

9. BOTANIC GARDENS: USE OF RESERVE AND MUSEUM UPGRADING

The Committee considered a comprehensive report from John Allen, Policy and Leasing Administrator, Parks and Waterways Unit, on an application to use areas of the Botanic Gardens as construction/storage sites for a period of approximately two years six months from 1 January 2004.

The report advised that the application had been made on behalf of the Canterbury Museum Trust Board, by the Carson Group, project managers for the major upgrading of the museum.

The report also addressed the conclusions reached regarding other possible alternatives, together with site issues acknowledged as part of this major project. While the Council has power to grant temporary easements and rights of way to the site across the Botanic Gardens, procedural requirements in terms of the Reserves Act 1977 must apply.

Accordingly public notice will be given and if any submissions or objections are received, these will be heard by a Council Reserves Hearings Panel.

Acting under delegated authority the Committee **resolved** that the Christchurch City Council give public notice of its intention to grant to the Canterbury Museum Trust Board pursuant to section 48(1)(a) of the Reserves Act 1977 easements over and rights to use the land described below for construction/storage sites -

Approximately 240 square metres of Part Reserve 25 of 21.1374 hectares on SO Plan 11870, being land vested in the Christchurch City Council as a classified Local Purpose (Botanic Gardens) Reserve shown as site A on the tabled plan.

Approximately 850 square metres of Part Reserve 25 of 21.1374 hectares on SO Plan 11870, being land vested in the Christchurch City Council as a classified Local Purpose (Botanic Gardens) Reserves shown as site B on the tabled plan.

The easements being granted in favour of part Reserve 25 of 4,995 square metres on SO Plan 6610, CT 471/210, (being land vested in the Canterbury Museum Trust Board) for a period of two years six months from 1 January 2004 to 1 July 2006.

subject to the following conditions:

1. The consideration of any objections or submissions the Council may receive and subsequent approval by the Minister of Conservation.
2. The easement terms being negotiated by the Property Manager in consultation with the Policy and Leasing Administrator.
3. All costs associated with processing and obtaining approval for the application, resulting temporary site development, and reinstating the area back to its former condition to the satisfaction of the Parks and Waterways Manager (or designate) to be the responsibility of the applicant.
4. Before any work commences on the site, discussions are to be held with the Parks and Waterways Manager's designate, the Policy and Leasing Administrator, to ascertain the Council's requirements through the development phase of the construction of the facility.
5. If Site A only is approved, a bond of \$2,000 is to be paid. If both Sites A and B are approved, a bond of \$30,000 will be payable. In either event a site contract will be executed between the Canterbury Museum Trust Board and the Council. The bond less any expenses incurred by the Council will be refunded to the payee on the completion of the work.
6. A site rental for the use of each site is to be paid to the Council for the duration of the easement at the rate of \$50 per week.
7. The construction/storage areas being fenced off with semi-permanent site hoardings. Hand painted murals are to be painted on the Site A hoardings, these being approved by the Parks and Waterways Manager (or designate) in accordance with the Council's Art in Public Places Policy. The outside of the Site B hoardings are to be painted a recessive colour as approved by the Parks and Waterways Manager (or designate). A gate is to be placed in the temporary fence across the driveway by the Robert McDougall Gallery to provide heavy vehicles servicing the Botanic Gardens with access to the construction/storage sites.

8. A temporary shrubbery is to be planted against the Site B hoardings to better integrate the hoardings into the Botanic Gardens environment at the applicant's cost.
9. The removal of the fence immediately to the left of the present entrance into the gardens by the museum to enable a new temporary pedestrian entrance into the Botanic Gardens to be created, and the extension of the paved area by the present information board to enable a new path to link up with the present path system in the gardens be paid for by the applicant. This work is to include the provision of a temporary gate at this new entrance, to ensure the security of the gardens can be maintained after hours.
10. A temporary wire fence to be erected along the edge of the shrub border situated against the museum to protect the plantings from the construction activities and protective covering of the fabric of the south wall of the Robert McDougall Gallery to be installed – both installations at the applicant's expense.
11. If it is found that there is a requirement to undertake some pruning of trees and shrubs within the construction/storage area, this is to be undertaken by the Council at the applicant's expense.
12. Botanic Gardens staff are to undertake the removal of all the plants necessary from Site B, and place them in a storage site for the duration of the contract, planting them back into the site once the contract has been completed, at the applicant's expense. Where there is actual unavoidable loss of such plants as a consequence of such shifting, such plants are to be replaced by the applicant at a value commensurate with rarity, size and condition.
13. That appropriate signage be placed on the temporary hoardings explaining:
 - (a) the nature and period of construction and
 - (b) signalling the removal of hoardings and ground reinstatement on completion of the project.
14. Temporary fencing being maintained to a high standard at all times, with the avoidance of "nuisance run-offs" (eg debris) into the Botanic Gardens.