

28 FEB 2013

Barnaby Bennett
fyi-request-680-7d90e4f1@requests.fyi.org.nz

Dear Barnaby

Thank you for your Official Information Act request received on 5 December 2012. You requested the following:

"...any communication that has occurred between CERA (and CCDU as part of CERA), specifically including: The Minister, Hon. Gerry Brownlee, CEO Roger Sutton and CCDU Director Warwick Isaacs between each other, and to any of the following: Christchurch City Council (Councilors and staff), Hon. Chris Finlayson as Minister of Arts, Culture and Heritage or staff at the Ministry, regarding the retention, demolition, or any discussion about the Town Hall, including planning for the proposed Arts and Cultural Precinct of it concerns the Christchurch Town Hall."

The request was previously extended by 20 working days.

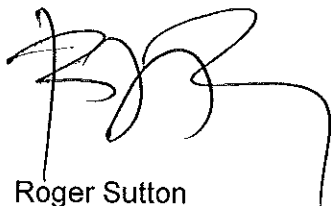
Information being released

Please find enclosed the following documents:

Item	Date	Document Description
1.	22 November 2012	Briefing paper, Christchurch City Council decision on retention of the Christchurch Town Hall
2.	28 November 2012	Tonkin and Taylor Memo of work completed for CCC regarding Christchurch Town Hall
3.	28 November 2012	Memo from Holmes Consulting Group to ProDirections providing an overview of their structural assessments to date.
4.	29 November 2012	Memo from David Perry of ProDirections to CCC giving a summary of investigations and reports prepared for CCC to make its decision.
5.	October 2012	Emails between CERA and CCC regarding the Town Hall and its retention
6.	October/November 2012	Email from Creative NZ to CERA regarding Town Hall and CERA response
7.	October/November 2012	Internal CERA emails regarding the future of the Town Hall

You have the right to ask the Ombudsman to investigate and review my decision under section 28(3) of the Official Information Act.

Yours sincerely

A handwritten signature in black ink, appearing to be 'RS', with a long horizontal line extending to the right.

Roger Sutton
Chief Executive

Hon Gerry Brownlee



To:

Minister for Canterbury Earthquake Recovery

Canterbury Earthquake Recovery Authority

IN CONFIDENCE

Christchurch City Council decision on retention of the Christchurch Town Hall

Date	22 November 2012	Priority	High
Report No	M/12-13/189	File Reference	

Action Sought

		Deadline
Minister for Canterbury Earthquake Recovery	For your consideration	ASAP

Contact for Telephone Discussion (if required)

Name	Position	Telephone	1st Contact
Warwick Isaacs	Director, Christchurch Central Development Unit	held under section 9(2)(a)	<input checked="" type="checkbox"/>

Minister's office comments

- Noted
- Seen
- Approved
- Needs change
- Withdrawn
- Not seen by Minister
- Overtaken by events
- Referred to

Comments

[Empty box for comments]

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Christchurch City Council decision on retention of the Christchurch Town Hall

Purpose

- 1 This paper discusses implications of the Christchurch City Council recommendation to retain the Christchurch Town Hall in its entirety and provides information you may wish to use in conversations with the media following the decision.

Background

- 2 The Performing Arts Precinct outlined in the Christchurch Central Recovery Plan was proposed to offer facilities for music and the performing arts, and to act as a catalyst for recovery in central Christchurch. Two auditoria of 1500 and 500 seats respectively were proposed, as well as facilities for The Court Theatre, the Music Centre of Christchurch and the Christchurch Symphony Orchestra, making up a Performing Arts Centre within the precinct.
- 3 The recommendation was made to locate the Performing Arts Precinct in a cluster with the Convention Centre and associated hotels, Te Papa Ōtākaro/the Avon River Precinct, in close proximity to the Square and the Core of the city, in order to achieve a more compact, vibrant, accessible and sustainable city centre.
- 4 It was decided unanimously on 22 November by city councillors that the Town Hall should be retained in its entirety.
- 5 Councillors noted that further work needs to be done to verify the figures for the cost of the repair and remediation of the land, and also noted that changes may be necessary to main entrance ways, with an effect on Boaters Restaurant and the Limes and Cambridge Rooms, in order to take full advantage of the link to Te Papa Ōtākaro/Avon River Precinct. However, the overall consensus was that the building is too special not to be retained.

Comment

- 6 The decision by the Christchurch City Council to retain the Town Hall in its entirety has serious implications for the Performing Arts Precinct and is a concern.
- 7 The decision is likely to significantly limit the funding available for the Performing Arts Centre. (The estimated costs are discussed below and in Attachment A.)
- 8 This will affect the vision for the Performing Arts Precinct itself, and is also moving away from the vision of the Christchurch Central Recovery Plan as a whole. The decision will also likely create uncertainty in the arts community, thereby impeding recovery.
- 9 The Recovery Plan aims to make the most of interdependencies between and interaction of the anchor projects. Anchor projects like the Performing Arts Precinct are carefully located to work with other developments and areas, such as Victoria Square and the Convention Centre Precinct, so that developments can feed off the energy of each other and support each other, thereby hastening the revitalisation of the city.
- 10 Officials consider that, if the Town Hall is retained, it is likely to be important that changes are made to reflect the vision of the Recovery Plan for the performing arts space to face onto Victoria Square, creating a hub for culture that can interact with the city, rather than directing itself towards Kilmore Street. This possibility was noted by councillors in the decision today,

and further discussions may be needed to identify how these options may be implemented and the effect this may have.

- 11 The siting and block design for the Performing Arts Precinct, as outlined in the Christchurch Central Recovery Plan, took an integrated nodal cluster approach to the location of its facilities. Changing the spatial relationship of assets and weakening the cluster effect is likely to have an adverse impact on the utility value of the assets, their role in stimulating recovery, and the achievement of urban design objectives.
- 12 It is not clear that interdependencies between anchor and private sector projects and opportunities for synergies between them are fully understood in this decision.
- 13 There is also a concern that there is no current visibility of the quality and functionality of the repaired Town Hall facility, compared with what was proposed in the Recovery Plan, based on extensive discussions with the groups that regularly use performing spaces and the needs they identified. For example, it is important to note that the Town Hall auditorium seats 2200 people and the James Hay Theatre seats 1000, compared to the 1500-seat and 500-seat auditoria proposed in the Recovery Plan. There may therefore be issues in the provision of smaller spaces for performing arts group to use.
- 14 The Town Hall is also situated on relatively unstable land, and we understand that further geotechnical work may be required before more certainty can be provided regarding the figures currently being quoted for its repair and the remediation of the land beneath it. This will further delay the delivery of functioning performing arts spaces.

Financial Information

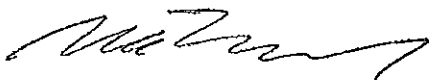
- 15 If the Town Hall is retained in full, this is estimated at a cost of \$127.5 million.

Withheld under section 9(2)(f)(iv) Withheld under section 9(2)(g)(i)
- 16 These estimated figures are provided in further detail in Attachment A, which officials have developed for the purposes of comparison between the different options.

Recommendations

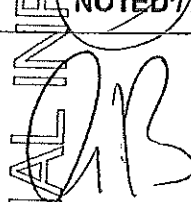
17 It is recommended that you:

- 1 **Note** that Christchurch City Council has decided to retain the Christchurch Town Hall in full;
- 2 **Note** that this decision is a complete departure from the Performing Arts Precinct as outlined in the Recovery Plan, and will create uncertainty in the arts community, thereby impeding recovery;
- 3 **Note** that further discussion with councillors may be necessary as to how they propose to interface a repaired Town Hall with the rest of the city, to fit with the vision of the Christchurch Central Recovery Plan; and
- 4 **Indicate** whether you wish us to develop further advice for you regarding the possibility of Government intervention in this situation.

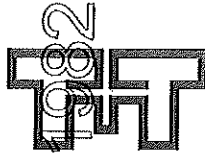


Warwick Isaacs
Director, Christchurch Central
Development Unit

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NOTED / APPROVED / NOT APPROVED
 Hon. Gerry Brownlee Minister for Canterbury Earthquake Recovery
Date: 25/11/2012

Attachment A: Withheld under section 9(2)(g)(i)
 Withheld under section 9(2)(l)
 Withheld under section 9(2)(b)(ii)
 Withheld under section 9(2)(l)



Tonkin & Taylor

Memo

To: David Perry T&T Ref: 52101.001

From: Withheld under section 9(2)(a) Date: 28 November 2012

cc:

Subject: Christchurch Town Hall for Performing Arts: Summary of work performed to date

David,

As requested in our meeting today (28/11/2011), this memo provides a summary of the work completed to date by Tonkin & Taylor Ltd (T&T) for the Christchurch City Council. An outline of further works to be undertaken as part of the detailed design process is also given.

Work completed:

T&T were specifically engaged to conduct a land damage assessment and provide geotechnical recommendations for the repair of the Christchurch Town Hall for Performing Arts site. The following work was completed:

1. Land damage and foundation assessment

A site walkover inspection following the 22 February 2011 earthquake showed evidence of widespread liquefaction in the area. Lateral spreading cracks were identified, extending from the north bank of the Avon River as far as Kilmore Street. Liquefaction of the underlying soils and associated lateral spreading has caused differential settlements and distortion to the building and foundation elements.

Differential settlements have caused a loss of serviceability of the structure. Post-earthquake survey levels indicate settlement of the building foundations of 240mm to 630mm and typically 300mm to 500mm.

Based on the above, the foundation system has performed well in the context of ultimate limit state design as settlements were safely tolerated by the structure without collapse.

Excess pore water pressures resulting from the recent series of earthquakes are expected to have dissipated, the static and seismic bearing capacity of the foundations is likely to have returned to what it was prior to the 22 February 2011 earthquake. However, remedial works are required to restore serviceability of the structure and to mitigate the earthquake damage risk for the future.

2. Investigations

To augment the historic geotechnical information a site specific investigation was undertaken comprising:

- 7 No. Cone Penetration Tests (CPTs) to a depth of approximately 8m below the existing ground level (refusal conditions);
- 7 No. Machine drilled boreholes to depths of between 20 and 29 m below the existing ground level;
- 4 No. Piezometers, and;
- 4 No. Inclined meters.

The existing information and investigation undertaken showed that the site is underlain by layers of silt, sandy silt and silty sand to a depth of approximately 6.0m, overlying medium dense and dense sands and gravels to

approximately 20m. Dense gravels of the Riccarton Formation are present at approximately 21.0m below ground level.

Groundwater was identified at a depth of 1.5 to 2.5m below the existing ground level.

3. Liquefaction assessment

A liquefaction assessment was undertaken based on two earthquake scenarios derived from "NZS1170 – Structural Design Actions" and incorporating the modifications made by the Department of Building and Housing for Canterbury. The following assumptions were made:

- The Town Hall complex is an Importance Level 3 structure with a 50 year design working life
- The soil is Class D (deep or soft soils).

An analysis was also undertaken for the 22 February 2011 earthquake (based on ground motions recorded near the site).

This assessment indicates that the silty sand, sandy silt and silt layers of the upper 6.0m are likely to have liquefied during the 22 February 2011 earthquake. There is a high risk of liquefaction in these layers during a future Ultimate Limit State (ULS) earthquake and a moderate risk of liquefaction in a future Serviceability Limit State (SLS) earthquake. In addition, lenses of medium dense sands and gravels below 6.0m have some liquefaction potential.

A lateral spreading assessment indicated that there is a high risk of lateral spreading displacements of a similar or greater magnitude to those observed after the 22 February 2011 earthquake occurring in a future ULS earthquake.

4. Development of conceptual design for foundation remedial works

T&T have a number of foundation concepts as part of concept development for structural repairs. This work was undertaken in conjunction with structural engineers Holmes Consulting Group. The two preferred foundation concepts are:

- Piled foundations to support static and seismic loads, or;
- Jet grouting ground improvement, in conjunction with the construction of a raft slab foundation to tie the foundation elements together.

The objective of the pile foundation option is to isolate the building from liquefiable soil. Liquefaction, settlement, and lateral spread of the ground is still expected to occur in future earthquakes. The piles are designed to restrain the building laterally and vertically.

The objective of the jet grout option is to mitigate liquefaction (and associated settlement and lateral spread) within the building footprint. Liquefaction and lateral spread of the land between the building and the river is still expected to occur in future earthquakes.

Both of these options are considered technically feasible solutions which can be designed to allow the building to be repaired, and to mitigate the potential for settlement, and lateral spreading associated with liquefaction to an acceptable level such that building consent for these works can be obtained.

As part of the development of the concept designs T&T consulted with the following contractors:

- VSL (Australia) : piling and jet grouting options;
- Brian Perry Civil : piling option; and,
- Re-level (Keller/Brian Perry Civil): jet grouting and compaction grouting options.

5. Peer review discussion

T&T also worked with Treadwell & Rollo, Inc. (T&R), a San Francisco based specialist geotechnical and environmental consultancy firm. T&R have completed a number of projects of similar size and complexity as the proposed repairs for the Town Hall, and have utilised similar foundation design methodologies as presented by T&T.

T&R provided geotechnical advice and comment on the work undertaken by T&T from October 2011 through to December 2011.

Future work:

Further investigation and analysis work is required to complete the detailed design of the foundation repairs. The scope and detail of the investigations will depend on the foundation option selected. The relative performance of each option should be evaluated by the project team and preliminary discussions held with Environment Canterbury to identify any consenting issues.

We trust that this meets your requirements. If you have any queries, please do not hesitate to contact Kirsti Murahidy via email or phone

held under section 9(2)(a)

Geotechnical Engineer

29 November 2012
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MEMORANDUM

STRUCTURAL AND CIVIL ENGINEERS

To: David Perry
 Company: ProDirections
 From: John Hare
 Date: 28 November 2012 Project No: 106355.01
 Subject: CHCH TOWN HALL SUMMARY OF WORK COMPLETED

Holmes Consulting Group LP

As requested at our meeting of 28th, the following is a summary of key points of our study to date, to assist the CERA/CCDU review process:

Christchurch

Actions taken:

Telephone

- Since the February 22nd 2010 earthquake we have completed a series of damage reviews, including follow-up visits after major aftershocks. This work has been wrapped into our overall damage report, entitled "Christchurch Town Hall for Performing Arts Structural Damage Assessment"
- We have prepared and updated the Building Access Plan, the responsibility for implementation of which rests with Mainzeal.
- We have prepared a report summarising our recommended repair and seismic retrofitting proposal. This is contained within the report entitled "Christchurch Town Hall for the Performing Arts Seismic Repair and Retrofit".
- We have prepared a comprehensive computer analysis model of the building. This is a full 3D non-linear analysis model which we have subjected to a series of earthquake records in order to better understand its seismic performance. The outcomes of the analysis are presented in Appendix A of the Seismic Repair and Retrofit report.

+64 3 366 3366

Facsimile

+64 3 379 2169

Internet Address

www.holmesgroup.com

Unit Five

295 Blenheim Road

PO Box 6718

Upper Riccarton

A range of options were considered for the repair and retrofit, although some were discarded early. These include:

Christchurch 8442

New Zealand

- For foundations:
 - Foundation improvement by piling (with new caps)
 - Foundation improvement by grouting – either jet grouting or compaction grouting, depending on soils properties (with a new raft slab created to provide overburden and confinement). Note that compaction grouting has been discarded pending soil testing to confirm practicality.

Offices in

Auckland

Hamilton

Wellington

Queenstown

San Francisco



- For super-structure:
 - Base Isolation – this was discarded due to expense and concerns about reliable performance with the very soft soils, depending on the mitigation methods employed.
 - Conventional strengthening, either by addition of new elements or enhancement of existing elements. Note that the shortfall in strength is relatively easily mitigated, primarily by the use of concrete overlay walls in most locations and the rebuilding of some of the column elements which are short of capacity.

Assumptions or further work required

- No structural testing has been done to validate the conclusions of the investigations, so far. This is because:
 - Even though there has been some plastic hinge formation in the concrete beams in some locations, it has been more or less monotonic loading from the soil displacement. Hence significant damage to the reinforcement is not considered to be of concern.
 - As a relatively recently constructed building for which we have good records, there was reasonable confidence in the quality of the material that we had available.

Our conclusions are:

1. That the bulk of the damage is not through shaking, but results from the deformation caused by the lateral spread of the supporting soils.
2. That the building is readily repairable, with the possible exception of the Cambridge Room.
3. The central lobby area and Limes Room are compromised to an extent by highly flexible columns. These columns require upgrading or additional lateral support to avoid further damage if the foundations are improved.
4. The most challenging aspect of the project by far is the foundation work. Preliminary methodologies have been developed for each of the options under consideration, to verify that the work is practicable and to assist pricing.
5. A trial may be required if grouting is to be used for the foundation support. Similarly, some test piles will be required to confirm capacities.



I hope that the above is sufficient for the reviewers purposed, but please call if further information is required.

John Hare
DIRECTOR

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Memo

To	Liam Nolan		
From	David Perry	Date	29 November 2012
CC	Pages		
Subject	CHRISTCHURCH TOWN HALL FOR PERFORMING ARTS INVESTIGATIONS		

Liam,

This is a brief summary of the investigations undertaken and reports that have been prepared for the Town Hall that have informed Council's consideration of the future of the Town Hall.

Damage assessments of the Town Hall were prepared for Vbase by:

- ▶▶ Warren and Mahoney (Architectural). Condition assessments dated 20th June 2011 and 30th June 2011
- ▶▶ Holmes Consulting Group (Structural). DEE (Quantitative) Report dated 8th August 2011
- ▶▶ Tonkin & Taylor (Geotechnical). Preliminary foundation and land damage assessment dated 8th August 2011

The team then proceeded to prepare and evaluate repair options for Vbase and Council to form the basis of the building insurance claim. The outcome from this work provided 3 possible solutions for repair. Option 1 (micropiles and bored piles), Option 2 (jet grouting with raft slab), and Option 3 (using either options 1 or 2 with base isolation). These possible repair solutions were peer reviewed by international specialists from San Francisco who have previous experience in the rehabilitation of buildings compromised by settlement from liquefaction and lateral spread. This work was provided to support Vbase/Council's entitlement for the building insurance claim. This work was completed and provided to Council on 9th March 2012 and included the following:

- ▶▶ ProDirections Earthquake Damage Repair Options Summary Report dated 5th March 2012
- ▶▶ Warren and Mahoney (Architectural). Updated architectural assessment dated 1st December 2011
- ▶▶ Holmes Consulting Group (Structural). Seismic repair and retrofit report and accompanying drawings dated 11th December 2011
- ▶▶ Tonkin & Taylor (Geotechnical). Post earthquake assessment and conceptual geotechnical design report dated February 2012.

- ▶▶ Aurecon (Mechanical & Hydraulics). Earthquake review of Mechanical and Hydraulic services dated 13th February 2012.
- ▶▶ Powell Fenwick (Fire). Earthquake remediation inspection report dated 14th February 2012
- ▶▶ Cosgroves (Electrical, Telecommunications, Audio & Security Services). Post earthquake inspections report dated 2nd February 2012.
- ▶▶ Reiger (Organ). Evaluation report on the Christchurch Town Hall Organ dated 9th November 2011
- ▶▶ Treadwell and Rollo. Peer review of the geotechnical preliminary design dated 28th November 2011
- ▶▶ Rutherford & Chekeyne. Peer review of the structural preliminary design dated 28th November 2011.
- ▶▶ Rider Levett Bucknall, Cost estimates report

Using the work done for the building insurance claim the team then proceeded to develop practical repair options for Council.

Information Provided

Together with this memo we are providing the following documentation in electronic form for you to be able to give to CERA to assist them in their understanding of the investigations and repair solutions developed for the Town Hall.

- ▶▶ Warren and Mahoney (Architectural). Condition assessments dated 20th June 2011 and 30th June 2011
- ▶▶ Holmes Consulting Group (Structural). DEE (Quantitative) Report dated 8th August 2011
- ▶▶ Tonkin & Taylor (Geotechnical). Preliminary foundation and land damage assessment dated 8th August 2011.
- ▶▶ ProDirections Earthquake Damage Repair Options Summary Report dated 5th March 2012
- ▶▶ Warren and Mahoney (Architectural). Updated architectural assessment dated 1st December 2011
- ▶▶ Holmes Consulting Group (structural). Seismic repair and retrofit report and accompanying drawings dated 1st December 2011
- ▶▶ Tonkin & Taylor (Geotechnical). Post earthquake assessment and conceptual geotechnical design report dated February 2012.
- ▶▶ Aurecon (Mechanical & Hydraulics). Earthquake review of Mechanical and Hydraulic services dated 13th February 2012.
- ▶▶ Powell Fenwick (Fire). Earthquake remediation inspection report dated 14th February 2012
- ▶▶ Cosgroves (Electrical, Telecommunications, Audio & Security Services). Post earthquake inspections report dated 2nd February 2012.



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- ▶▶ Reiger (Organ). Evaluation report on the Christchurch Town Hall Organ dated 9th November 2011
- ▶▶ Treadwell and Rollo. Peer review of the geotechnical preliminary design dated 28th November 2011
- ▶▶ Rutherford & Chekeyne. Peer review of the structural preliminary design dated 28th November 2011.
- ▶▶ HCG Memo dated 28 November 2012 outlining the structural work undertaken to date
- ▶▶ T&T memo dated 28 November 2012 outlining the geotechnical work undertaken to date
- ▶▶ RLB memo dated 29 November 2012 outlining the cost estimate prepared for the Council preferred option for the repair of the Town Hall.

We would be pleased to assist you further if required in the review of the Town Hall repair with CERA if required.

Regards,

David Perry

Principal

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From: Huia Lambie
Sent: Wednesday, 10 October 2012 2:48 p.m.
To: 'Aitken, Michael'
Subject: RE: Town Hall decision

Thanks Michael, will give you a call and also watch for minutes from CRAC meeting.
Huia

held under section 9(2)(a)

From: Aitken, Michael
Sent: Wednesday, 10 October 2012 1:56 p.m.
To: Huia Lambie
Subject: RE: Town Hall decision

Huia

Withheld under section 9(2)(g)(i)

A report is scheduled to go to the CRAC Committee 30th October.

Regards

Michael Aitken

General Manager
Community Services

DDI

Email

Web www.ccc.govt.nz

Christchurch City Council
Civic Offices, 53 Hereford Street, Christchurch
PO Box 73016, Christchurch, 8154



Please consider the environment before printing this email

held under section 9(2)(a)

From: Huia Lambie
Sent: Tuesday, 9 October 2012 11:11 AM
To: Aitken, Michael
Subject: Town Hall decision

Morning Michael

Just checking to see when we'd expect to hear about the Town Hall decision?

Thanks
Huia

Huia Lambie
Manager, Cultural Wellbeing
Community Wellbeing Group
Canterbury Earthquake Recovery Authority (CERA)

Private Bag 4999, Christchurch 8140

DDI

held under section 9(2)(a)

E:

W:www.cera.govt.nz

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Christchurch City Council

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From: Huia Lambie
Sent: Friday, 26 October 2012 4:06 p.m.
To: 'DelaRue, Ceciel'
Subject: RE: Town Hall Heritage status

That's great thanks Ceciel.
Huia

From: DelaRue, Ceciel *Withheld under section 9(2)(a)*
Sent: Friday, 26 October 2012 3:48 p.m.
To: Huia Lambie
Subject: FW: Town Hall Heritage status

Hi Huia

I am informed that the most current information is contained in the agenda for the Community, Recreation and Culture Committee Tuesday 30th. Includes attachment by Jenny May and the peer review by Ian Bowman.

<http://www.ccc.govt.nz/thecouncil/meetingsminutes/agendas/2012/October/index.aspx>

The whole report is worth a read and in particular for the question you've been asked the executive summary paragraphs on page 21 of the agenda and conclusions on page 28 of Jenny's report.

This does not provide a clear statement regarding the impact on the group 1 heritage significance, as Jenny was asked to respond to the question of sense of place - however see the Conclusions on page 28 of the agenda which includes a number of relevant points including the diminished significance of the whole complex if any of the major design elements are lost.

Thanks
Ceciel

From: Huia Lambie [mailto:_____] *Withheld under section 9(2)(a)*
Sent: Friday, 26 October 2012 3:22 PM
To: DelaRue, Ceciel
Subject: RE: Town Hall Heritage status

Hi Ceciel
If you could follow with your staff that would be great.
Thanks
Huia

From: DelaRue, Ceciel [mailto:_____] *Withheld under section 9(2)(a)*
Sent: Wednesday, 24 October 2012 2:51 p.m.
To: Huia Lambie
Subject: RE: Town Hall Heritage status

Hi Huia

An interesting question and one which I'm sure others have been pondering. Think I'd best not give my opinion as it won't be well informed - heritage staff have been involved in detailed assessments of the various options being investigated. I haven't been involved and don't know the heritage values well enough to make an informed assessment regarding significance.

Jenny May would be the best contact and I'm sure she'd welcome discussion on this - although do contact her asap before she heads away. Alternatively Philip Barrett. You'd like me to speak to either and ask that question let me know.

Thanks
Ceciel

From: Huia Lambie
Sent: Tuesday, 23 October 2012 12:53 PM
To: DelaRue, Ceciel
Subject: Town Hall Heritage status

Ceciel

Creative NZ has asked a number of questions relating to the Town Hall. One of them is:

- "Is the Group 1 heritage listing compromised if the building is altered, e.g. demolishing the Limes Room and James Hay?"

I'd be interested in your opinion.

Huia

Huia Lambie
Christchurch Central Development Unit

held under section 9(2)(a)

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From: Huia Lambie
Sent: Tuesday, 6 November 2012 4:46 p.m.
To: Martin Cooper; Don Miskell; Steve Clarke; Jan Kupec; Ariana Smith; Tina Nixon; Andrew Bowman
Cc: Ingrid Gunby; Michelle Mitchell
Subject: FW: Town Hall -

Final approved response sent to Creative NZ fyi. Thanks to all for your input.
 Huia

From: Huia Lambie
Sent: Tuesday, 6 November 2012 4:39 p.m.
To: 'Chris Herbert'; Sarah Tebbs
Cc: Ingrid Gunby; Kerry Harvey
Subject: RE: Town Hall

Kia ora Sarah and Chris

Apologies for the delay in getting these responses to you.

As you'll be aware the Performing Arts Precinct has been linked to the Convention Centre and we are working to assess the various permutations. We value the contribution the Ministry for Culture and Heritage and Creative NZ has got to make so once we're further down our process we'll be in touch to seek your advice.

1. Who decides the future of the Town Hall, and when will this decision be made?

As you're aware the Christchurch City Councillors decide on the Town Hall. The Christchurch City Council Community, Recreation and Culture Committee discussed a staff report on the Town Hall on 30 October 2012 and recommended the retention of the Town Hall in its entirety. Recommendations from this Committee will be considered at the Council meeting on 22 November 2012.

2. Exactly what impact does the Town Hall restoration have on the Performing Arts precinct proposed in the blueprint?

The funding of the Performing Arts Precinct is closely linked to the Town Hall decision. If demolished it is anticipated that insurance funds are contributed toward the building of a new performing arts centre and wider precinct including the Court Theatre, the Christchurch Symphony Orchestra and the Music Centre of Christchurch. If the Town Hall is retained and there are additional funds over and above the insurance for the retention of the Town Hall, discussions are in progress about utilising these funds for the wider Performing Arts Precinct.

3. How much over cap will the cost of repairing the Town Hall be?

Until detail from the CCC is available, the figure of the cost of repair is not known. The repair could equally be under the estimated cost. As this is a CCC asset, it is recommended CNZ discuss this with Michael Aitken, General Manager, Community Services.

4. a) Is there more risk of future EQ damage on the existing river frontage site?

Without significant ground remediation the risk of future damage from seismically induced liquefaction and lateral spreading is considered to be high. However, we understand that any proposed repair work would include ground modifications. A new site would need to be treated prior to construction or the foundation system specifically designed to cope with any land damage from earthquakes.

b) How does the land fit within the CCC's own guidelines [i.e. 30 metre setback from rivers] -

Using appropriate engineering solutions the setback can be reduced. Engineering solutions will be site and location specific. Again best to discuss with CCC - Michael Aitken, General Manager, Community Services.

5. Would there be any variation in the insurance costs- between existing and a new build on a less risky site?

As a Council owned asset the insurance issues are managed by CCC. The recommendation is to discuss this with CCC directly.

6. Is the Group 1 Heritage listing compromised if the building is altered-eg demolishing the Limes Room and James Hay?

If the work is extensive enough to seriously compromise the values that justified the building being listed, it would be appropriate to review the listing, and to remove it if the building no longer has heritage values worth protecting. Such decisions will sit with CCC.

7. What is the expected time frame around the Town Hall repairs. Given our recent experience of the smaller ITR - it's delays and cost escalations would there be higher contingency provisions in both time to complete and cash around a rebuild of the Town Hall.

It is recommended that CNZ discuss this with Michael Aitken, General Manager, Community Services.

8. The acoustics in the Town Hall are world class. Could the recovery work in the main Auditorium compromise the acoustic quality?

We have heard conflicting views about the quality and standard of acoustics in the Town Hall prior to the earthquake. However, the CCC staff report on the Town Hall to the Community, Recreation and Culture Committee identified that the acoustic quality could be retained. As a CCC asset, it is recommended CNZ discuss this with Michael Aitken, General Manager, Community Services.

9. In a rebuild, does the Reiger Organ need to be dismantled?

Reference was made to the Reiger Organ in the CCC staff report. Discuss with Michael Aitken, General Manager, Community Services.

10. The location of the new Performing Arts precinct was deliberate in that it gave an added opportunity for convention business to "break out" into performing arts space. Therefore does this provide extra revenue opportunity to the performing venues as opposed to the existing Town Hall location which is not so conveniently located to the Convention Centre.

We agree that the existing Town Hall is not located as conveniently in relation to the Convention Centre.

11. Value- What scale of building[s] will the City/community to get for the same money to rebuild the existing; in comparison to the equivalent sum on a new build.

This is currently being assessed in light of the CCC recommendation and final decision on the Town Hall anticipated on 22 November 2012.

12. Do the planners assess that a rebuild of the Town Hall will meet the market needs in the same manner as the new build?

The decision made by CCC on 22 November 2012 will inform this question.

13. How does the existing site and rebuild impact on the vision for the feel and rhythm of the new CBD plan?- its interconnectivity and people flows with ITR, Convention Centre, Library, Court Theatre, Music Centre etc..

The retention of the existing Town Hall on its current site might dilute the efforts to make the city centre more compact but this will depend on the nature of the CCC decision and what else could be located in its proximity.

14. One would expect the new build to introduce a blend of other activities within the frame of the 2 auditoriums- eg hotel, carparks, retail. These amenities are likely to reduce opex costs

and improve hire opportunities. Will the adjacent land around the Town Hall be able to be built on?

The current Town Hall site and its surrounds are zoned central city business except for a 20 metre wide green link, connecting Victoria Square and Victoria Street -amendments to CCC District Plan – Appendix 1 of the ChCh Central Recovery Plan. Therefore, providing building consent and any resource consent matters can be satisfied, land zoned central city business can be built upon.

Huia Lambie

Senior Adviser – Sports, Arts, Culture, Philanthropy
Christchurch Central Development Unit

Withheld under section 9(2)(a)

From: Chris Herbert | Withheld under section 9(2)(a)
Sent: Tuesday, 16 October 2012 12:07 p.m.
To: Huia Lambie
Subject: FW: Town Hall

Kia Ora Huia,

Thanks for your assistance in this matter. Please convey that myself and a small CNZ team will treat any matter necessary in complete confidence. It just helps us understand better the complexities and manage the relations sensibly.

1. Who decides the future of the Town Hall, and when will this decision be made?
2. Exactly what impact does the Town Hall restoration have on the Performing Arts precinct proposed in the blueprint?
 - How much over cap will the cost of repairing the Town Hall be?
 - Is the more risk of future EQ damage on the existing river frontage site? How do the land fit within the CCC's own guidelines[ie 30 metre setback from rivers]
 - Would there be any variation in the insurance costs- between existing and a new build on a less risky site?
 - Is the Group 1 Heritage listing compromised if the building is altered-eg demolishing the Limes Room and James Hay?
 - What is the expected time frame around the Town Hall repairs. Given our recent experience of the smaller ITR - its delays and cost escalations would there be higher contingency provisions in both time to complete and cash around a rebuild of the Town Hall.
 - The acoustics in the Town Hall are world class. Could the recovery work in the main Auditorium compromise the acoustic quality?
 - In a rebuild- does the Reiger Organ need to be dismantled?
 - The location of the new Performing Arts precinct was deliberate in that it gave an added opportunity for convention business to "break out" into performing arts space. Therefore does this provide extra revenue

opportunity to the performing venues as opposed to the existing Town Hall location which is not so conveniently located to the Convention Centre.

- Value- What scale of building[s] will the City/community to get for the same money to rebuild the existing; in comparison to the equivalent sum on a new build.
- Do the planners assess that a rebuild of the Town Hall will meet the market needs in the same manner as the new build?
- How does the existing site and rebuild impact on the vision for the feel and rhythm of the new CBD plan?- its interconnectivity and people flows with ITR, Convention Centre, Library, Court Theatre, Music Centre etc..
- One would expect the new build to introduce a blend of other activities within the frame of the 2 auditoriums- eg hotel, car parks, retail. These amenities are likely to reduce opex costs and improve hire opportunities. Will the adjacent land around the Town Hall be able to be built on?

Best, Chris.

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From: Huia Lambie
Sent: Wednesday, 31 October 2012 11:49 a.m.
To: Ariana Smith
Cc: Steve Clarke; Ingrid Gunby (CCDU)
Subject: FW: Town Hall bullets

Ariana have added three points.
Huia

1. The Council's Community, Recreation and Culture Committee voted on 30 October for full retention of the Town Hall with a recommendation to go to the full Council on 22 November.
2. Eight Councillors participated in the vote and the resolution was passed unanimously. Should the 22 November Council meeting endorse the decision, none of the possible \$127 million that CCC would have otherwise had available to contribute to the Arts Precinct will be available.

- Withheld under section 9(2)(g)(i) [Withheld under section 9(2)(f)(iv) Withheld under section 9(2)(l)]

Withheld under section 9(2)(ba)(i)

Withheld under section 9(2)(g)(i)

Withheld under section 9(2)(e)(i)

Withheld under section 9(2)(b)(ii)

Ariana Smith
Principal Advisor
CERA Christchurch Central Development Unit

Withheld under section 9(2)(a)

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Alistair Young

From: Ariana Smith
Sent: Thursday, 22 November 2012 2:40 p.m.
To: Alison Stedman; James Marsh; Steve Clarke; Don Miskell; Ingrid Gunby; Greg Wilson
Subject: Minister's comments on Town Hall decision

From: Jarrod Booker
Sent: Thursday, 22 November 2012 2:37 p.m.
To: Ariana Smith
Subject: FYI

<http://www.stuff.co.nz/the-press/news/christchurch-earthquake-2011/7983889/Brownlee-queries-councils-Town-Hall-decision>

JARROD BOOKER | SENIOR MEDIA ADVISOR

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From: Huia Lambie
Sent: Tuesday, 30 October 2012 12:56 p.m.
To: Martin Cooper; Don Miskell; Simon Hay; Andrew Bowman; Steve Clarke
Cc: Ingrid Gunby
Subject: Performing Arts meeting today

Importance: High

Meeting is in Cambridge Room – 2.30pm to 3.30pm. "Not relevant to your request"

Meeting today is to collate information on performing arts incl update and impact of Town Hall decision today by CCC Culture committee to reinstate the full Town Hall facility.

Huia

Huia Lambie
Christchurch Central Development Unit

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From: Huia Lambie
Sent: Tuesday, 30 October 2012 12:15 p.m.
To: Natalie Cadenhead
Subject: FW: Town Hall latest

Council Committee just voted for full retention of the Town Hall with recommendation to go to the full Council on 22 November. Given that 8 of the Councillors were in the meeting just held and the resolution was passed unanimously seems likely that the meeting on 22 November will endorse the decision (14 Councillors in total).

Huia

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Alistair Young

From: Steve Clarke
Sent: Friday, 23 November 2012 2:25 p.m.
To: Huia Lambie; Don Miskell; Martin Cooper; Ariana Smith
Subject: Meeting with Michael Aitkin

Hi Guys

I've arranged a meeting with Michael at 4:30pm today. Main purposes are get his thinking around Town Hall decision; agreement to collaborate on the information front; and demonstrate that we are reaching out to the CCC. If anyone else is desperate to attend let me know.

Regards

Steve

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From: Huia Lambie
Sent: Monday, 15 October 2012 8:34 a.m.
To: Ingrid.Gunby (CCDU); Michelle Mitchell; Ariana Smith; Andrew Bowman; Tina Nixon
Subject: Town Hall decision

On 30 October 2012, the Community, Recreation and Culture Committee of CCC will be considering staff recommendations for the Town Hall. Papers for this meeting will be available on 27 October. Any decision made at this meeting will require ratification at the full Council meeting on 8 November 2012.

Huia

Huia Lambie
Christchurch Central Development Unit

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