

**COMMUNITY, RECREATION AND CULTURE  
COMMITTEE  
AGENDA**

**TUESDAY 2 OCTOBER 2012**

**AT 9AM**

**IN COMMITTEE ROOM 1, CIVIC OFFICES, 53 HERFORD STREET**

**Committee:** Councillor Yani Johanson (Chairperson),  
Councillors Peter Beck, Helen Broughton, Tim Carter, Barry Corbett, Jimmy Chen, Jamie Gough,  
and Glenn Livingstone (Deputy Chairperson).

**General Manager  
Strategy and Planning**  
Mike Theelen  
Tel: 941-8281

**General Manager –  
Public Affairs**  
Lydia Aydon  
Tel: 941- 8982

**General Manager  
Community Services**  
Michael Aitken  
Tel: 941-8607

**Committee Adviser**  
Liz Blayney  
Tel: 941-8185

- PART A - MATTERS REQUIRING A COUNCIL DECISION**  
**PART B - REPORTS FOR INFORMATION**  
**PART C - DELEGATED DECISIONS**

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**COMMUNITY, RECREATION AND CULTURE COMMITTEE 2. 10. 2012****1. APOLOGIES**

Nil.

**2. DEPUTATIONS BY APPOINTMENT****2.1 JULIE DEVLIN**

Julie Devlin, Textile and Fibre Arts Network (a network group of eight Guilds) will address the Committee to inform about the collective of guilds and secondly, to seek funding support for a shared venue at the Sydenham precinct.

**2.2 MARK GERRARD**

Mark Gerrard, Chairperson of the Historic Places Canterbury will address the Committee in relation to Heritage within the new Committee Structure and how individuals / groups interact with the Council Committee structure with their Heritage concerns, and to request a review of the type of the Insurance purchased to cover the Council's Heritage Buildings.

**2.3 PETER TAYLOR, HABITAT FOR HUMANITY**

Peter Taylor, Habitat for Humanity, will address the Committee on the work that Habitat for Humanity has done in the region post earthquake and what work they have planned for the future.



**COMMUNITY RECREATION AND CULTURE COMMITTEE 2. 10. 2012**

**3. CREATIVE INDUSTRIES SUPPORT GRANTS AND TRANSITIONAL CITY PROJECTS PROPOSED TERMS OF REFERENCE FUND DELEGATIONS**

<b>General Manager responsible:</b>	General Manager Strategy and Planning, DDI 941- 8281
<b>Officer responsible:</b>	Urban Design and Regeneration Unit Manager
<b>Author:</b>	Carolyn Ingles, Programme Manager Liveable Cities

**PURPOSE OF REPORT**

1. The purpose of this report is to consider and adopt Terms of Reference (TOR) for the Creative Industries Support Grants and the Transitional City Projects Fund and to establish an operational delegation for staff to administer those funds (up to a threshold of \$15,000).

**EXECUTIVE SUMMARY**

2. In response to the 2010 and 2011 earthquake and as set out in the draft Central City Recovery Plan, the 2012/13 annual plan funding was established for two funds:
  - (a) Creative Industries Support and Grants – to support the establishment of affordable studio, exhibition and retail solutions for the creative sector to help stem the loss of the sector in the city; and
  - (b) Transitional City Projects Fund - provide support to the community and private sector seeking to implement temporary projects which support Transitional City Objectives, in particular the types of projects that would activate vacant sites in the central city.
3. A responsive process is needed to ensure the funding is provided in a timely way and to continue to support groups in their own earthquake response. It is proposed to use the system and process set in place for the discretionary response funding, which is part of the community funding programme, although a more frequent application process is proposed to provide the responsiveness needed.
4. The two funds were anticipated in the Draft Central City Plan, and while not adopted by the government as part of its Recovery Plan, the continued significance of a transitional programme has been recognised. These two strands, which were funded as part of the 2012/13 Annual Plan provides a modest but significant funding pool that allows the Council to support creative activity within the Central City. However unlike most funds the needs of the Central City means that annual contestable processes are not the best way to make use of the innovative and creative opportunities that can – do emerge regularly. It is therefore anticipated that the two funds will be available, and that their TOR allows for the funds to be accessed on an as needed basis.
5. The report also proposes that for smaller amounts of funding (<\$15,000) delegations be established for staff to approve these. The delegation and size is consistent with the delegation in place for the Community Support Manager to make grants under the Discretionary Response Fund. The delegation also enables the Council to be responsive to good recovery initiatives as they emerge.

**FINANCIAL IMPLICATIONS**

6. See below.

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

7. The recommendations align with budgets provided in the 2012/13 annual plan.
8. The Creative Industries Support fund is \$520,000; \$30,000 of this fund has been recommended to the Council in a report for allocation to the Art Box initiative. It is proposed for the remaining \$490,000 that grants of up to \$15,000 would be available to the creative industries sector. Where applications are for projects in excess of \$15,000 this would be reported to the Council.

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### 3 Cont'd

9. The Transitional City Projects Fund is \$145,000. It is proposed that this fund has two streams: \$45,000 to support a small number of moderate-sized events utilising vacant spaces and streets; and a \$100,000 fund for small projects for vacant spaces.

#### LEGAL CONSIDERATIONS

10. See below.

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

11. Clause 32 Schedule 7 of the Local Government Act 2002 enables the Council to delegate to officers any of its responsibilities, duties or powers except in respect of certain powers that are set out in that Clause. None of the exceptions are relevant to the delegations being discussed in this report.

#### ALIGNMENT WITH LTCCP AND ACTIVITY MANAGEMENT PLANS

12. See below.

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

13. The Creative Industries Support and the Transitional City Projects Funds have been established as a result of the earthquakes of 2010 and 2011. The LTCCP and Activity Management Plans were prepared prior to the earthquakes and did not anticipate the need for such funds.

#### ALIGNMENT WITH STRATEGIES

14. See below.

#### Do the recommendations align with the Council's strategies?

15. The recommendations in the report align with the Christchurch Central Recovery Plan, the Central City Revitalisation Strategy and the Arts Policy and Strategy.

#### CONSULTATION FULFILMENT

16. Not required.

#### STAFF RECOMMENDATION

It is recommended that the Council:

- (a) that Council adopt the **attached** Terms of Reference for the Creative Industries Support Fund, and the Transitional City Projects Fund (as **attached**).
- (b) delegate to the Urban Design and Regeneration Manager the authority to approve grants for the:
  - (i) Creative Industries Support Fund up to \$15,000 (ex GST);
  - (ii) Transitional City Projects Fund up to \$15,000 (ex GST).
- (c) that any proposals for grants from these funds exceeding \$15,000 (ex GST) be reported to Council for approval;
- (d) that any projects funded under the delegation be reported through the regular Central City Plan Quarterly Report.

## COMMUNITY RECREATION AND CULTURE COMMITTEE 2. 10. 2012

### 4. SUPPORT FOR ART BOX

<b>General Manager responsible:</b>	General Manager Strategy and Planning, DDI: 941-8281
<b>Officer responsible:</b>	Unit Manager Urban Design and Regeneration
<b>Author:</b>	Eve Barlow (Strategic Arts Advisor) and Michael Fisher (Senior Planner Urban Regeneration)

#### PURPOSE OF REPORT

1. To seek approval to fund the operating cost shortfall of ArtBox which is a project providing temporary space for artists in the Central City.

#### EXECUTIVE SUMMARY

2. As a direct result of the February earthquake, approximately 100 Christchurch artists lost showrooms and workspace, two essential components for them to operate and generate income.
3. To help counter this loss of space and to retain creative people in the City, Christchurch Polytechnic Institute of Technology (CPIT) and F3 Design have designed mobile, modular, steel-framed structures called ArtBoxes. They provide flexible studio, retail and exhibition spaces for artists that will allow them to work and generate income and add vibrancy to the Central City.
4. The Art Boxes are 5.8m x 2.9m x 2.9m in dimension and the ArtBox complex consist of four pavilions made up of up to 18 ArtBoxes. Three pavilions are being built this financial year. The site for the ArtBox complex is 270 St Asaph Street which is the corner of St Asaph Street and Madras Street. In relation to the Christchurch Central Recovery Plan and the Blueprint, this location is south of the southern Frame, opposite CPIT and would reinforce both the innovation precinct and the urban gateway proposed for High Street.
5. At present the development is planned to remain on the site for five years and CPIT have, through numerous channels, raised \$525,000 for the capital costs of the project. The Christchurch Mayoral Relief Fund has given \$80,000 towards the capital costs of the project and CPIT have now begun to manufacture the ArtBoxes.
6. The overall intent of the project is to provide space for artists at affordable rates. To do this CPIT are seeking to only recover a portion of the total operating expenses from the tenants to ensure they are able to access the space and get back up and running in the Central City. This leaves a shortfall after a contribution from CPIT is taken into account which is set out in Table 1.

**Table 1 - Project Shortfall**

<b>Total operating expenses</b>		<b>\$95,422</b>	
Income from tenants	\$45,433		
CPIT Contribution	\$20,000		
<b>Total Income</b>		<b>\$65,433</b>	
<b>Total Shortfall</b>			<b>\$29,989</b>

7. CPIT have approached Council to seek funding for the shortfall in the operational costs of the development. They are seeking that the Council contributes \$30,000 for this financial year and \$15,000 for the subsequent four years; the other \$15,000 over those four years would be provided by Creative New Zealand (CNZ). CNZ is unable to fund any portion of the costs this year due to budget constraints.
8. The Council has set aside money in the 2012/13 Annual Plan to support the reestablishment of creative industries in the Central City. The Creative Industries Support Package is intended to help retain creative industries particularly as they make the Central City a more vibrant place. Art Box has already proved a valuable tool in this respect with significant private investment planned on surrounding sites because of the amount of people and activity it is likely to attract.

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9. In order to meet the shortfall within the project budget, CPIT could consider increasing the rental and operating expenses (such as power and security etc) recovered from tenants. This however is not ideal as it introduces significant uncertainty into the project in terms of the tenant's ability to pay the increased costs.
10. CPIT has begun to explore funding avenues for the shortfall but at present there is no certainty that alternative funding sources would be available in this financial year to enable the project to get up and running.

### FINANCIAL CONSIDERATIONS

11. The funding for Art Box would come from the Creative Industries Support Package. A budget of \$520,000 has been allocated for Creative Industries support in the 2012/13 Annual Plan. This package is part of the overall Council funding for Central City recovery which aims to encourage people back into the Central City and make it a more attractive and vibrant place to visit and establish businesses.

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

12. The recommendations in the report align with the 2012/13 annual plan budgets.

### LEGAL CONSIDERATIONS

13. If funding is approved the Council would enter into an agreement with CPIT to ensure the money is allocated specifically into the operating cost budget for the project and that they provide an accountability report at the end of financial year.

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

14. Yes.

### ALIGNMENT WITH LTCCP AND ACTIVITY MANAGEMENT PLANS

15. The recommendation aligns with community outcome *we value leisure time and recognise that the arts, sports and other recreational activities contribute to our economy, identity, health and wellbeing* in the 2009-2019 LTCCP.

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

16. The recommendations do not directly align with a level of service or project in the LTCCP as the ArtBox project is related specifically to earthquake recovery and was not provided for in the LTCCP.

### ALIGNMENT WITH STRATEGIES

17. The recommendation aligns with the Christchurch Central Recovery Plan which includes ArtBox as one of the transitional arts and culture recovery projects that will contribute to the recovery of the City.
18. The recommendation aligns Arts Policy and Strategy in which the Council is committed to achieving an enlivened and creative city in which the arts are widely recognised as being essential.

### Do the recommendations align with the Council's strategies?

19. Yes.

### CONSULTATION FULFILMENT

20. Not applicable.



**COMMUNITY, RECREATION AND CULTURE COMMITTEE 2. 10. 2012****4 Cont'd****STAFF RECOMMENDATION**

That the Committee recommend that the Council fund the ArtBox project operating cost shortfall of \$30,000 from the Creative Industries Support Package for the current financial year.

ATTACHMENT 1 – ARTBOX SITE LAYOUT GRAPHIC



**COMMUNITY RECREATION AND CULTURE COMMITTEE 2. 10. 2012**

**5. EVENTS VENUE HUB TO TEMPORARILY PROVIDE SPACE FOR EVENTS AND PERFORMING ARTS**

<b>General Manager responsible:</b>	General Manager Public Affairs, DDI 941 8982
<b>Officer responsible:</b>	Marketing Unit Manager
<b>Author:</b>	Richard Stokes, Marketing Unit Manager

**PURPOSE OF REPORT**

1. The purpose of this report is to seek approval for a further extension for the two Geo-Domes, that have been part of the Christchurch Events Village in Hagley Park, to remain in place and operational through to 30 June, 2013, or until the Geo-Dome structures are required by Arts Circus.

**EXECUTIVE SUMMARY**

2. The location of temporary venues on Hagley Park for the Christchurch Events Village, through to 31 March 2012, was approved by the Council on 26 May 2011, culminating in a warrant being drafted and signed by the Chief Executive Officer under section 5(c) of the "Canterbury Earthquake (Reserves Legislation) Order 2011"
3. In March 2012 the Council approved, pursuant to section 5(c) of the Canterbury Earthquake (Reserves Legislation) Order No. 2 2012, that a 'reduced-size' Christchurch Events Village with two Geo-Domes, be sited in the Events Triangle area of North Hagley Park, through to 31 October 2012.
4. At that time, the 31 October 2012 end-date lined up with planning for the Arts Circus proposal, with the Geo Domes to be made available to the Arts Circus venue in the central city. With release of the CCDU Christchurch Central Recovery Plan, the location for Arts Circus is uncertain and 31 October 2012 is no longer a viable date for moving the Geo Domes to an Arts Circus venue.
5. The continuation of the Geo-Domes in their current location will greatly assist many events through the spring summer months. Events such as the World Buskers Festival, Summertimes, Ellerslie International Flower Show, New Zealand International Jazz and Blues Festival and Speights Coast to Coast will utilise the Geo Domes if they are still available. Outside of these events, the venues will be available for other event and performing arts activity.
6. The continuation of the Geo-Domes would provide a venue that is central, safe and accessible. With access to Cathedral Square, Victoria Square and other event spaces still unlikely for some time, the Geo-Domes would continue to provide a base for important events.

**FINANCIAL IMPLICATIONS**

7. The budget for the initial extension for the Geo-Domes through to 31 October 2013 was included in the Annual plan.
8. Budget for this proposal, for two Geo-Domes to remain in place through to 30 April 2013, is not in Annual Plan budgets. The unbudgeted cost for operation of the Geo-Domes is projected to be \$232,000 for the period 1 November 2012 to 30 June 2013. Main costs are security, electricity, drape hire, portacom and toilets hire. Revenue from venue hire will cover costs of maintenance and keeping the site clean and tidy.

**DO THE RECOMMENDATIONS OF THIS REPORT ALIGN WITH 2009-19 LTCCPP BUDGETS?**

9. Yes.

**LEGAL CONSIDERATIONS**

10. The Council is able under section 5(c) of the Canterbury Earthquake (Reserves Legislation) Order No. 2 2011:

## COMMUNITY RECREATION AND CULTURE COMMITTEE 2. 10. 2012

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*Use a reserve or erect a structure on a reserve for any purpose not described in paragraphs (a) and (b), if the use or structure is necessary in the opinion of the council or the chief executive of the council to respond in a timely manner to any circumstances resulting from the Canterbury Earthquake.*

11. The Council granted permission for the village through until 31 October 2012. The Council by resolution under the Order can extend this permission until the requested date 30 April 2013, if it considers this is necessary to continue to respond to circumstances resulting from the earthquake.
12. Under section 7 (3) of the Order, before the Council exercises it's powers under the Order it must make reasonable endeavours to give notice to a person or body whose rights and obligations in respect of the reserve will be affected or overridden by the council's exercise of it's powers under the order.

*Subsection (1) In this clause, **rights and obligations** (under the above clause), means rights and obligations under or in relation to an easement, a lease, a licence, a covenant, or other legal permission.*

13. There is no such person or body whose rights are going to be overridden by the granting this extension to the time that the reduced entertainment village can remain on North Hagley Park
14. The Council by virtue of sections 6 (1)(a) and (b) of the Order is not required to undertake any public consultation about it's intention to extend the occupation under the order, although this occupation is in alignment with the purpose for which this area of North Hagley Park is set aside for under the Hagley Park Management Plan 2008, that being an entertainment zone.
15. The Council must however take all reasonable steps to protect the integrity of the park, (section 6(2) (a) of the Order), and reinstate the reserve as closely as possible to its prior condition after the occupation under the Order has finished. This is a requirement that is set out in the warrant of occupation.
16. Under the Order in Council (OiC) (Canterbury Earthquake (Resource Management Act Permitted Activities) Order 2011, there is a new streamlined process for temporary "accommodation" as a result of earthquake displacement. The events hub is to provide space for event activity that would have used central city locations if they were available.

#### ALIGNMENT WITH LTCCP AND ACTIVITY MANAGEMENT PLANS

17. Aligns with page 52, 53 of the LTCCP, Events and Festivals levels of service to provide a year round programme of events and to support festivals run by other organisations.

#### Alignment with Strategies

18. Events Strategy 2007-17

Goal 1 – A vibrant calendar of events that enhance Christchurch as a place to live and visit.

Goal 5 – Strong partnerships drive increasing investment in Christchurch events. Within Christchurch there is opportunity for a more coordinated events response to event opportunities. Council is in a position to provide leadership across venues, support services, marketing and funding agencies so that we have a collective city response to event opportunities.

#### CONSULTATION FULFILMENT

19. Key stakeholders within the events and performing arts industries were consulted in the original proposal for the Christchurch Events Village. There has been continuing demand for the use of the venues. The period from 1 November 2012 to 30 April 2013 is contingent on funding being obtained to cover operating costs.

**COMMUNITY RECREATION AND CULTURE COMMITTEE 2. 10. 2012****5 Cont'd****BACKGROUND (THE ISSUES)**

20. A temporary events and performing arts space with marquee structures has been operational in the events space of Hagley Park since May 2011. Promoted as the Christchurch Events Village, it has been a venue for event activity, including Canterbury Celebration Theatre, Rugby World Cup 2011 Fan Zone, World Buskers Festival, Fly My Pretties, Comedy Convoy, Christchurch Arts Festival, Coast to Coast registration, KidsFest, New Zealand Ice Fest, corporate and community groups and displays.
21. For the operation of the Events Village from May 2011- March 2012, we hired the Geo-Domes from Event Base, the New Zealand based partner for Pacific Domes, Oregon, USA. At the completion of that hire period, Pacific Domes gifted the two Geo-Domes to Christchurch so they could remain in the city and be used through the transitional phase of the Central City rebuild.
22. From March 2012 the Christchurch Events Village was reduced in size. The two Geo-Domes which have remained in place are located on the southern side of the cycle path and continue to provide a venue for events and performing arts. With access to Cathedral Square, Victoria Square and other event spaces still unlikely for some time, there continues to be demand for these venues and the Hagley Park events area.
23. An estimated 800,000 people visits to the 'Christchurch Events Village' area have occurred since set up of the venue in May 2011. Under this proposal, with major events programmed over the summer months, this will increase to over 1 million visits.

**STAFF RECOMMENDATION**

That the Committee recommend that the Council :

- (a) Approve pursuant to section 5(c) of the Canterbury Earthquake (Reserves Legislation) Order No. 2 2012 that the two Geo-Domes, be sited in the Events Triangle area of North Hagley Park, through to 30 June 2013, or until required by Arts Circus.
- (b) That the appropriate sections of the warrant of occupation be altered accordingly.



**COMMUNITY, RECREATION AND CULTURE COMMITTEE 2. 10. 2012****6. WORK PROGRAMME – COMMUNICATIONS AUDIT REVIEW**

Lydia Aydon, General Manager Public Affairs will discuss the decisions made by the Council on 27 September 2012 in relation to the Communications Audit Review.

The Committee will be asked to prioritise actions and give an indication of preferred timeframes.

## Christchurch City Council - Creative Industries Support Fund

### Purpose and Objectives

The purpose of the Fund is to enable the swift dispensing of funds to ensure that Creative Industries are re-established in the Central City to support the rebuild.

The Central City should provide a platform for students of the arts and qualified arts practitioners, innovators and facilitators in Christchurch. This fund is intended to support the establishment of affordable studio, exhibition and retail solutions and projects that will help stem the loss of the Creative Sector in the city. This will provide the people of Christchurch with access to interesting and progressive arts experiences that will contribute to the enlivening of the Central City and be of benefit to the wider business community.

The Fund is applicable only to the Central City.

### Fund Criteria

To be eligible for this fund, projects that are proposed will need to demonstrate how they meet the below criteria:

- Attract residents and visitors to the Central City, supporting the return of businesses and recovery of the Central City.
- Support activities and art which reflect Christchurch's unique identity – creating a point of difference from other cities and creating a vibrant Central City.
- Improve the amenity/environment of the Central City for residents, visitors and businesses operating the Central City.
- Help residents and visitors connect with recovery of the Central City.
- Must support the long-term recovery of Creative Industries.
- Must encourage the general public to engage with arts practice and outcomes.
- Must take place, or begin, within 4 months of grant approval.
- Must achieve a creative, high quality outcome.

### Funding available

\$520,000 is available for allocation through the Creative Industries Support Fund in 2012/13.

### Process

Applications for grants can be made throughout the year until the funds are exhausted.

Applications will be processed by the Urban Design & Regeneration Unit at Christchurch City Council.

Evaluation of applications will be undertaken by an interdisciplinary panel who make recommendations. Applications for small grants of up to \$15,000 may be approved through a delegation to the Unit Manager Urban Design & Regeneration. Where grants are over \$15,000 a report will be provided to Council for grant approval.



Applicants will be required to submit applications that provide the required level of detail including but not limited to; a description of the concept, how the proposal meets the criteria, the total budget for the project, resources and personnel available to support the project, and the proposed delivery and timing.

Successful Proposals will be confirmed and funded promptly, with the expectation that they will be delivered within 4 months of grant approval.

Eligible, but unsuccessful, project proposals will be provided feedback.

Applicants proposing ineligible projects will be notified and the proposals discarded. Feedback will be provided on why the projects were ineligible.

### **Conditions**

As far as possible standardised funding agreements will be developed to facilitate timely payment of grants. Payment of grants will be made following signing of a funding agreement by both parties.

Funding agreements will state clear expectations for both parties. In particular, funds are to be used as set out in the Funding Agreement and applicants are expected to provide information regarding other funding applied for or received.

Grantees will be expected to provide a brief report detailing the success of their project, including a description of the outcomes achieved against the criteria and a financial summary.

Successful projects will be required to comply with relevant regulations and consents.

### **The following will not generally be funded**

- Retrospective costs or project or purchase costs incurred or settled before the agreed commencement date of the funding agreement
- Debt servicing or re-financing costs
- Stock or capital market investment
- Gambling or prize money
- Entertainment costs (except for costs directly linked to volunteer recognition)
- Funding of individuals (only non-profit organisations)
- Payment of any legal expenditure, including costs or expenditures related to mediation disputes or ACC, Employment Tribunal, Small Claims Tribunal, Professional or Disciplinary Body hearings
- Purchase of land and buildings
- Building maintenance or facility design, development and renovation costs
- Activities or initiatives where the primary purpose is to promote religious ministry, political objectives, commercial or profit-oriented interests
- Fundraising
- Medical or healthcare costs – including treatment and insurance fees
- Money which will be re-distributed as grant funding, sponsorship, donations, bequests, aid funding or aid to other recipients
- Payment of fines, court costs, mediation costs, IRD penalties or retrospective tax payments
- Costs to remedy, rectify, upgrade, retrofit or replace equipment, vehicles or premises as a result of action by central or local government departments or other agencies who hold regulatory or enforcement powers

- Purchase of vehicles and any related ongoing maintenance, repair, overhead costs or road user charges
- Social functions
- Air travel, accommodation, hotel / motel expenses
- Conference fees and costs
- Projects which have received other Council funding in the same financial year
- Projects that are considered to be the primary responsibility of:
  - Central government
  - Some other funding body
  - A Council Unit (where funding should come from an internal budget)

## Christchurch City Council – Transitional City Projects Fund

### Purpose and Objectives

The purpose of the fund is to encourage and enable the use of vacant privately-owned space in ways which improve and enrich the community's experience of the Central City environment.

In establishing this fund, Council is enabling others to embrace the interim 'Transitional' period of the Central City rebuild, with support to create and deliver temporary projects which productively and/or creatively use vacant space while longer-term uses or tenancies are being determined, or site works yet to commence.

This is a quick-response, small grant fund that will create many opportunities for people to participate in the journey of Central City recovery, temporarily turning vacant spaces and places – whether land, buildings or walls – into sites which are instead vibrant, enlivened, greened or otherwise publicly activated. Diverse, innovative, and amenity-enriching projects are possible, which will create a buzz for the immediate recovery, provide a much-needed point of difference for the Central City, and help to make the developing Transitional City a place for people, as well as a place in which businesses can more easily re-establish.

The Fund is applicable only to the Central City.

### Fund Criteria

To be eligible for this fund, projects that are proposed will need to demonstrate how they meet the below criteria:

- Attract residents and visitors to the Central City, supporting the return of businesses and recovery of the Central City. *(must reasonably expect to attract at least 500 people to the Central City during the project)*
- Support activities and art which reflect Christchurch's unique identity – creating a point of difference from other cities and creating a vibrant Central City.
- Improve the amenity/environment of the Central City for residents, visitors and businesses operating the Central City.
- Help residents and visitors connect with recovery of the Central City.
- Will "activate" privately-owned vacant Central City space (whether land, buildings or walls) for primarily public benefit.
- Support existing or emerging recovery area clusters.
- Offer added value: such as potential for extended duration, innovation, diversity and significant private partnership.
- Deliverability – projects that are ready to be implemented immediately following grant approval and the project will be delivered within 4 months of grant approval.
- Must achieve a creative, high quality outcome.

### Funding available

\$145,000 is available for allocation of through the Transitional City Projects Fund in 2012/13.

Projects will normally be considered for a maximum of \$5,000, with larger projects demonstrating exceptional added value through extended duration, significant visitation or public interest to be considered for a maximum of \$15,000. Where any proposal seeks a grant greater than \$15,000 this shall be considered and determined by Council.

## **Process**

Applications for grants can be made throughout the year until the funds are exhausted.

Applications will be processed by the Urban Design & Regeneration Unit at Christchurch City Council.

Evaluation of applications will be undertaken by an interdisciplinary panel who make recommendations. Applications may be approved through a delegation to the Unit Manager Urban Design & Regeneration.

Applicants will be required to submit applications that provided the required level of detail including but not limited to; a description of the concept, how the proposal meets the criteria, the total budget for the project, resources and personnel available to support the project, and the proposed delivery and timing.

Successful Proposals will be confirmed and funded promptly, with the expectation that they will be delivered within 4 months grant approval.

Eligible, but unsuccessful, project proposals will be provided feedback.

Applicants proposing ineligible projects will be notified and the proposals discarded. Feedback will be provided on why the projects were ineligible.

## **Conditions**

As far as possible standardised funding agreements will be developed to facilitate timely payment of grants. Payment of grants will be made following signing of a funding agreement by both parties.

Funding agreements will state clear expectations for both parties. In particular, funds are to be used as set out in the Funding Agreement and applicants are expected to provide information regarding other funding applied for or received.

Grantees will be expected to provide a brief report detailing the success of their project, including a description of the outcomes achieved against the criteria and a financial summary.

Successful projects will be required to hold Public Liability Insurance, a Health & Safety Management Plan, and comply with relevant regulations and consents.

## **The following will not generally be funded**

- Retrospective costs or project or purchase costs incurred or settled before the agree commencement date of the funding agreement
- Debt servicing or re-financing costs
- Stock or capital market investment
- Gambling or prize money
- Entertainment costs (except for costs directly linked to volunteer recognition)
- Funding of individuals (only non-profit organisations)
- Payment of any legal expenditure, including costs or expenditures related to mediation disputes or ACC, Employment Tribunal, Small Claims Tribunal, Professional or Disciplinary Body hearings
- Purchase of land and buildings
- Building maintenance or facility design, development and renovation costs
- Activities or initiatives where the primary purpose is to promote religious ministry, political objectives, commercial or profit-oriented interests
- Fundraising
- Medical or healthcare costs – including treatment and insurance fees

- Money which will be re-distributed as grant funding, sponsorship, donations, bequests, aid funding or aid to other recipients
- Payment of fines, court costs, mediation costs, IRD penalties or retrospective tax payments
- Costs to remedy, rectify, upgrade, retrofit or replace equipment, vehicles or premises as a result of action by central or local government departments or other agencies who hold regulatory or enforcement powers
- Purchase of vehicles and any related ongoing maintenance, repair, overhead costs or road user charges
- Social functions
- Air travel, accommodation, hotel / motel expenses
- Conference fees and costs
- Projects which have received other Council funding in the same financial year
- Projects that are considered to be the primary responsibility of:
  - Central government
  - Some other funding body
  - A Council Unit (where funding should come from an internal budget)

**Support for projects**

Vacant sites will be identified by, and brokered through, Life in Vacant Spaces Charitable Trust, with the support of Council, CERA and CCDU staff. Legal access agreements and access to public liability insurance are also available through Life in Vacant Spaces.

# **COMMUNITY, RECREATION AND CULTURE COMMITTEE**

## **SUPPLEMENTARY AGENDA**

**TUESDAY 2 OCTOBER 2012**

**AT 9AM**

**IN COMMITTEE ROOM 1, CIVIC OFFICES, 53 HERFORD STREET**

**Committee:** Councillor Yani Johanson (Chairperson),  
Councillors Peter Beck, Helen Broughton, Tim Carter, Barry Corbett, Jimmy Chen, Jamie Gough,  
and Glenn Livingstone (Deputy Chairperson).

**General Manager  
Strategy and Planning**  
Mike Theelen  
Tel: 941-8281

**General Manager –  
Public Affairs**  
Lydia Aydon  
Tel: 941- 8982

**General Manager  
Community Services**  
Michael Aitken  
Tel: 941-8607

**Committee Adviser**  
Liz Blayney  
Tel: 941-8185

- PART A - MATTERS REQUIRING A COUNCIL DECISION**
- PART B - REPORTS FOR INFORMATION**
- PART C - DELEGATED DECISIONS**

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**COMMUNITY, RECREATION AND CULTURE COMMITTEE 2. 10. 2012****7. RESOLUTION TO BE PASSED - SUPPLEMENTARY REPORT**

Approval is sought to submit the following report to the meeting of the Community, Recreation and Culture Committee on 2 October 2012:

- Heritage Grant Approval – Pomeroy's, 284-294, Kilmore Street, Christchurch.

The reason, in terms of section 46(vii) of the Local Government Official Information and Meetings Act 1987, why the report was not included on the main agenda is that it was not available at the time the agenda was prepared.

It is appropriate that the Committee receive the report at the current meeting.

**RECOMMENDATION**

That the report be received and considered at the meeting of the Community, Recreation and Culture Committee on 2 October 2012.





**COMMUNITY, RECREATION AND CULTURE COMMITTEE 2. 10. 2012**

**8. HERITAGE GRANT APPROVAL – POMEROY’S, 284-294, KILMORE STREET, CHRISTCHURCH**

<b>General Manager responsible:</b>	General Manager, Strategy and Planning Group, DDI: 941-8281
<b>Officer responsible:</b>	Programme Manager, District Planning
<b>Author:</b>	Neil Carrie, Principal Advisor Heritage

**PURPOSE OF REPORT**

1. The purpose of this report is to obtain approval for a Heritage Incentive Grant (HIG) for 'Pomeroy's' 284–294 Kilmore Street, (Wards Brewery) Christchurch.

**EXECUTIVE SUMMARY**

2. The buildings at 284-294 Kilmore Street are part of the Wards Brewery's complex which is listed as Group 2 in the City Plan and is an Historic Area registered by the New Zealand Historic Places Trust (refer to the Statement of Heritage Significance in **Attachment 1**). The applicants for the grant are Murray Collings and Tim Scott who are the current owners of the building. A sitemap and photograph of the building can be found in **Attachment 2**.
3. The buildings which are the subject of this Heritage Incentive Grant (HIG) fund application comprise two double storey brick buildings and a single storey section to the east, which date from the 1880s. There is a later warehouse addition to the south which has not been included with the application. The HIG application has been restricted to an assessment of those conservation, code compliance and seismic strengthening measures which have not been included in the insurance settlement. The works include an increase in seismic strengthening from 34 per cent to 67 per cent of NBS (where 34 per cent NBS meets the Building Code requirement for an earthquake strengthened building). It is the Policy of Council under the 'Earthquake-Prone Dangerous and Insanitary Buildings Policy, 2010' for buildings to be strengthened to 67 per cent NBS as proposed in this application. The works have a resource consent, RMA 92019130
4. The buildings have not been the subject of a previous application to the Council HIG fund
5. The work described below for which the applicants are seeking heritage grant support will ensure the future protection and continuing use of these significant heritage buildings. The application has been determined to meet the relevant criteria for a grant as provided in the Heritage Incentive Grants Policy – Operational Guidelines.
6. The grant from the Canterbury Earthquake Heritage Building Fund (CEHBF) Trust included a requirement for a covenant with the Christchurch City Council. A conservation covenant to meet the Operational Guidelines for HIG funding has been provided for under the CEHBF Trust for this heritage property.

**SCOPE OF WORK**

7. A summary of conservation and maintenance works include:
  - (a) Strengthening the buildings described above the 34 per cent NPS to comply with the Council Policy for Earthquake-Prone buildings at 67 per cent of NBS of the current Building Code requirement;
  - (b) Installation of fire detectors and alarms to current Building Code requirements;
  - (c) Electrical upgrade to existing electrical reticulation;
  - (d) Emergency lighting and refitting of lighting fixtures to allow for insertion of new structural frames.

**COMMUNITY, RECREATION AND CULTURE COMMITTEE 2. 10. 2012**

**8 Cont'd**

8. Costs for conservation, including code compliance and maintenance works are outlined in the table below:

<b>Particulars</b>	<b>Costs</b>
Structural strengthening from 34% to 67% of NBS	\$43,000
Conservation of external sealing and painting of brick work (existing painted)	\$25,880
<b>SubTotal</b>	<b>\$68,880</b>
Fire sprinklers and alarms	\$34,350
Electrical upgrade work	\$72,510
<b>Subtotal</b>	<b>\$106,860</b>
<b>Total of conservation, seismic strengthening and Building Code works</b>	<b>\$175,740</b>

**HERITAGE INCENTIVE GRANTS POLICY.**

9. The Operational Guidelines for the Policy provide for a grant of up to 40% of the total heritage related costs for a 'Group 2' heritage building.

<b>Proposed heritage grant</b> (40% of conservation and strengthening works),	<b>\$27,552</b>
<b>Proposed heritage grant</b> (20% of electrical and fire protection works)	<b>\$21,372</b>
<b>Total Grant</b>	<b>\$48,924</b>

**FINANCIAL IMPLICATIONS**

10.

	<b>2012/13</b>
<b>Annual Budget for the Heritage Incentive Grant (HIG) fund</b>	<b>\$763,684</b>
<b>Funds remaining from 2011/12 financial year</b>	<b>\$505,499</b>
<b>Balance of 12/13 funds</b>	<b>\$1,269,183</b>
Proposed grant to 284 – 294 Kilmore Street	\$48,924
<b>Total Available Funds 2011/12</b>	<b>\$1,220,259</b>

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

11. Yes. The Heritage Incentive Grant budget is an annual fund provided for in the 2009-19 LTCCP.

**LEGAL CONSIDERATIONS**

12. Limited Conservation Covenants are required under the Heritage Conservation Policy for properties receiving Heritage Incentive Grants of \$5,000 to \$49,999. A Full Covenant is required for grants of \$50,000 or more.

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

13. Yes. Covenants in most circumstances are a more comprehensive form of protection of the buildings because they are registered against the property title, ensuring that the Council's investment is protected. A conservation covenant to meet the Operational Guidelines for HIG funding has been provided for under the CEHBF Trust for this heritage property.

## COMMUNITY, RECREATION AND CULTURE COMMITTEE 2. 10. 2012

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#### ALIGNMENT WITH LTCCP AND ACTIVITY MANAGEMENT PLANS

14. The Heritage Incentive Grants Scheme is aligned to the Community Outcome '*An attractive and well-designed City*' (LTCCP 2009-19, page 50). 'Community Outcome 9. Development' provides for, among other things, ensuring "*our lifestyles and heritage are enhanced by our urban environment*" (page 54). One of the success measure is that "*Our heritage is protected for future generations*" (page 54). "*Progress will be measured using these headline indicators ... number of heritage buildings, sites and objects.*" (page 54). Heritage Incentive Grants contribute towards the number of protected heritage buildings, sites and objects, which is the measure under the outcome.
15. Within the 'Activities and Services' section of the LTCCP, is 'City planning and development' which aims to help improve Christchurch's urban environment, among other things. One of the activities included in 'City planning and development' is 'Heritage protection'. "*A city's heritage helps to sustain a sense of community identity, provides links to the past, and helps to attract visitors. The Council is committed to protecting the heritage of our city and works with developers, landowners and other stakeholders to conserve heritage buildings, areas and other items*" (page 187).
16. 'Heritage Protection', requires the Council to "*Research and promote the heritage of Christchurch and Banks Peninsula. Work with developers, landowners and other stakeholders to conserve heritage areas, buildings, and other items. Promote development that is sensitive to the character and heritage of the city and existing communities.*" (page 192). The Council provides information, advice and funding for city heritage and heritage conservation, and will be expected to continue to do so, as part of its objective to retain heritage items.

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

17. Yes.

#### ALIGNMENT WITH STRATEGIES

18. Alignment of the requirement for Heritage Incentive Grants and Conservation Covenants stems from the Heritage Conservation Policy which in turn is relevant to:

##### Greater Christchurch Urban Development Strategy (UDS)

Heritage development projects provide opportunities for increased commercial and residential activity in the City while at the same time enhancing the heritage townscape. The UDS considers heritage as an integral part of Christchurch and an aspect of growth management provided for is through the protection, maintenance and enhancement of heritage.

##### Christchurch City Plan

Heritage redevelopment projects are consistent with the Heritage provisions of the City Plan: Volume 2, Section 4, City Identity, Objective 4.3 Heritage Protection provides for objectives and policies in relation to Heritage protection. It recognises that Christchurch is a cultural and tourist centre, a role mainly dependent on its architectural, historic and scenic attractions. Much of its distinctive character is derived from buildings, natural features, other places and objects which have over time, become an accepted part of the cityscape and valued features of the City's identity. Protection of heritage places includes cultural, architectural, areas of character, intrinsic or amenity value, visual appeal or of special significance to the Tangata Whenua, for spiritual, cultural or historical reasons. This protection may extend to include land around that place or feature to ensure its protection and reasonable enjoyment. A heritage item may include land, sites, areas, buildings, monuments, objects, archaeological sites, sacred sites, landscape or ecological features in public or private ownership.

##### Central City Revitalisation Strategy

Inner city heritage improvement projects are consistent with the vision for the Central City to cultivate a distinct identity that is unique to the city's environment and culture. This strategy places particular emphasis on the heritage of our Central City. The Christchurch Central City contains over half of the city's entire heritage assets.

## COMMUNITY, RECREATION AND CULTURE COMMITTEE 2. 10. 2012

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#### New Zealand Urban Design Protocol

Heritage projects improve the quality and design of the urban environment by protecting the heritage of the city, which is stated in the Protocol as being an attribute of successful towns and cities. Limited Conservation Covenants will contribute towards the implementation of the New Zealand Urban Design Protocol of March 2005 of which the Council is a signatory body.

#### Heritage Conservation Policy

The Heritage Incentive Grants are provided for under section 8 of the Heritage Conservation Policy. As noted above under the LTCCP heading, the Heritage Conservation Policy aligns with the Community Outcome "An attractive and well-designed City" through the indicator "Number of heritage buildings, sites and objects".

The Heritage Grants Policy is aligned with the ICOMOS New Zealand Charter 1993 for the Conservation of Places of Cultural Heritage Value, which the Council has adopted. The concept of places incorporates landscape, buildings, archaeological sites, sacred places, gardens and other objects. ICOMOS considers that countries have a "general responsibility towards humanity" to safeguard their heritage for present and future generations.

#### **Do the recommendations align with the Council's strategies?**

19. Yes.

#### **CONSULTATION FULFILMENT**

20. There is no requirement for community consultation for Heritage Incentive Grants or Covenants.

#### **STAFF RECOMMENDATION**

It is recommended that the Committee approve a Heritage Incentive Grant of up to \$48,924 for conservation and maintenance, fire sprinklers and alarms, and electrical upgrade work for the protected heritage building at 284-294 Kilmore Street subject to certification of compliance with the above scope of works outlined in paragraph 7 of this report.

**ATTACHMENT 1****STATEMENT OF SIGNIFICANCE WARDS BREWERY SITE  
FITZGERALD AVENUE, CHRISTCHURCH**

**WARD'S BREWERY COMPLEX, FITZGERALD AVENUE  
PHOTOGRAPH: 2010 PRIOR TO CHRISTCHURCH EARTHQUAKES**

**INTRODUCTION:**

Ward's Brewery is significant as the site and remains of one of Canterbury's earliest breweries. Prior to the Canterbury Earthquakes there was a complete set of brewery buildings on the site. Although a number of the buildings have been lost the remaining brick buildings on the site retain the distinctive character of this early industrial site. Colonial brick industrial buildings are increasingly rare following the earthquakes hence those that remain have heightened significance as a reminder of the scale and architectural style of industrial buildings in the city. Due to their scale and brick construction the distinctive buildings retain landmark significance in the north eastern corner of the central city.

**HISTORICAL AND SOCIAL SIGNIFICANCE**

Ward's Brewery has historical and social significance for its place in the history of brewing, and industrial development in Canterbury and New Zealand. Breweries were a significant feature of the country's early industrial landscape.

Ward's Brewery was established by Archer Croft in 1854 on a site on the other side of Fitzgerald Ave, shifting to its present site in 1860. Croft's brewery was reputedly the first to be established in Christchurch (NZHPT Registration Report). Shortly after founding his brewery, Croft went into partnership with John Hamilton Ward, who bought the business from Croft in 1862. By this time the enterprise was known as the Canterbury Brewery, a name it retained throughout its operation. Despite Ward selling the brewery in 1867, the business also retained his name. The Irish-born Ward (known as Hamilton), whose name remains associated with the site, was a member of a well-known pioneering family and became a prosperous businessman and farmer. Ward & Co was incorporated into a public company in

1881. Ward's prize-winning brew had proved popular, and by this time the firm's premises were 'beyond question the largest [brewery] in New Zealand' (*Lyttelton Times* 1881, July 2). As one of the largest industrial sites in the city, Ward's was an important employer. The firm became a focal point for community activities: unsurprisingly given its river-side location becoming involved in rowing, and also providing a bowling green for employees. In 1923 the company amalgamated with other Christchurch brewers, Crown and Mannings, to form the conglomerate New Zealand Breweries. The Christchurch affairs of the conglomerate were administered from the Canterbury's offices. After operations were concentrated on the Crown site in 1955, the Canterbury Brewery was closed.

Since 1955 the former brewery complex has been occupied by a variety of organisations and businesses, most notably Crichton Cobbers, a youth club founded in 1926, which was the largest club of its type in New Zealand when it moved into its present premises in 1958. Appropriately the complex now also contains a Harringtons Brew Pub.

### **CULTURAL AND SPIRITUAL SIGNIFICANCE**

Ward's Brewery has cultural significance as its central location, historical scale and long history on the site are testament to the importance of breweries in the city since the colonial period. Brewing was one of the earliest industries in New Zealand.

### **ARCHITECTURAL AND AESTHETIC SIGNIFICANCE**

Ward's Brewery has architectural and aesthetic significance as a significant group of early industrial buildings in Christchurch. Although the site contained structures added until the time the brewery closed, the greater part of the complex was built before 1910. The oldest and most architecturally distinguished part of the brick and stone complex, of which a malt kiln, the boiler house, part of the brewing tower and the former administration offices and barrel storage sheds (now Pomeroy's Hotel) remain, were designed and built by Joseph Dawson before 1881. Dawson is otherwise unknown as an architect in Christchurch. The brewery's remaining malt kiln, with its blind arcading, carved roundels, corbels and flared slate roofs is the most notable of Dawson's structures on this site.

### **TECHNOLOGICAL AND CRAFTSMANSHIP SIGNIFICANCE**

Ward's Brewery has technological significance as the remaining structures of a complex of nineteenth and early twentieth century brewery buildings. The remaining buildings, part of the brewing tower, the boiler house, a malt kiln, barrel storage sheds and an office block (now Pomeroy's), illustrate the functioning of a brewery in this period. The barrel storage rooms for example are set below ground level in order that the barrels could be cooled by running water.

### **CONTEXTUAL SIGNIFICANCE**

Ward's Brewery is of contextual significance as the remaining parts of a group of related structures that are primarily located around the periphery of a large area of land bounded by Fitzgerald Avenue, Kilmore Street and Chester Street that forms the setting of the complex. The environs of the complex are primarily low-scaled and residential. As a consequence of these factors, the remaining buildings are highly visible, and form a distinctive landmark in eastern central Christchurch.

The location of Ward's Brewery, adjacent to the Avon River, was typical in that it was common practice during the 19<sup>th</sup> century for breweries to be located near a river to allow excess water from the brewing process to be discharged into the river.

## **ARCHAEOLOGICAL SIGNIFICANCE**

Ward's Brewery and its setting are of archaeological significance because they have the potential to provide archaeological evidence relating to past building construction methods and materials, and human activity on the site – particularly in relation to brewing practice - including that which occurred prior to 1900.

This area was part of a mahinga kai area with a significant cabbage tree on the opposite side of Fitzgerald Avenue being a fishing marker to local Maori in the 19<sup>th</sup> century. The Avon River and its banks were used first by local Maori and later by the early Europeans, prior to 1900.

*Report by Heritage Team based on the CCC Heritage Building assessment criteria and file information  
July 2012*





ATTACHMENT 2

284-294 Kilmore Street



Ward's Breweries Site



Kilmore Street frontage

