council

Parakiore – Parking & Transport Strategy



Image from Integrated Transport Strategy (Aurecon, January 2017)

Public Transport:

- Within walking distance of the Hospital super stop on Tuam Street.
- Routes: 3, 5, 7, 60, 80, 85, 86,87

Cycleways:

- 232 cycle parks
- The road frontage on St Asaph Street that is part of Parakiore has been designated as a key cycling route east-west which links in with Hagley Park. Antigua Street is already on key cycle routes into and out of the central city.

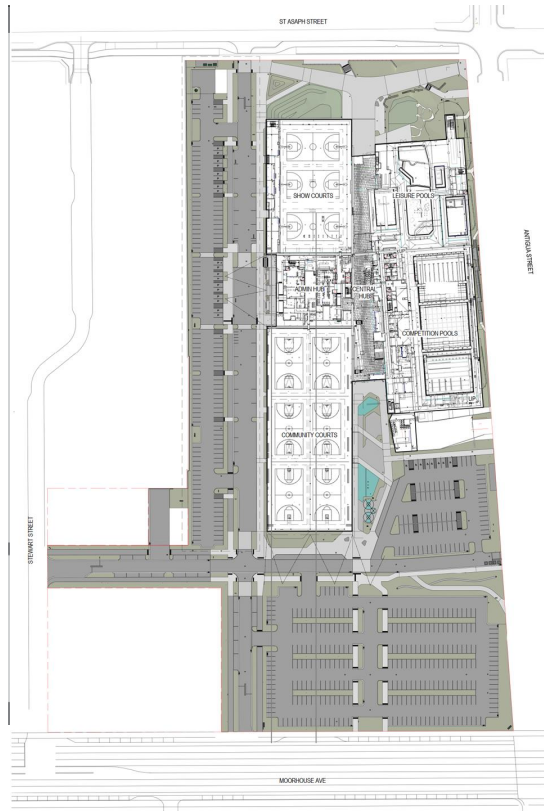
Walkways:

- The road frontage on St Asaph Street that is part of Parakiore has been designated as a key walking route east-west which links in with Hagley Park

Event:

- Specific Event Traffic Management Plans
- Event will be directed to park off site through providing pre-event information.

Parakiore – Parking & Transport Strategy



Proposed Parking T&C's

- 550 onsite car parks
- Car park restricted to centre users
- 2 hours free parking
- On street parking rates after 2 hours

Hardware

- Pay-By-Plate (PBP) Parking Meters
- Licence Plate Recognition (LPR) camera system on entry/exits

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Parakiore

30,000m²

- The largest recreation facility in New Zealand.
- Hosting local, national and international events.
- Home for Canterbury's sporting community.

One of a kind

A unique opportunity to connect your business with the customer and community of this world class, landmark facility.

