

8. CHRISTCHURCH HOSPITAL LAND EXCHANGE PROPOSAL

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| General Manager responsible: | General Manager Strategy and Planning, DDI 941-8281 |
| Officer responsible: | Programme Manager, Strong Communities |
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PURPOSE OF REPORT

1. The purpose of this report is to:
 - Outline the proposal from the Canterbury District Health Board (CDHB's) of a land exchange to enable the re-development of Christchurch Hospital.
 - Advise the Council of the next steps.
 - Gain approval for the Chief Executive Officer to negotiate the land details and to initiate joint consultation.

EXECUTIVE SUMMARY

2. The Council has received a proposal to exchange land between Hagley Park and the Christchurch Hospital to facilitate the redevelopment of Christchurch Hospital
3. The proposal has come about as a result of regional health facilities planning undertaken by the CDHB. The CDHB has been considering the future health services needs and how best to utilise its sites to provide for those needs.
4. The redevelopment of the Christchurch Hospital site is central to the wider facilities plan for the region. The redevelopment of Christchurch Hospital aims to achieve a facility to meet service and capacity demands, that are post-disaster enabled, replaces outdated buildings with contemporary facilities, minimises disruption to services during construction, improves access and circulation on the site and enhances the hospital's identity.
5. The proposed redevelopment of Christchurch Hospital supports the Central City Revitalisation Strategy by securing the long term future of the site with its associated level of activity and work force. The land exchange proposal is also broadly consistent with the Hagley Park and Botanical Gardens Master Plan.
6. The proposal involves the exchange of an area of Hagley Park (that includes a car park currently used by the hospital) with a similar sized piece of land between the hospital's Riverside Block and the Avon River. These areas are illustrated in **Attachment 1**. The detailed sizes and boundaries of the areas to be subject to the exchange are yet to be determined.
7. The process illustrated in the following table is recommended to reach a point at which the Council (and the CDHB) can decide whether or not to authorise the land exchange.

| Stage | Timeline |
|---|-----------------------------------|
| Negotiate proposed land exchange details | December 2009 – End February 2010 |
| Prepare for consultation | February – March 2010 |
| Consultation | March – April 2010 |
| Analysis and consideration of submissions | April – June 2010 |
| Report to Council for decision | June 2010 |

If at the end of this process the Council decides to proceed with the land exchange a procedure to amend two local Acts of parliament will have to be initiated following the Council's decision in June 2010.

8. Both the Council and CDHB are required to carry out consultation before they decide whether to authorise the land exchange. It is proposed that this consultation be carried out jointly in the interests of efficiency and to eliminate the need for interested parties to respond to more than one consultation.

9. The Council has, over the years, demonstrated a strong interest in protecting the Nurses Memorial Chapel. Whilst the Nurses Memorial Chapel is not part of the proposal from the CDHB, given Council's previous intent to preserve it, the existing protection order, the lease and the fact that the Council already maintains the land, it would be feasible and appropriate to consider progressing Council ownership of the Chapel site within the wider discussions.
10. The report recommends initiating the process to reach a stage at which the Council can decide whether to authorise the land exchange, to provide delegated authority to the Chief Executive Officer to negotiate on the details of the land exchange, to carry out a process of consultation and to, as part of the wider discussions, negotiate regarding Council ownership of the Nurses Memorial Chapel. Following that the Council can decide whether to approve the land exchange and initiate the process to amend the relevant local Acts of parliament.
11. It is recommended that the Council clearly indicates that it requires there to be no reduction in the size of Hagley Park as a result of the negotiations on the specific land parcels and that pedestrian access across the River Avon to Rolleston Avenue is to be retained as this is an important pedestrian link.

FINANCIAL IMPLICATIONS

12. There will be continued staff costs involved in reaching a stage at which the Council can decide whether to authorise the land exchange. Broadly, these staff costs will involve negotiating the details of the land exchange, legal input, coordinating the consultation and communications with the CDHB, carrying out the consultation and providing advice to the Council.
13. The costs associated with the consultation phase indicated in the process is estimated to be between \$3000 - \$5000 in addition to staff time. These costs will be shared with the CDHB.
14. If the Council decides to authorise the land exchange there will be legal costs involved in drafting and promulgating the amendment to the Christchurch City (Reserves) Empowering Act 1971. Discussing how these costs might be shared with the CDHB will be part of the negotiations in arriving at the specific areas of land subject to the exchange.
15. If the land the Council is to acquire through the exchange has a higher value than that which it is losing, there will be an expectation that the difference in value be paid to the Crown. The quantum of any costs involved and whether the Council or CDHB ultimately pay those costs will be determined through the negotiations with the CDHB.
16. There are potentially some costs related to increased maintenance of Hagley Park should the land exchange proceed. An increase in the net area of park to maintain is likely given that part of the land the CDHB would like to obtain is covered by a car park that the board currently maintains. These costs are however likely to be insignificant.
17. If the land exchange proceeds the current area of car parking will be replaced by a new hospital building. This may have some impact on the Council's car parking contract with the CDHB. However the CDHB's redevelopment plan also identifies the provision of further car parking elsewhere on the site so the loss in one area may be compensated for in another. The redevelopment in general suggests that there will need to be a review of the car parking management arrangements between the Council and CDHB.
18. The Council currently pays for the grounds maintenance around the Nurses Memorial Chapel so there would be no additional costs in this regard should the Council acquire the chapel. The Friends of the Chapel currently care for the day to day maintenance of the Chapel and on the face of it there is no reason why this arrangement should change if the Council was to become the owner. The Council would be liable for the longer term asset management costs of the Chapel should it acquire the chapel's ownership. No conservation plan has been prepared for this building.

Do the Recommendations of this Report Align with 2009-19 LTCCP budgets?

19. No.

LEGAL CONSIDERATIONS

20. The Christchurch City (Reserves) Empowering Act 1971 redefined the purposes for which certain reserves in the City of Christchurch (including Hagley Park and the Botanic Gardens) are held. This states the location and size of Hagley Park and includes the land sought by CDHB. This Act specifically excludes exchange of reserves for other land as provided within the then equivalent of s15 of the Reserves Act 1977.
21. The Empowering Act must therefore be amended to allow an exchange of the land in question. Any amendment will also need to include amend the area of North Hagley Park as stated in the Empowering Act.
22. The Christchurch Hospital Act 1887 (as amended) transferred to the North Canterbury Hospital District (now CDHB) the buildings used for the purposes of Christchurch Hospital together with the grounds thereof or connected therewith. This covered the hospital land which is stated as being held in trust for the purposes of "*pleasure-gardens and recreation-grounds for the use of inmates of the Christchurch Hospital.*" The land is also a reserve under the Reserves Act. The Act prevents a sale or transfer of land and consequently will have to be amended to enable the exchange to take place
23. The two Acts of Parliament therefore both need to be amended to allow the exchange to take place. It is proposed that an amendment to the Empowering Act is promoted which, if passed, consequentially amends the Hospital Act.
24. It will also be necessary for both the Council and the CDHB to obtain the consent of the Minister of Conservation.
25. It is proposed that the Amendment Bill will give effect to all steps required to achieve the outcomes sought by the Council and the CDHB. These are:
 - (a) To remove the 'protected' status from the land owned by the Council
 - (b) Effect the exchange of land between the Council and the CDHB
 - (c) Change the reserve status of that part of the CDHB land being retained by the CDHB for hospital purposes
 - (d) Change the status of the balance of the CDHB land being transferred to the Council
 - (e) Change the reserve status of the Council land being transferred to the CDHB to 'Hospital Purposes'
 - (f) Give the land being transferred to the Council 'protected status' under the Christchurch City (Reserves) Empowerment Act 1971.
26. The hospital land is also governed by the Ngai Tahu Claims Settlement Act 1998. This Act provides rights of first refusal to Ngai Tahu in the event the land is disposed of. The CDHB is advised that changing the purpose of the reserve status of its land will not trigger any obligation to offer the land back to Ngai Tahu.
27. The proposal to exchange the land is significant in terms of the Council's significance policy. It is an activity that does not flow consequentially from the 2009-19 LTCCP. The Council is proposing to undertake an activity that is not specified in that document.
28. As a result of this, the significance policy requires the Council to consider undertaking a special consultative procedure before it makes a decision. The Legal Services Unit advises that it should be possible to obtain the views of the community with regard to the proposed land exchange without having to use a special consultative procedure. The CDHB is also required to consult and it is suggested that both organisations work together. The CDHB does not have a process that requires public hearings.
29. Advice is provided under the *Consultation Fulfilment* section of this report as to the type and form of consultation staff recommend be undertaken.

Have you considered the legal implications of the issue under consideration?

30. As above.

ALIGNMENT WITH LTCCP AND ACTIVITY MANAGEMENT PLANS

31. The proposal from the CDHB concerning this land exchange was not anticipated in the LTCCP. There are significant potential benefits in improved health services through the redevelopment of the Christchurch Hospital site on the well being of the community. Given these benefits to the wider community, the Council should give the CDHB's proposal careful consideration.

Do the recommendations of this report support a level of service or project in the 2009-19 LTCCP?

32. Not specifically.

ALIGNMENT WITH STRATEGIES

33. The redevelopment of Christchurch Hospital contributes to achieving the vision and goals of the Central City Revitalisation Strategy. The redevelopment will secure the long-term future of the hospital in the central city. As a large source of employment to a relatively well paid workforce the hospital makes a significant contribution to strengthening the Central City as a vibrant and prosperous business centre, as well as contributing to the mix of uses in the Central City.

34. In the Hagley Park and Botanic Gardens Master Plan (2007), the Council resolved to notify the Canterbury District Health Board of the Council's wish to reclaim the part of Hagley Park being used for hospital car parking for outdoor recreation purposes and for discussions to be held with the Board on feasible win-win solutions for the Park and the Hospital, including land exchange options. The redevelopment of Christchurch Hospital will also provide an avenue to relocate the helipad for air ambulance, an initiative consistent with the Hagley Park and Botanic Gardens Master Plan.

Do the recommendations align with the Council's strategies?

35. Yes. As above.

CONSULTATION FULFILMENT

36. As noted in the Legal Implications section of this report, there is a clear requirement for the Council to consult prior to making a decision whether or not to initiate the proposed land exchange to meet its obligations under the Local Government Act 2002 (LGA02).

37. In addition the CDHB has a requirement to consult prior to deciding whether or not to initiate the land exchange. The CDHB must be aware of the views of the public on its intention to exchange the land and wishes to consult, as part of its pre-application process, in support of a subsequent resource consent application.

38. Given that both the Council and the CDHB have a requirement to consult on various aspects of the same proposal, it is recommended that the two organisations work together on one consultation process (rather than having separate processes) to meet all of both parties consultation needs. This has the advantage of not only sharing the costs of consultation, but also avoiding interested parties having to respond to several different consultation processes.

39. The purpose of the consultation process is to present the Christchurch Hospital Redevelopment Plan to the community, and seek initial views and issues around the following:

- (a) The proposed land to be exchanged between the Council and the CDHB
- (b) Aspects of the hospital redevelopment plan such as the size and bulk of the buildings, plot ratios, car parking and the proposal to demolish the Hagley Hostel that are pertinent to the resource consent application.

40. The consultation will involve a process of engaging with stakeholder groups and a wider process of consultation with the general public.
41. Meetings with stakeholders (either individually or in groups) will be carried out. These stakeholder groups include local residents/neighbours, New Zealand Historic Places Trust Pouhere Taonga, Hagley Park and Botanic Gardens user and interest groups, Community Boards, Central City business groups and Mahaanui Kurataiao Ltd. (MKT).
42. In terms of the wider communications and consultation process material will be published, widely advertised and submissions invited. Many of the Council and CDHB's established communication channels can be used to publicise the plans and the opportunity for submissions. In addition it may be appropriate to utilise project information displays at venues associated with the site.
43. The feedback from this consultation process will be analysed and can then be considered by the Council in deciding whether to initiate the land exchange. Similarly it will be used by the CDHB in considering whether to initiate the land exchange and in informing any amendments to its general plan for the hospital development prior to a resource consent being applied for.

STAFF RECOMMENDATION

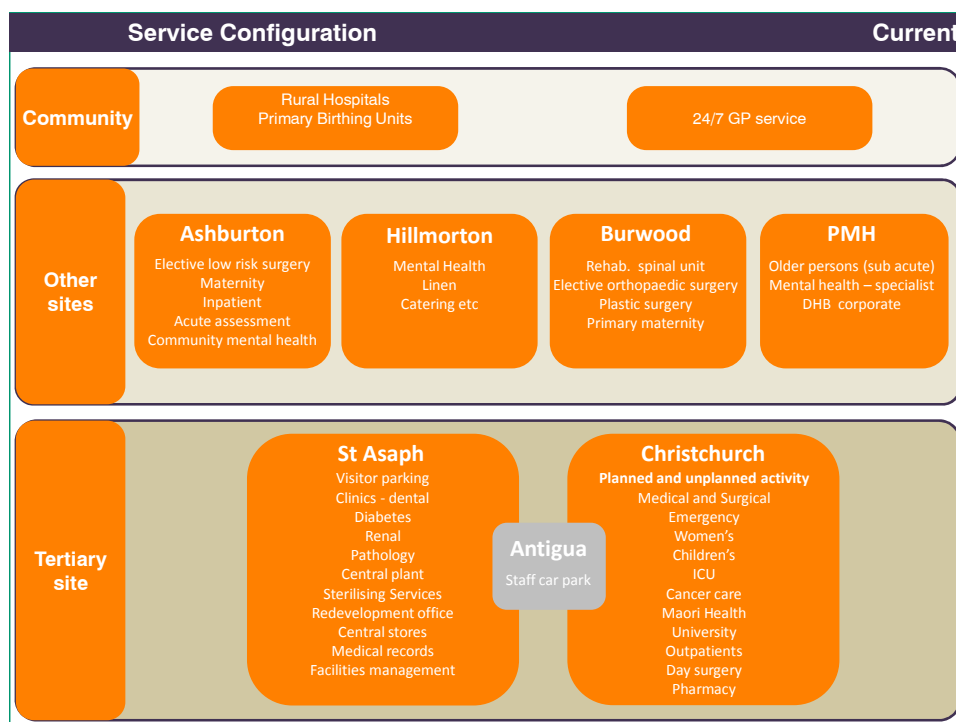
It is recommended that the Council:

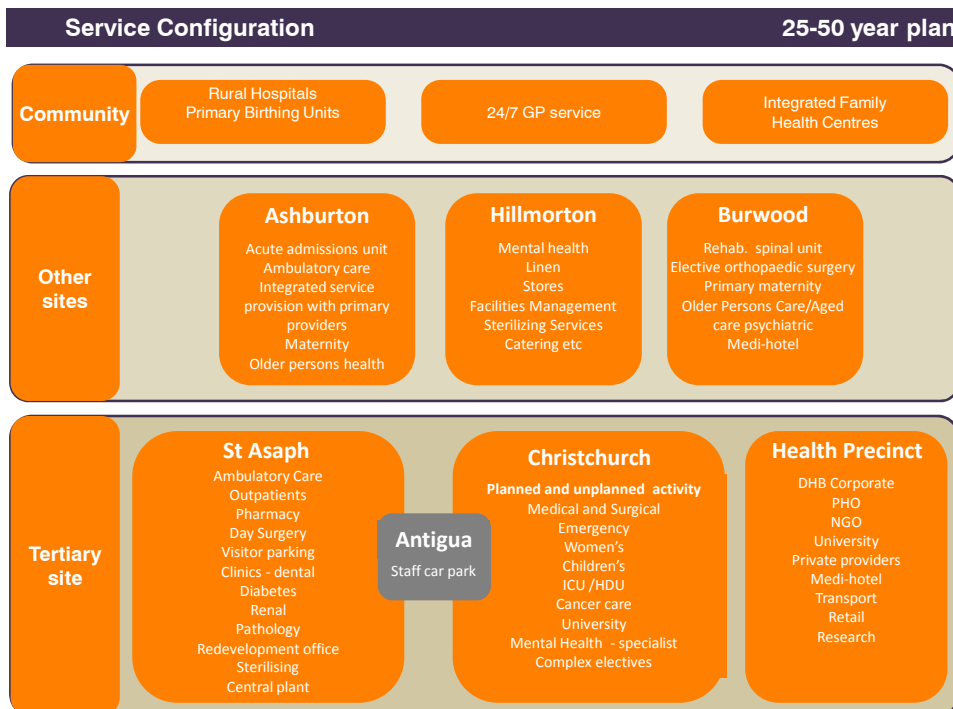
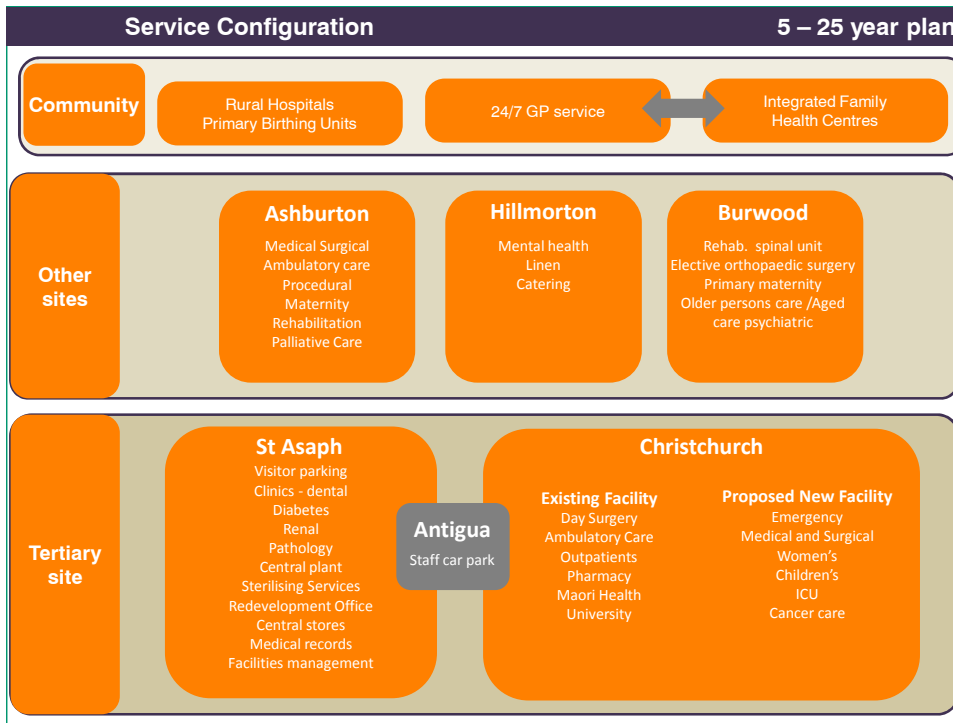
- (a) Confirms its willingness to consider a land exchange with the CDHB subject to, reaching agreement on the parcels of land and costs involved and subject to considering the results of consultation on the issue.
- (b) Delegate the Chief Executive to negotiate with the CDHB the specific areas of land to be the subject of the land exchange and values (if any), with the requirements that the negotiation results in:
 - (i) No reduction in the size of North Hagley Park
 - (ii) Continued pedestrian access across the River Avon to Rolleston Avenue.
- (c) Instructs the Chief Executive to negotiate with the CDHB over the possible acquisition of the Nurses Memorial Chapel as part of the exchange process.
- (d) Authorises the Chief Executive to carry out a joint consultation process with the CDHB and report its results back to the Council for a decision to be made as to whether to initiate a change to the Acts of parliament to enable the land exchange to take place.

BACKGROUND (THE ISSUES)

CDHB Future Health Facilities Master Plan

44. The Canterbury District Health Board (CDHB) has undertaken two major pieces of work:
Vision 2020 and Health Services Planning. These pieces of work provide the foundation for the development of a Future Facilities Master Plan.
45. The Facility Planning Project has three streams of work:
(a) A Statement of Clinical Service and Asset Requirements
(b) An Asset Appraisal
(c) A Concept Planning Report.
46. The Clinical Service and Asset Requirements Statement provided profiles for clinical services and facilities; identified future service and facility needs; and explored opportunities for innovation and change.
47. An Asset Appraisal was carried out for each site which determined the capacity of each of the CDHB's health service sites for potential change and reuse.
48. The CDHB has a number of different sites from which it provides a variety of services and is planning which sites will provide which services in the medium to long-term.
49. The diagram below illustrates the current service configuration and the planned changes to the configuration over the next 5-25 years and 25-50 years.





50. In order to move from the current to the proposed service configuration, redevelopment of most of the sites will be required. The most pressing of these is the Christchurch Hospital site, as detailed below.

Key Issues for the Christchurch Hospital Site

51. The asset appraisal for the Christchurch Hospital site found the following key issues:

- (a) Many buildings are ageing and do not meet contemporary planning guidelines – they are no longer suitable for the delivery of acute care

- (b) Most buildings used for providing acute clinical care and treatment are not post-disaster enabled; should a major earthquake occur the majority of buildings would not be able to be used
- (c) The site is very constrained with virtually no practical opportunity to construct a major facility within the existing boundaries while maintaining the delivery of existing health services
- (d) Unless a solution is found to redevelop, the future sustainability of health services on the site is questionable
- (e) Access from the car park is tortuous and open to the elements, and way-finding within the hospital is complex
- (f) The Hospital lacks an identity and address.

Key Christchurch Hospital Site Planning Objectives

52. As a consequence of these issues it is clear that major redevelopment of the site is required. The following key site planning objectives were determined:
- (a) The facility must be designed to meet service and capacity demands
 - (b) All clinical inpatient and procedural facilities must be post-disaster enabled
 - (c) Older clinical buildings, namely Riverside and the Clinical Service Block, must be replaced with new purpose built contemporary health facilities while minimising disruption to service provision during development
 - (d) It should be easy for the public to access all services and to find their way around the site
 - (e) Access from the car park should be improved, as should vehicular circulation and drop-off
 - (f) The Hospital identity and address must be improved.
53. In order to achieve these objectives the CDHB proposes to develop the site in two stages. The first stage is to build a new building behind the present oncology building and the Women's Hospital. This will require the use of the piece of land owned by Christchurch City Council, some of which is presently used as a car park.
54. Stage one of the new development will house acute services enabling the demolition of the Riverside and Clinical Service blocks, which in turn will enable stage two of the development. Stage two then facilitates the vehicular circulation and drop-off, pedestrian access and way finding.
55. The development of the Christchurch Hospital site is critical to the master plan for the District Health Board to ensure the effective management of services. Concurrently with the development of the Christchurch Hospital site the developments of the other sites will be scheduled to ensure ongoing effective delivery of services.
56. Illustrations of the CDHB's plans for the redevelopment of the Christchurch Hospital site are included in **Attachment 1**.

Land Exchange Proposal

57. The CDHB owns a piece of Hagley Park in front of the Riverside Block which is used as *pleasure gardens and recreation grounds for the use of inmates of the Christchurch Hospital*. The CDHB has proposed that they give part of this to the Council in return for the piece of land owned by the Council – a land exchange. If this does not occur, the site development described above will not be possible and the District Health Board will need to pursue the option of a greenfields development.
58. Due to a range of factors including Ministry of Health capital requirements and timelines, the timeframes the CDHB are currently proposing for the redevelopment are extremely tight. For example, it is required to complete its full business case for the Ministry by September 2010. In order to meet these timeframes the CDHB has asked for a significant level of certainty that the land exchange and key resource consent issues can be resolved within that timeframe.

59. The CDHB propose to exchange part of the land they hold in trust identified on Certificate of Title CB20K/1038. The parcel of land that is proposed to be exchanged with Council is indicated on the plan in Attachment 1. The land benefits from a boundary to the Avon River extending for some 180 metres. The land currently includes a disused playground together with some large tree specimens.
60. The Council owned land comprises part of North Hagley Park identified on Certificate of Title CB30A/94. The area sought by the CDHB includes a car park which occupies approximately 1,550m² of this area. It should be noted that this car park area was identified as one that the Council aimed to reclaim for outdoor recreation purposes through a win-win arrangement with the CDHB in the Hagley Park and Botanic Gardens Master Plan. The remainder of the land includes some large tree specimens.
61. The exact size and location of the land parcels to be exchanged is subject to negotiation with the CDHB.

Hospital Land

62. The Christchurch Hospital Act 1887 (as amended) transferred to the North Canterbury Hospital District (now CDHB) the buildings used for the purposes of Christchurch Hospital together with the grounds thereof or connected therewith. This covered the hospital land which is stated as being held in trust for the purposes of *“pleasure-gardens and recreation-grounds for the use of inmates of the Christchurch Hospital.”*
63. Any exchange must therefore amend this Act to permit the parcel of land to be disposed of and the use to be changed to Recreation Reserve in accordance with the use of the rest of Hagley Park. The use on the remaining portion of this land would also need to be amended to allow the construction of the hospital extension.
64. Flood protection works were undertaken in 2002 to create stop banks to the north of the Hospital’s Riverside Building to protect the hospital from major flooding of the Avon River (that is, floods with a 1 in 200 year return period). The \$64,000 project was carried out by the Canterbury District Health Board with the Council, which met half the costs. This development also served to improve the Nurse’s Lawn area opposite the Riverside Building. Council staff assisted in planning to have the lawn redeveloped so as to enhance its look and feel, and to create an amphitheatre affect and a more enclosed feel, by having the stop banks designed to have a gentle slope to allow people to lounge on them. Additional plantings incorporated existing gardens, and all access paths were made wheelchair accessible. Council staff sought to improve the linkage between the botanic gardens and the hospital grounds and saw the project as an ideal opportunity to begin that process.
65. There is currently ready pedestrian access from Hagley Park, through the hospital land and over a shared vehicle and pedestrian bridge to Rolleston Avenue. This is an important pedestrian link that should be retained as part of the land exchange negotiations.
66. The hospital land is currently zoned SP – Special Purpose Hospital which is intended to facilitate the further development of hospital sites and associated health care complexes, including the provision of associated activities and support services appropriate to the primary health care function of the site.

Council Land

67. The Christchurch City (Reserves) Empowering Act 1971 redefined the purposes for which certain reserves in the City of Christchurch (including Hagley Park and the Botanic Gardens) are held. This states the location and size of Hagley Park and includes the land sought by CDHB. This Act specifically excludes exchange of reserves for other land as provided within the then equivalent of s15 of the Reserves Act 1977.
68. The Empowering Act must therefore be amended to allow an exchange of the land in question pursuant to section 15 of the Reserves Act. Any amendment will also need to include a change to the area of North Hagley Park as stated in the Empowering Act.

69. The Council manages the Christchurch Hospital Car Park building and the on-site parking at the hospital through a Parking Management Agreement and a Deed of Sublease dated 2 March 1999. Both these documents make it clear that the car parking charges shall be set by the Council and have requirements for consultation with the CDHB. Should the redevelopment proceed car parking on the land subject to the exchange will cease to allow the construction of the Phase 1 new hospital building. The CDHB's plans for the site include the provision of some new car parking. It is not yet clear whether the Council will play a continued role in managing car parking in relation to the redeveloped hospital site.
70. This part of North Hagley Park (that is, the part, South of the Avon River) is zoned C2 (Historic and Garden City Parks) which covers sites which are very important for passive recreational activities, ranging from walking and picnicking, to large functions, weddings and outdoor theatre. These areas are also very well utilised by visitors, both domestic and international. Zone provisions acknowledge the wide range of uses undertaken in these parks as well as providing a high level of protection to the heritage and scenic values present. Also taken into account are the varied nature of these sites and their high level of public use being reflected in the requirements for facilities.
71. The Council's land which is part of Hagley Park includes some trees. If the exchange proceeds it is likely that many of these trees will be lost to enable the construction of the new hospital building.

Formal Process Required if the Council decides to initiate the land exchange

72. If the Council decides to initiate the land exchange a survey of both land parcels will need to be completed to identify the land to be exchanged. If the land the Council is to acquire through the exchange has a higher value than that which it is losing, there will be an expectation that the difference in value be paid to the Crown.
73. Both the Council and the CDHB will need to get the consent of the Minister of Conservation to the exchange of land.
74. Sale and purchase agreements will need to be completed for both parcels of land to commit the parties to the transaction subject to the changes to the two Acts being passed by Parliament.
75. The two Acts of Parliament will need to be amended to allow the exchange to take place. It is proposed that an amendment to the Empowering Act is promoted which, if passed, consequentially amends the Hospital Act. To amend the Acts the Council is required to comply with the standing orders of the House of Representatives. The process for promoting the Local Bill is as follows:
 - (a) The Council must firstly gain the support of a local MP;
 - (b) The Council will then promote the Bill amending the Act and is responsible for drafting it;
 - (c) The Council's intention to introduce the Bill must be publicly notified. Separate notice is to be given to every person or organisation that has a direct interest, including each local MP;
 - (d) Within six months of publication of the notice, the Bill is sent to the Clerk of the House of Representatives, who will ensure that the standing orders have been complied with. If they have, then the Bill is ready for introducing into the House;
 - (e) Following the first reading of the Bill, it will then be referred to the Local Government and Environment Select Committee for consideration. The Select Committee must report to the House within six months. The Bill is then set down for its second reading; and
 - (f) When the Bill has been read a third time, it has been passed by the House of Representatives and only requires Royal Assent to be enacted.

Nurses Memorial Chapel

76. Whilst the Nurses Memorial Chapel is not part of the proposal for the land exchange by the CDHB, the land exchange process provides an opportunity to progressing Council ownership of it.

77. In 1989 the Canterbury Area Health Board advertised its intention to demolish the building to make way for internal road and car parking as part of the hospital's redevelopment. Subsequently, the Council resolved to support the retention and restoration of the building and for the site it is on to be vested in the Council as a historic reserve as part of Hagley Park. The Minister of Conservation issued a Protection Notice for the building in August 1989 and that order remains in place.
78. The history of agreements and potential land exchange negotiations is detailed in Attachment 2. At that time the Nurses Memorial Chapel was a primary consideration along with the area used for car parking within Hagley Park. A proposed land exchange was agreed by the Council and the Canterbury Area Health Board, with a lease arrangement in the interim. To give effect to the land exchange Council was to promote a local Bill to amend the Christchurch City Council (Reserves) Empowering Act 1971 to remove the car park area from Hagley Park which would in turn allow for the exchange of that land for the Chapel site. In 2000 the Council resolved that the issue be deferred to allow other options to be explored and the land exchange has not been progressed.
79. With adoption of the Hagley Park and Botanic Gardens Master Plan in 2007, the Council resolved to delete the first exchange option (involving the ex-caretaker's house) from the plan, and for the Canterbury District Health Board to be notified of the Council's wish to reclaim the part of Hagley Park being used for hospital car parking for outdoor recreation purposes and for discussions to be held with the Board on feasible win-win solutions for the Park and the Hospital, including land exchange options.
80. The Nurses Memorial Chapel is currently owned by Canterbury Health Ltd. A monthly tenancy has continued to give effect to lease of the Chapel site by the Council and Trust. The Council subleases the Chapel building to the Nurses Memorial Trust, which is responsible for its administration. The Friends of the Chapel care for the building on a day to day basis, arrange bookings (e.g. weddings), maintain a small museum within the Chapel, and keep this open to the public through a system of volunteers. The land surrounding the Chapel is the responsibility of the Council and maintained by staff from the Botanic Gardens.
81. The current land exchange issue is now much larger than that considered previously and does not directly involve the Nurses Memorial Chapel. However, given Councils previous intent to preserve the Nurses Memorial Chapel, the protection order, and the existing lease and maintenance arrangements it would be feasible and appropriate to consider progressing Council ownership of the Chapel site within the wider discussions. The hospital currently has no involvement in the maintenance or administration of the building and it may now be of benefit for the ownership to rest with the Council.
82. Should the Council assume ownership of the Chapel this would not immediately require funding in addition to the current expenditure under the lease arrangement for maintenance. This would however be a further asset within the Council's portfolio with associated asset management responsibilities.

Next Steps

83. The process and timelines indicated in the table below are recommended as the broad steps to arrive at a position at which the Council can make a decision about whether or not to authorise the land exchange.

| Stage | Timeline |
|---|-----------------------------------|
| Negotiate proposed land exchange details | December 2009 – End February 2010 |
| Prepare for consultation | February – March 2010 |
| Consultation | March – April 2010 |
| Analysis and consideration of submissions | April – June 2010 |
| Report to Council for decision | June 2010 |

If the Council decides to proceed with the land exchange the process to amend the two local Acts of parliament would be initiated following the Council's decision in June 2010.