

## 9. WIGRAM AIRFORCE MEMORIAL PROPOSAL

<b>Officer responsible</b> Facility Assets Manager	<b>Author</b> Angus Smith, DDI 941-8502
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The purpose of this report is to seek Community Board's endorsement of the acquisition of land on the corner of Main South Road and Harvard Avenue, together with approval in principle for an "airforce memorial" to be established on the site.

### CONTEXT

#### Funding

This is not a separately identified project in the Council's Annual Plan and therefore there are no specific budget provisions. However, the costs to the Council are relatively insignificant and will be funded out of existing budget provisions, with the majority of the project costs provided for by the community/private sector.

#### Delegated Authority

This project essentially requires two principle decisions, firstly the acquisition of land and secondly a commitment to establish an "airforce memorial" on that land.

In respect of the property acquisition the Facility Assets Manager has delegated authority to enter into binding agreements for the purchase of property where the valuation is fixed by a registered valuer engaged by the Council and the price does not exceed \$200,000. As will be noted below, the proposed land acquisition for this project is well within this delegation.

The establishment of a memorial would come under Council's policies and procedures in respect of Art in Public Places for which new operational procedures are currently being developed by the Research and Policy Team and are expected to be reported to the Council for approval within the next few months. In general, the authority to make a decision on the principle of establishing a memorial sits with Community Boards where the impact and amenity value is considered to be local.

### DESCRIPTION OF PROPOSAL

It is proposed that an area of land on the north east corner of Main South Road and Harvard Avenue comprising 487m<sup>2</sup>, as indicated on the attached plan, be transferred from Ngai Tahu to the Christchurch City Council for the purposes of developing a "Wigram Airforce Memorial". It is proposed that Council would hold this land as a Local Purpose Reserve for Environmental and Landscape Protection.

Ngai Tahu would transfer this land to Council for no consideration so long as:

- The site is developed in such a manner that provides an appropriate entry to the Wigram (Ngai Tahu) land behind and complements its future development.
- Ngai Tahu have been consulted and have approved the development proposal i.e. landscaping and memorial design.
- Site is appropriately maintained into the future by the Christchurch City Council.
- The Council does not divest itself of the site or utilise it for other purposes.

#### Site/Memorial Development

In terms of the site development the Community Board is proposing to assist members of the community to create a trust that would be responsible for development of the site including consultation, design, funding construction etc.

## ISSUES

### Funding

A preliminary estimate of costs for this project is as follows:

- Legal and administrative costs associated with establishment of a Trust. These will be met by the Community Board within current budget provisions.  
Estimated Cost: \$1,000 to \$1,500
- Land acquisition cost. Nil
- Land transfer administration and legal costs. These will be met by the Community Board out of current budget provisions.  
Estimated Cost: \$500 to \$1,000
- Site development costs e.g. landscaping and memorial construction plus associated consultation, planning consents etc. These costs are unknown and largely contingent upon design and processes. It is however agreed that these will be met by the Trust via grants, donations, fund raising etc.
- On going future maintenance. This asset would be held and maintained under the auspices of the Greenspace Unit. The cost of which could be met from current maintenance budget provisions. The following provision allows for the landscaping to be maintained to a garden park standard. This is an important aspect of the arrangements with Ngai Tahu as they are concerned that this site continues to be well maintained and presented as it is an entry to a significant Ngai Tahu subdivision.  
Estimated Cost: \$3504 per annum

### Site Development

The Trust that is to be set up to turn this vision into reality will need to work closely with the Christchurch City Council's Arts Adviser to ensure the soon to be established operational procedures for art in public places are followed. We therefore recommend the following roles and responsibilities for the project:

- Project Sponsor/Owner and Co-ordinator – Community Advocate.
- Attendance to land transfer issues, negotiations documentation and completion of transfer - Facility Assets Unit.
- Delivery of site development including funding, consultation, design etc - a Community-based Trust yet to be established.
- Provision of guidance, assistance to ensure that operational procedures in terms of Council's Art in Public Places Policies and Procedures are followed - Arts Advisor, Community and Recreation Team, Community and Recreation Unit.
- Key stakeholders - Ngai Tahu, Public, Greenspace Unit, and Community Board.

### CONCLUSION

This project will contain a number of issues on detail that will need to be reported to the Community Board in due course e.g. specific details on the establishment of a Trust and its roles and responsibilities, feasibilities and funding issues, design and development issues and the Art in Public Places Procedures. However, two decisions are required at this stage to get this project under way:

- (a) That the Facility Assets Manager exercise his delegated authority in respect of the land transfer. This will enable negotiations and an agreement to be established between the Council and Ngai Tahu for the land.
- (b) That the Community Board in principle support the establishment of a "Wigram Airforce Memorial" on the land.

**Staff****Recommendation:**

1. That the Community Board support the Facility Assets Manager exercising his delegated authority to acquire the property on the corner Main South Road and Harvard Avenue from Ngai Tahu, indicated as Lot 1 on the attached plan comprising 487m<sup>2</sup> under terms and conditions as generally outlined in this report.
2. That Ngai Tahu be thanked for their generous assistance with the development of this memorial.
3. That the Community Board approve in principle the utilisation of that site for a "Wigram Airforce Memorial".
4. That development of the site be undertaken in accordance with the Council's operational procedures for Art in Public Places.
5. That the project be generally funded as outlined above within current annual plan budget provisions.

**Chairman's****Recommendation:**

This report has not been seen by the Chairman.