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## **Reserves Act Hearings Panel MINUTES ATTACHMENTS**

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**Date:** Friday 15 July 2022  
**Time:** 9am  
**Venue:** Mount Cavendish Reserve - Proposed new lease to The Christchurch Gondola Ltd  
Committee Room 1, Level 2, Civic Offices,  
53 Hereford Street, Christchurch

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Information tabled by Staff at Gondola Lease Renewal Hearing (15 July 2022)

From: Kyle Davis <[Kyle.Davis@ngaitahu.iwi.nz](mailto:Kyle.Davis@ngaitahu.iwi.nz)>  
Sent: Thursday, 13 January 2022 10:22 am  
To: Upton, Philippa <[Philippa.Upton@ccc.govt.nz](mailto:Philippa.Upton@ccc.govt.nz)>  
Subject: RE: Gondola lease

Many thanks for the email of clarification Phillipa, and best wishes with the renewal process.  
Ngā mihi

From: Upton, Philippa <[Philippa.Upton@ccc.govt.nz](mailto:Philippa.Upton@ccc.govt.nz)>  
Sent: Wednesday, 12 January 2022 4:49 p.m.  
To: Kyle Davis <[Kyle.Davis@ngaitahu.iwi.nz](mailto:Kyle.Davis@ngaitahu.iwi.nz)>  
Subject: [External Email]RE: Gondola lease

Kia ora Kyle

I'm getting back on behalf of the project team with a response to your question below:

This process is to grant the new lease under the same conditions of the existing lease, updated only to reflect the latest lease template and any subsequent Council policy changes (such as waste minimisation).

Christchurch Gondola Limited (same tenant as current) is the Lessee. (Christchurch Attractions is the group trading name that covers the Gondola experience).

The lease arrangement is with the Council who administers the land on behalf of DOC.

Should Christchurch Gondola Limited wish to alter the building and/or apply for new resource consents at a later date, this would require a different statutory and consultation process than what we are currently consulting with MKT.

Our understanding is that there is no resource consent application being sought by the tenant, as existing established consents are in place.

Please get back if you have any further questions.

Ngā mihi,

Philippa

From: Kyle Davis <[Kyle.Davis@ngaitahu.iwi.nz](mailto:Kyle.Davis@ngaitahu.iwi.nz)>  
Sent: Monday, 10 January 2022 3:29 pm  
To: Upton, Philippa <[Philippa.Upton@ccc.govt.nz](mailto:Philippa.Upton@ccc.govt.nz)>  
Subject: RE: Gondola lease

Kia ora Philippa,

Could you confirm the lease renewal is with CCC, with Christchurch Gondola being the leasee?

Otherwise, further consultation with mana whenua will not be required at this time. Thank you for the notification.

Ngā mihi,

Kyle

Name: Philippa Upton

Email: [Philippa.Upton@ccc.govt.nz](mailto:Philippa.Upton@ccc.govt.nz)

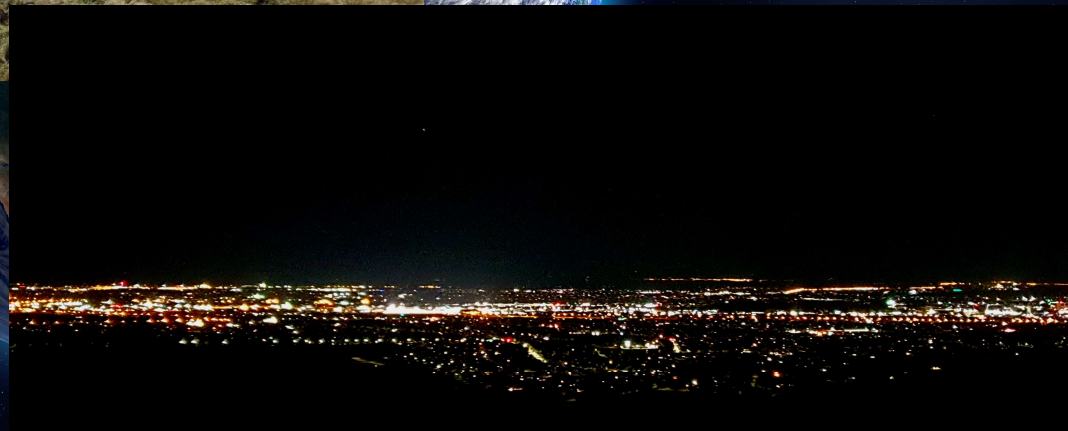
Unit: SPPI Engagement Team

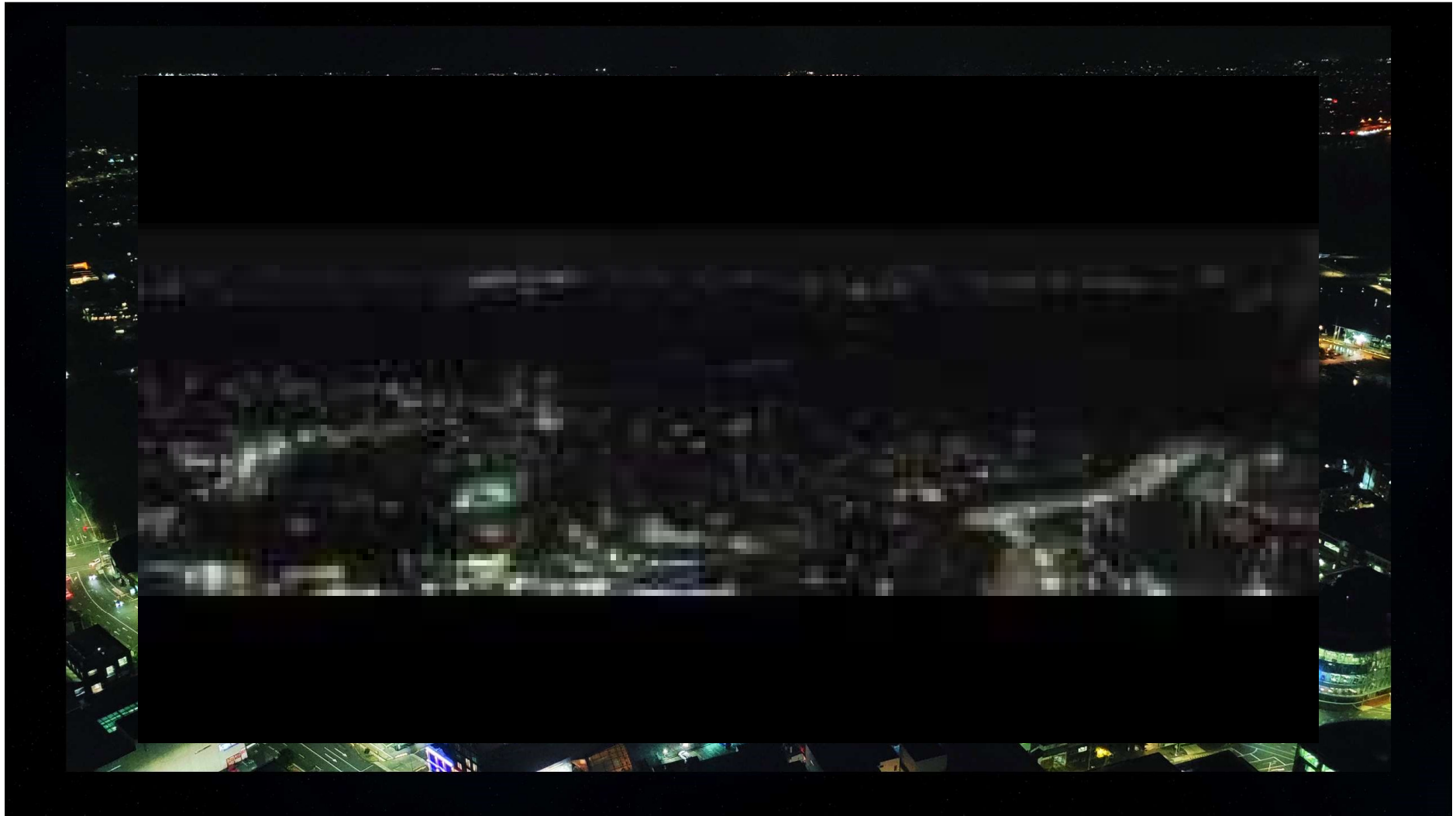
Project title: Christchurch Gondola new lease application

Reason for enquiry: Christchurch Gondola's lease for their top terminal building on Mt Cavendish Reserve is due to expire and a new lease is required owing to change in legislation under the Conservation Act 1987. There will be no change to the footprint of the building or the conditions of the existing lease. It does not affect the lower building which is on private land, or the gondola towers which will be confirmed under a separate lease agreement that does not require consultation.

Timeframes: We are planning to engage with key stakeholders before the end of the year, and the required statutory public consultation is expected to start from mid- February 2022.

# Christchurch Gondola new lease hearing Submission – Andrew Massie







## Victoria Square Tower: the project that divided Christchurch

OLIVER LEWIS • 14:01, Jan 06 2019



DAVID WALKER/STUFF

It has been 30 years since a group of businessmen pitched the idea of a 167m tower in Christchurch's Victoria Square.

Article

## Managing Restaurant Attributes for Destination Satisfaction: What Goes beyond Food?

Ezgi Erkmen

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Received: 31 January 2019; Accepted: 22 February 2019; Published: 27 February 2019

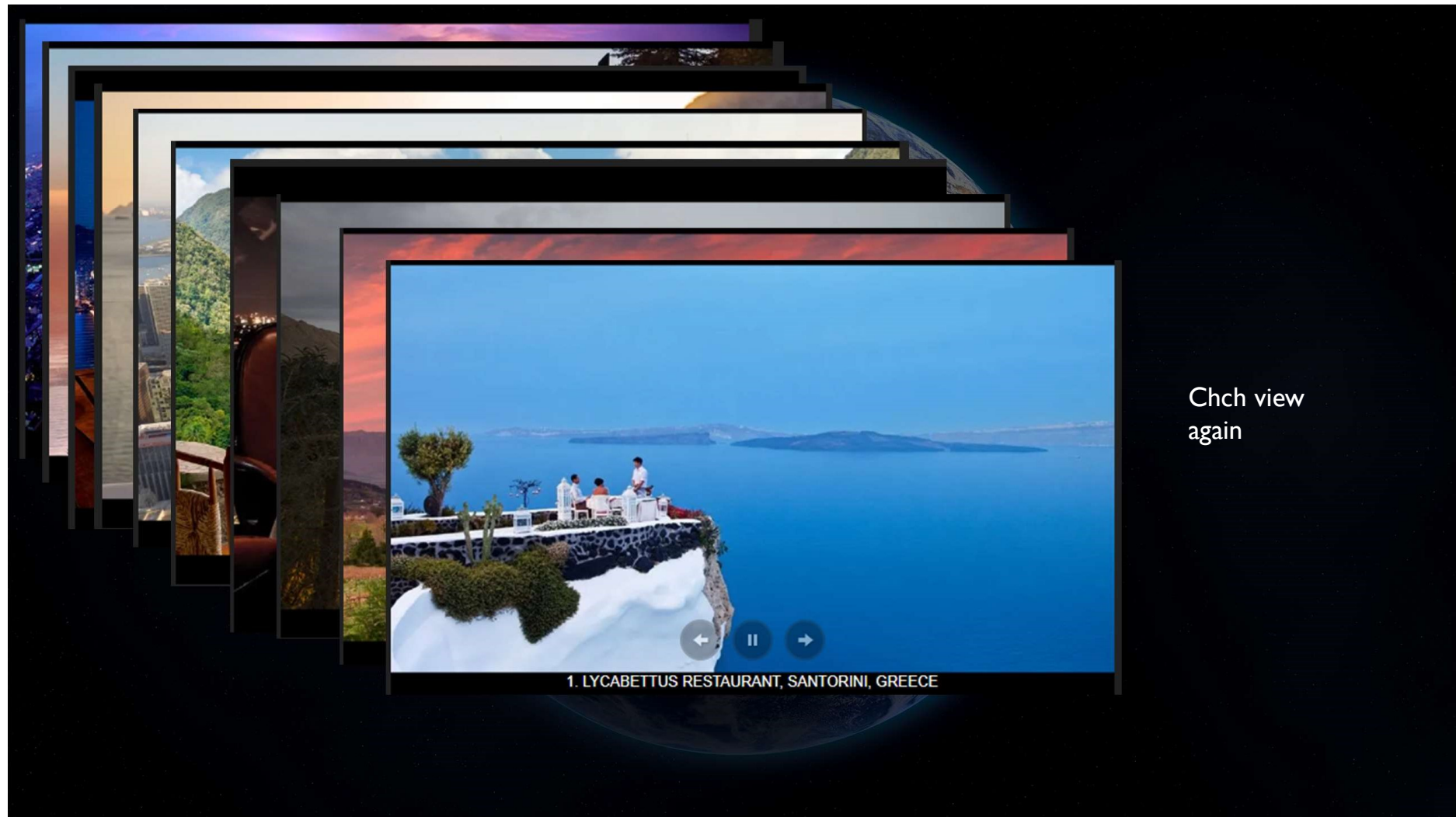


**Table 1.** Measurement items for local cuisine experience and underlying factors.

		Importance	Performance/Satisfaction
Food Quality		Mean	Mean
FQ1	Good taste of food	3.18	3.98
FQ2	The food to smell appealing	3.47	3.68
FQ3	Use fresh ingredients	3.60	3.53
FQ4	Original taste of food	3.75	3.81
FQ5	Sense of belonging with local culture as a result of food encounter	3.95	3.32
Food Cultural Aspects			
FC1	The food to be presented attractively	3.39	3.50
FC2	Authentically spicy food	3.45	3.75
FC3	The food appeared unique and different	4.72	3.55
FC4	Culturally unique way of cooking the food	4.04	3.58
FC5	Culturally unique way of presenting the food	4.92	3.36
FC6	Culturally unique way of eating the food	3.08	3.33
Physical Environment			
PE1	Ambiance of the dining place	3.25	3.49
PE2	Cleanliness	3.02	3.38
PE3	Culturally unique design, décor, and layout	3.86	3.43
PE4	Ambiance/atmosphere represents local culture	3.79	3.47
PE5	Staff are good at communication	3.68	3.32
Social Aspects			
SA1	Staff friendliness	3.59	3.42
SA2	Staff responsiveness to specific needs	3.68	3.47
SA3	Other customers in dining area help to enjoy local food and culture	3.88	3.49

Note: The items are adopted from the study of Wijaya (2014).







## Is Christchurch our biggest tourism failure?

Brook Sabin · 12:41, Aug 28 2019

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NEW ZEALAND / CANTERBURY


# Incomplete projects hurting Christchurch tourism - Hospitality NZ

12:45 pm on 16 August 2017

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**Logan Church**, Checkpoint video journalist  
[@loganchurch01](#)

Hotel and motel owners will meet with Hospitality New Zealand today over concerns the post-earthquake city is being starved of tourists, but not all in the industry agree.



fbookme #explore #advent  
Christchurch is ju  
1,154 views 12 May 20  
andscapes and unforg  
Christchurch



AIR NEW ZEALAND

An Air NZ campaign aims to encourage Kiwis to check out Christchurch's new attractions.

Save ...

