

Central City Biannual Update

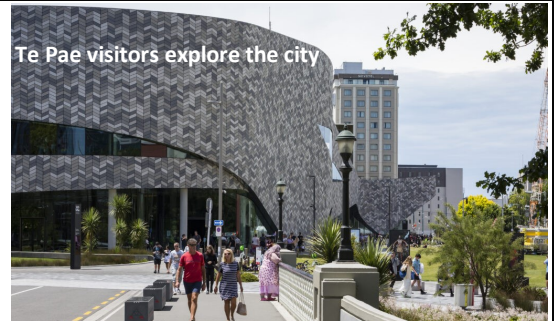
July—December 2022

Using themes in the [Central City Action Plan](#), we summarise:

- progress towards long term Central City goals.
- recent projects to improve Central City vibrancy and liveability.
- the use of Council grants and funding.

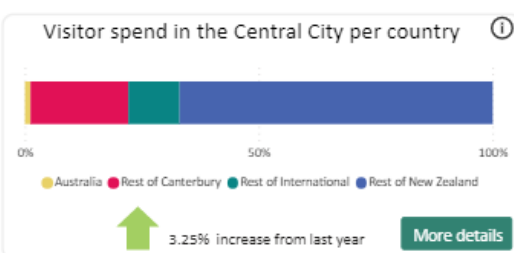
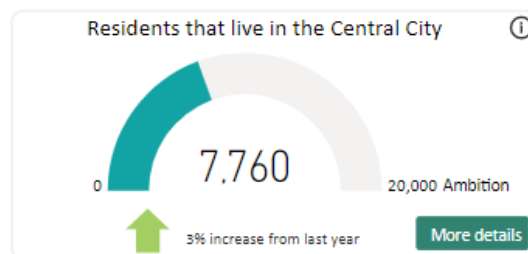
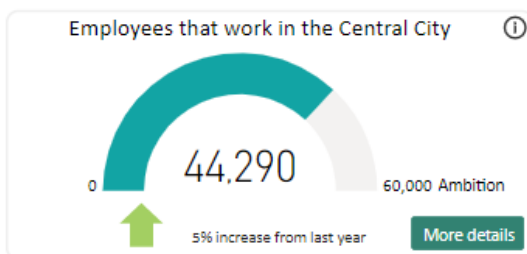
Headlines

- **Te Pae** has hosted over 180 events since May 2022. These events have brought more than 60,000 people to the city and contributed close to \$45 million to the local economy. Local businesses are benefiting from the success of Te Pae. With a busy events calendar for 2023 it is hoped the benefits can continue to grow. More information from [Te Pae](#).
- **The return of cruise ships**— dockings of large cruise ships in Lyttelton Harbour began again in October 2022 after an 11 year break. Cruise passengers visiting the Central City has been a boost for hospitality, retail and service providers. ChristchurchNZ has recruited volunteers to act as ‘City Champions’ to welcome and provide information to visitors.
- **Visitor spend**— Over the past 2 years domestic visitors have filled the gap left by the loss of international visitors. Over the last 6 months there has been a slow increase in the amount of international tourists returning to Christchurch. Visitor spending in Q3 2022 is 48% higher than Q3 2021.
- **Employee growth**—A 5% increase in employees working in the Central City during 2022 was reported, bringing the total to over 44k employees. Further growth is needed, but if sustained, the current growth rate should help to meet the Council’s ambition of 60,000 employees by 2028 (more information on page 6 of this attachment).
- **Christmas spending**—An upward trend in Christmas spending for Canterbury appears to be reflected in Central City activity, as reported in the [Press](#)



Progress towards goals for the Central City.

Council tracks progress on a group of key measures and ambitions as part of delivering our **goal of a prosperous, vibrant, liveable central Christchurch**. The table below sets out current results. You can find out more about trends and influences on these subjects on other pages of this report and the full set of measures at www.ccc.govt.nz/our-progress/



Amenity and Activation

Light up the City

Waitaha Kōanga (Spring in Canterbury) Central City lighting: A trail of 10 spring-themed projections are on display across the Central City. Local artists Wayne Youle (Ngāpuhi, Ngāti Whakaeke, Ngāti Pākehā) and Apex the Artist (Ngāti Ruanui) created the original works to celebrate Spring in Canterbury. The trail navigates past the Canterbury Museum, the Cathedral, Victoria Square and Cashel Mall. Artwork interpretations and a map are on [Toi Ōtautahi](#). Delivered by the Enliven Places Programme.



Light Shadows as darkness falls: Illuminated, larger-than-life human figures jump, run, play and dance across the prominent wall in Cashel Mall at 110 Cashel St. Light Shadows was developed by Gap Filler in conjunction with InCommon and the White Room Creative Space, and is in partnership with the Enliven Places Programme. Light Shadows is the first installation in the Programme's new calendar of seasonal, creative Central City lighting installations.



Temporary Site Activation: Rates Incentive

Rates Incentive for Property Owners supports an increase in activity by providing a financial incentive to property owners of vacant spaces to encourage temporary activity while plans for permanent development are progressed. The Incentive will run until 30 June 2024, with a focus on Central City interior vacancy. <https://ccc.govt.nz/rates-incentive/>

Budget 2022/2023 (city-wide): \$40,000

Credited this period: \$13,104

Balance 31 December 2022: \$26,895

Vacant Sites Programme: - www.ccc.govt.nz/vacantsites

Partnerships with site owners

207 St Asaph Street: A new youth space partnership - *underway*

The Enliven Places Programme partnered with Environment Canterbury, Watch This Space and Basketball NZ to transform a prominent vacant site for at least 2-3 years while plans for future development are being explored.



The site is located near the South Frame, includes a painted half basketball court, seating, a mural and giant spray cans for street art workshops by Watch This Space. Mural painting on the court will be completed during January. An opening event will be held in February.



121 Manchester Street: Dance-o-mat - *completed*

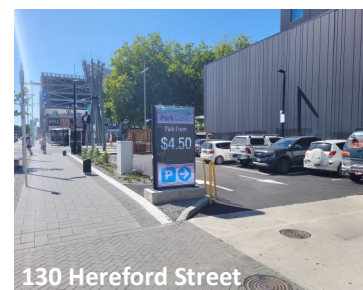
The Enliven Places Programme supported Gap Filler with the new location for the Dance-O-Mat which was completed in September. The programme contributed towards landscaping, pathways and planters.



Vacant Sites Programme

The most visible areas of progress have been in improvements to temporary car parks.

A number of sites have completed their upgrades. Work on other sites will need to be completed by June if owners are to avoid the City Vacant Differential rating into 2023/24. In 2022/23 a year’s grace was allowed given many sites saw COVID19 related delays to consenting that meant there was insufficient time to implement new standards.



Barrier Sites Programme - www.ccc.govt.nz/barrier-sites

There are currently 16 Barrier Sites left on the list, 13 of these have a commitment to action.

Removed from programme - 1

- **235 High Street (former Hunters and Collectors)**- repair of this building is now well underway and once complete the adjacent site will be developed as a second phase to this exciting new collaborative office space development.

Remaining Barrier Sites—Latest progress - 3

- **159 Hereford Street** (Malvern House) - The glazing on the prominent western façade has been replaced, making a dramatic improvement to its appearance. Meanwhile, building consent approvals are underway for internal strengthening and refurbishment.
- **92 Lichfield Street** (Sargoods) - Remediation of the southern wall allowed container protection to be removed in December after 10 years on the street.
- **170 Oxford Terrace** (Former Noahs/Rydgcs hotel) - Negotiated insurance settlement was announced in December 2022. Work to reinstate the hotel expected to commence in “early 2023”



Updates on other remaining Barriers Sites with a commitment to action-10

226-234 Cashel Street (Former IRD building)	Building consent approved
141 High Street (last unit in the Duncan’s building)	Building consent determination awaiting further information
214 Tuam Street (Odeon Theatre)	Works underway to stabilise façade
116 Worcester Street (State Insurance Building)	Repair underway—Building consent issued in April 2022.
119 Armagh Street (Former PWC Building)	Awaiting decisions as part of the Catholic Precinct development.
91 Victoria Street (Victoria Mansions)	Considering options in light of new height limit opportunities
179 Tuam Street (Sol Square)	Building consent approved—initial works in progress
170 Cashel Street (former Holiday Inn)	Resource consent approved June 2022 for office/retail building
205 Manchester Street (Blue Jean Cuisine)	Continuing dialogue about reopening Tramway Lane
25 Peterborough Street (Peterborough Centre)	Considering options in light of new height limit opportunities

Sites where the intentions are yet to be confirmed or are subject to an insurance dispute - 3

137 Cambridge Terrace (Harley Building)	Dialogue in progress with a potential buyer
112-114 Manchester St (2 Fat Indians Building)	No progress
161 Hereford Street (Hereford Suites)	No progress

Grant funding : City-making partners

In August 2021 the Council resolved to establish three year grant funding agreements with city-making partners Gap Filler, The Green Lab and Life in Vacant Spaces. Multi-year funding recognises these organisations are place leaders in Christchurch. Suburban work will be reported in the suburban biannual report (Oct—March 23).

In 2021 the Central City Business Association (CCBA) was funded by a targeted rate, enabling the CCBA to grow action on key Central City issues and support business-led collaborations that grow interest among shoppers and visitors.

Life in Vacant Spaces (LiVS)

Works completed in this reporting period:

- Over 1600 activation days in the Central City, across 12 Central City licenses (note 56% of property portfolio is in the Central City)
- 10 new partner projects supported including: the Learning Lounge (Cathedral Junction); The Green Lab's 'understory' (the Welder)
- Delivered [LiVS Incubator](#) on Cashel Street (Sept – ongoing). The temporary space hosted open studios, co-working, start-ups, art installations, community events, workshops, talks and an exhibition space
- Delivered LiVS [10 Year Anniversary](#) open air exhibition on Cashel Street

Continuing activation & new projects in development:

- Support 17 ongoing projects including: Food Resilience network on Peterborough St; Gap Filler's Dance-O-Mat site
- Exploring partnerships with ArtStart to support young creatives; Arts Northern Rivers (NSW) on reciprocal pilot residency; University of Canterbury's Resilient Cities programme

Partnerships, participation fees and funding leveraged:

- LiVS partnered with Gap Filler's Urban Play Programme and the Council for Streets for People on Gloucester Street, early 2023 delivery.
- CCBA partnership connected LiVS with various developers which led to procuring a new site in The Terrace for early 2023
- In-kind support and other funding to over 100% of grant value, including ChristchurchNZ support for LiVS Incubator, and reduced property rent.



The Green Lab

Works completed in this reporting period:

- Mātanga Taiao Māori (Māori Environmental Consultant), Community Design and Build Contractor, Kaiārahi Kaupapa Māori Contractor, Kaihāpai Reo Contractor appointed
- Three Community Economic Return on Investment Interns hosted and supported - partnership with Massey University and University of Canterbury
- '[understorey tuarua](#)' at The Welder, 22 Welles St. 3 May - 2 December 2022. 6 months with 61+ events, 692 attendees and 237 individuals visited over 2100 times

Continuing activation & new projects in development:

- 10 [Queer Games Nights](#) - a dry, all ages event for LGBTQIA+ community. 250+ attendees
- 32 Wednesday Writers - weekly community connection event for all writers. 32 events; 200+ attendees
- 4 Whare Tihau - a monthly dry, whanau-friendly Te Reo Māori event. 24 attendees, collaboration with Rekindle on Rāranga weaving
- Mental Health Awareness Week Programming - 4 x Pod Chats & Plant Pals. 74 attendees and 3 sponsors
- The Art of the Family Recovery Garden - pod and greening installed at Tūranga to support Art East Group
- Greening and co-working facilities shared with Toi Auaha
- In development: Wāhi Taiao (for Streets for People); Te Akomanga Professional Development Series (Te Tiriti & Kaupapa Māori)

Partnerships, participation and funding leveraged:

- A range of over 16 multidisciplinary partnerships and collaborations
- 35 volunteers contributed 700+ volunteer hours (including 3 interns)
- In-kind support and other funding to 200% of grant value



Gap Filler

Works completed in this reporting period:

- Bombardments — public installations, 9 craftivists, 6 workshops, 1 Parking Day event
- Skate the City events teaching wahine skating skills
- Light Shadows projection at 110 Cashel and at 153 High St, collaboration with 4 groups
- [Pae Tākaro](#) Place of Play exhibition space, 7 exhibitions with local artists
- Play Advocacy meetings, hui and networking with 40 people and groups, including supporting ChristchurchNZ’s city brand and identity development
- Play Support for other play initiatives including the Hip Hop Summit
- Facilitated the [Ōtautahi Kūmara awards](#) to celebrate local placemaking
- Research and development on Participatory Design and Place Governance



New projects in development and continuing activation:

- Super Street Arcade, Buzzwire, relocation and upgrade of Dance-O-Mat
- Outreach — inviting those experiencing barriers to civic participation, including The Commons Project
- In development: Play Trail (Urban Play feature on SmartView), physical map; 64 Ways of Being; Pae Tākaro Gloucester Street Shared Space; Ōtākaro Floating Festival scoping, engagement and major funding application



Partnerships, participation and funding leveraged:

- Multidisciplinary partnerships with 16 organisations
- Estimated 1,210 volunteer hours
- In-kind support and other funding to over 900% of grant value



Outside of grant funding agreement

- Placemaking One Central (ongoing) including [Bloco de Carnaval](#) on Gloucester Green; Latimer Asset Mapping through the Council’s P8011; continued programming and relocation of DiversCity

Central City Business Association (CCBA)



Priority 1 – “The Place to be”

- Attraction Studio have helped deliver a new brand, marketing strategy and [website](#) which were completed and launched at the AGM in October
- Partnered with HospitalityNZ, ChristchurchNZ, Property Council and Council to deliver [Turn up the Heat](#) Winter Festival as well as running two major events - Chill in the City (July/August) and Christmas in the City (December).
- Ran a 3 month street security trial service to help reduce inner city anti-social behaviour with financial support from CCC and self-funded the full cost of extending that service through the Christmas and summer holiday



Priority 2 – Build awareness and engagement of the CCBA

- The [Curators programme](#) was launched, with eight curators signing up to help engage with members. It’s helped create the Christmas Treasure trail promotion which engaged 26 individual businesses.
- 415 volunteer hours of support from our community (valued at \$9,960), donations of \$18,002 and a further \$4,500 of in-kind support.
- Six member events and activities were held to engage and inform members, including the Mayoral Debate, Annual General Meeting and Curators workshops and undertake surveys with members to gauge their views on emerging issues.



Priority 3 – Advocating for Business

- Regular meetings of the Inner City Collaborative Working Group, which included Housing First and the CDHB to help provide a greater understanding of the street based issues.
- Advocacy on key Central City issues including the Canterbury Arena/ Te Kaha, Inner city safety and street upgrade/parking.



Growth and Economic Activity

Employment

Annual employment statistics are published in Q3 each year. A steady growth in employment can be seen since 2015.

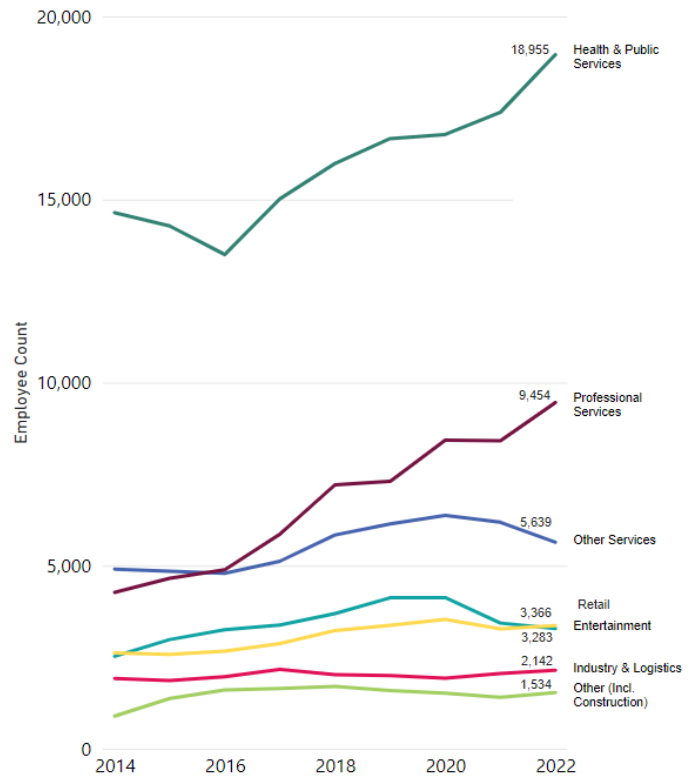
COVID19 caused dips in the number of employees particularly in the entertainment and retail industries. A net total of 665 jobs were lost during 2021 (loss of 1.6% on 2020).

Data released during Q3 2022 show there are now 44,290 employees working in the Central City. This is a 5% increase from 2021 and recoups the total losses endured during the COVID19 pandemic period although that recovery is not across all sectors.

- Health and public services sector +1,575
- Professional services sector +2,621
This growth has been assisted by business relocation following the end of medium term suburban leases.
- Entertainment and hospitality sector -148
Reflecting the challenges that COVID19 is still having on this sector, employment levels are still to fully bounce back.

To reach the aspiration of 60,000 Central City employees by 2028, job growth will need to accelerate.

How many employees work in the Central City by Employment Sector?



Central City Activity

Pedestrian activity

Improving rates of COVID, an increase in international tourism, a return of cruise ships and an increasing number of reasons to visit the Central City is resulting in an increase in pedestrian numbers across the Central City. In comparison to December 2021 pedestrian activity is 24% higher in December 2022.

Pedestrian activity continues to be highest around Riverside, the Bus Interchange and Cashel Mall.

The return of cruise ships

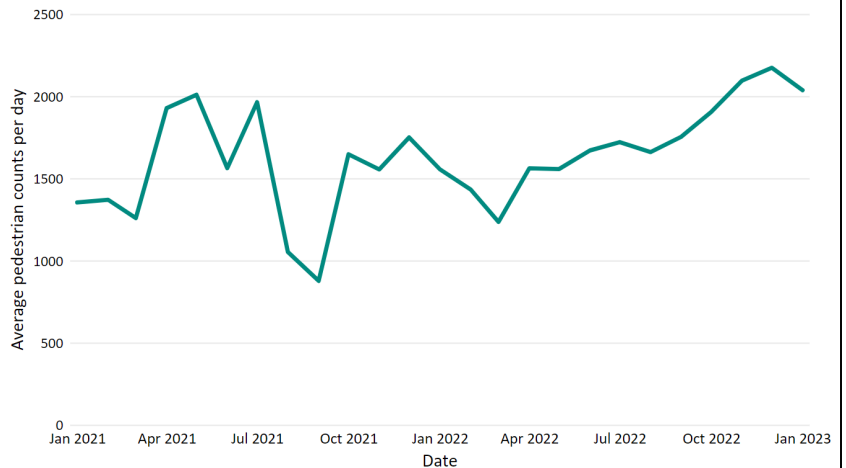
The return of Cruise Ships to Lyttelton has created a real buzz across the city. Between the end of October and December 2022, 26 cruise ships have docked in Lyttelton Harbour with over 56,000 passengers. With many of these passengers travelling by bus to the Central City, businesses are benefitting from the increased patronage.

More information on future cruise ships is available on ChristchurchNZ's [website](#).

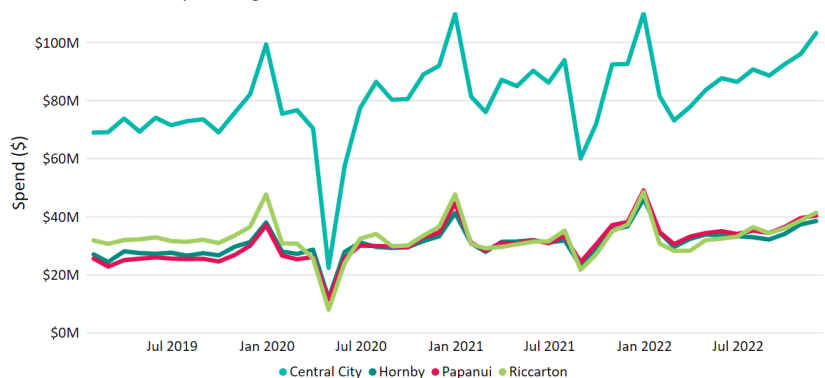
Central City Spending

The diverse and distinct offering of the Central City is resulting in increasing spending in comparison to previous years. The Central City attracts 19% of the total spending in Christchurch.

How many Pedestrians are walking in the Central City on average per day

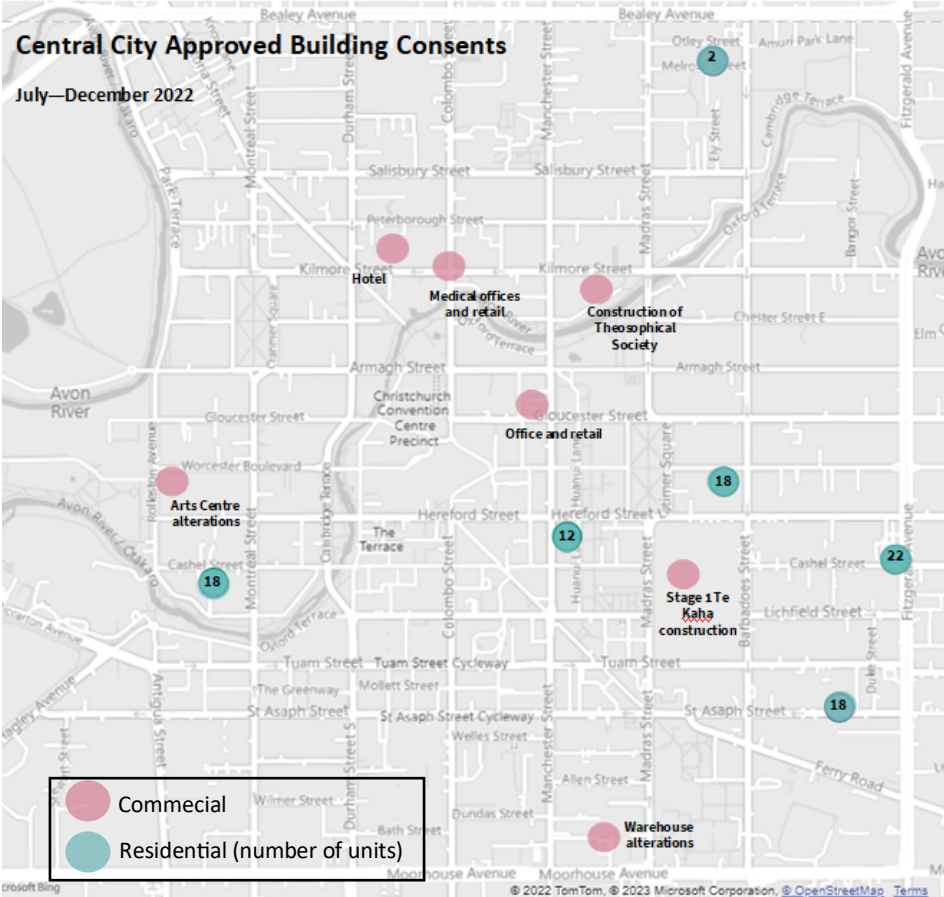


Spending in Christchurch's main commercial centres



Central City Building & Resource Consents

Resource consent applications received (July-December)	Number	Building consent applications received (January-June)	Net New Homes (units)	Floorspace (sqm)
within 4-Aves (excl. core)	74	Central City (South Frame)	0	0
within Core	14	Central City Business	12	2,203
		Central City Mixed Use	40	7,362
		Central City Residential	38	3,109
TOTAL	88	TOTAL	90	12,673



The number of **resource consent applications** for Central City development has fallen from the Jan-June 2021 peak of 289 but remains well above the 5 year recent average.

Significant applications include:

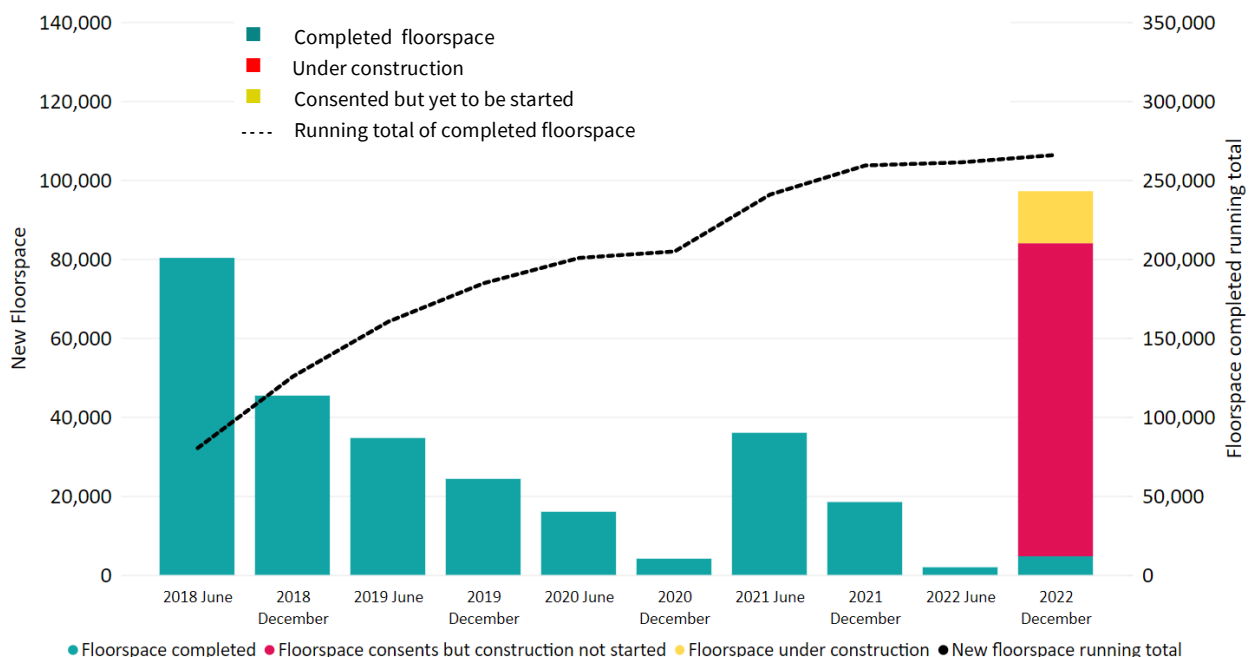
- 21 new homes on Montreal Street.
- Mixed use development with office, retail and hospitality on Manchester Street.

The map shows **Building Consents** approved over the Jul-Dec 2022 period. Over 90 new homes have been consented on a range of sites. Development outcomes are for townhouses and apartment buildings.

A notable non-residential consent is the Stage 1 consent for ground improvements for Te Kaha.

The graphic below shows the **delivery of non-residential floorspace** in the 2nd half of 2022 was 4,718 sqm - delivery still being significantly below 2021. However, there remains a strong pipeline of non-residential development underway or with approved consents.

Non-Residential Floorspace: Completions and Pipeline: 2018-2022



Central City Residential Programme (Project 8011)

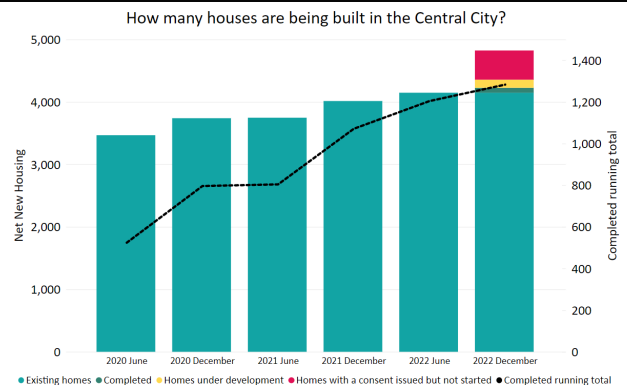
The Central City Residential Programme was initiated by the Council in September 2018. Its overall goal is to promote housing development and grow the Central City population over a 10 year timeframe.

Progress towards 20,000 residents

In 2022 there was an estimated 7,760 residents living in the Central City. This is an increase of 3% from 2021. The previously reported estimated population of 8,080 in 2021 was revised during the 2022 update (StatsNZ periodically adjust past estimates).

To reach the Council ambition of 20,000 residents by 2028 the rate of growth will need to accelerate. The key to this is increasing density and building heights of future residential developments.

The Central City outcomes [data](#) shows a good level of development activity with 79 homes completed between July and December 2022. There is a strong pipeline of new housing development in the Central City with 467 homes consented for development (but not yet commenced) and 130 homes currently under construction.



South-East Neighbourhoods



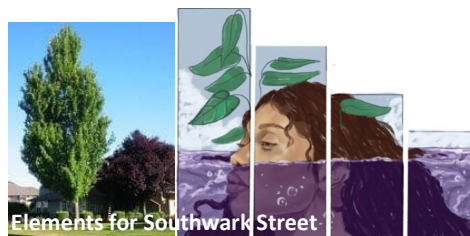
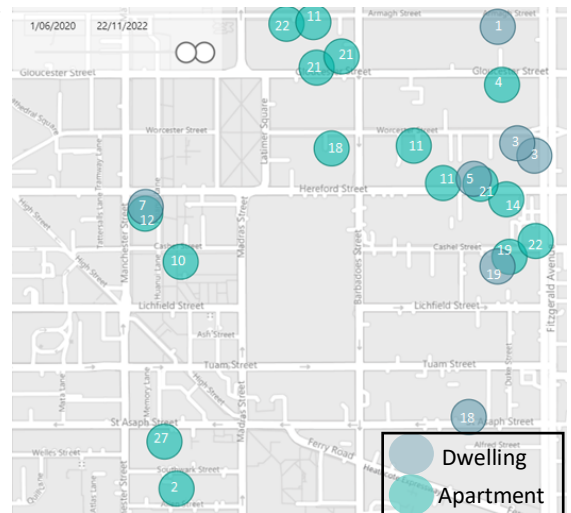
The South-East Neighbourhoods of the Central City have the most opportunity to grow and transform. With key catalysts such as Te Kaha, the greater density enabled through recent legislation and a supply of potential development sites, this area could become a vibrant, mixed-use neighbourhood. Housing development activity is already apparent in the south-east neighbourhoods (see consent map adjacent).

A strategic framework is in development to guide work in this area (including informing public works). Initial engagement has commenced to help form the key moves and focus areas of this framework.

Some early moves are currently underway in this area:

- **A creative hoarding** (pictured above) has been developed in collaboration with residents that reflects the key places and the future of the south-east Central City. This is a valuable resource for developers to use for their construction project ([files](#)).
- **Southwark Street** is getting a modest upgrade through the Enliven Places Programme. Plans are in development to add trees, seating and artwork to the small street which has new residential development underway.
- Investigations commenced to identify opportunities for increased open space links and tree canopy cover in the south-east.
- Gap Filler continued to support community building in the Latimer neighbourhood with a follow-up event.

Building Consents: June 2020—November 2022 in the south-east



Smart Christchurch Programme

Free WI-FI

- Upgraded and expanded coverage of high speed Free Wi-Fi in the Central City was launched in June 2022. As a collaboration with Enable, this enhances the business and visitors' experience to a standard now expected of a major city.

Stream by the river.

Christchurch City Council
Christchurch Free Wi-Fi
 powered by  enable in our city centre



- With borders reopening to international travellers this is a great resource for visitors.
- There is 40% more Free City Wi-Fi connections and substantially increased usage (Mb/s) on the days cruise ships had excursions into the city.
- The numbers of overall users have been increasing steadily with over 100,000 connections from locals and visitors since its launch.

Smart Cameras

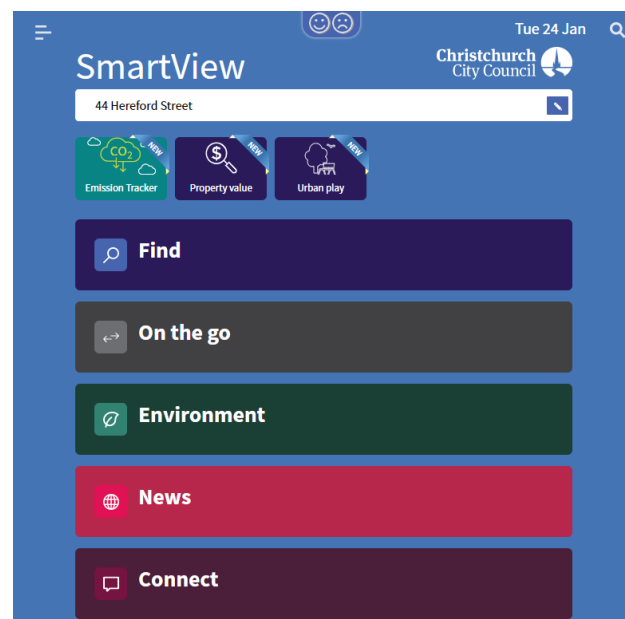
- Our network of 22 smart cameras across the Central City continue to provide great data to help understand and share information about pedestrian flows and peaks over seasons and events in real-time and in greater detail than before.
- The network has recently been updated to enable monitoring of electric scooters and bicycles as well as work continuing on developing new ways of visualising data.
- An expansion to the network will see two additional cameras installed in Linwood Village in February 2023 to support pre and post-construction monitoring of the streetscape upgrade.

Innovation Expo

- The Innovation Expo was cancelled in 2022 as a result of COVID-19. The 2023 event will be on 10 and 11 September at Te Pae.
- An estimated 100 exhibitors and 10,000 visitors will be in attendance. We also intend to hold an Innovation Summit alongside the expo at which speakers from around New Zealand will share their innovation stories and facilitate inspiring panel discussions.

Smart View

- SmartView.ccc.govt.nz is a web app that pulls together real-time data from a range of public and private organisations, making information easy for locals and visitors to access.
- Usage of the web app over the last 6 months has averaged 110 users per day and 160 sessions per day. The number of page views over the July-December reporting period was 105,000.
- A mobile app version of SmartView that can be downloaded from Android and Apple app stores is under development. The next iteration of SmartView will be launched before the end of 2023 and will be informed by community feedback.



River quality monitoring

- Working with Spark NZ and company Androit, the Smart Christchurch programme recently installed four real time river quality monitoring stations along the Ōtākaro Avon River.
- This is a first for a New Zealand council and will enable the Council and the community to understand what is happening to water quality in real time. Signage will be installed shortly.

People

Events Programme

With Covid restrictions gone, we saw a return to normality of events to the city.

July saw the tail end of Tīrama Mai, our lighting event celebrating Matariki, plus Go Live music festival at the Town Hall .

Later in the year we undertook to bring Christmas back into the Central City by decorating with festive street banners, Christmas-themed decorations, including artist commissioned pieces, a Christmas Family Festival held in Victoria Square and to the delight of young and old, Santa punting down the Avon River. We worked closely with the Central City businesses to coordinate activity. This was coupled with the return of Coca-Cola Christmas in the Park which saw approximately 15,000 attendees get into the spirit of the season in Hagley Park.

We have seen not only the post-Covid return of some of our favourite events such as Diwali but also the emergence of new celebrations in the Central City such as Ōtautahi Smoke (all in Hagley Park) and Armageddon moving into Te Pae after outgrowing the Christchurch Arena.



Note: this report does not include the events run by other agencies such as ChristchurchNZ, events outside the Central City or those that are reported elsewhere. For Christchurch NZ events refer to www.christchurchnz.com/explore/whats-on

Event Name	Event Date	Anticipated Attendance	Actual Attendance	Funded or Produced
Tīrama Mai	24 June – 3 July	65,000	75,000	Produced
Go Live	22 – 23 July	1,600	1,400	Produced
ISCC Diwali 2022	22 October	20,000	20,000	Funded
Coca-Cola Christmas in the Park	26 November	20,000	15,000	Funded
Christmas Family Festival	4 Dec	2,000	2,000	Produced
NYE22	31 Dec	20,000	18,000	Produced

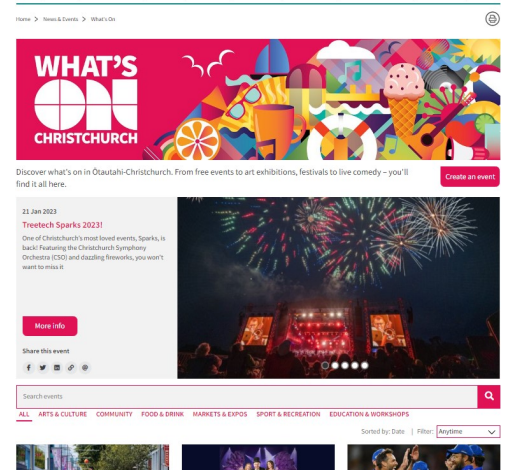
Marketing and Promotions

Due to the Christchurch City Council’s climate commitment, we are cautious over how much printed material we produce. A decision was made early not to produce a hard copy of the ‘What’s On Guide’ this summer to help reduce our impact on the environment.

Instead, we put this budget into an ‘Always On’ way of advertising across our social channels and google which meant we would always have promotion out in the market. Moving things more into the digital space means all information on events is always up-to-date and residents always know what is happening around the city.

The What’s On webpages received 318,802 views between 1 July – 31 Dec 2022, which was an 84% increase from last year. Our Always On advertising in the market helped drive a majority of this traffic to the website and helped generate the spike in web traffic.

[What’s On](#) Christchurch currently has 5125 Instagram and 25k Facebook followers and 12,463 newsletter subscribers.



The following progress has been made between July and December 2022:

- **South Frame**— The final section of the South Frame has been completed
- **Te Kaha**— In July 2022 following a period of public consultation the Council agreed to increase the budget for the multi-use arena to \$683 million. A fixed price design and construction contract will avoid further cost escalations. Site preparation works have been underway getting the site ready for foundations. Concrete pours began during December.
- **One Central East Frame development**— construction is progressing quickly along Manchester Street with new homes nearing completion. Cambridge Quarter (Fletchers) and Manchester Square (Williams Corporation) will be the next developments underway.
- **Performing Arts Precinct**— Hawkins has been appointed as the main contractor to build The Court Theatre. Early groundworks have been completed and site works have started. It is expected the new Court Theatre will open in 2024.
- **Cathedral Square repair and upgrade**— contractors have been re-levelling and re-laying paving outside the former Post Office building. Additional lighting and landscaping will be added to this area.
- **Christ Church Cathedral**— The stabilisation phase is nearly complete. The next stage will be strengthening the main building structure.
- **Citizens' War Memorial**—the reinstatement of Christchurch's historic Citizens' War Memorial is well underway with the cross re-established.
- **High Street developments:** Good momentum can be seen along High Street with two significant corners now progressing through the consenting process:
 - **170 Cashel Street (Cashel/High corner)**—resource consent has been approved for a new four-storey retail and office building.
 - **211 High Street**— resource consent has been approved and building consent is currently being processed for a four-storey mixed-use development with office, retail and food and beverage offerings.
- **33 Cathedral Square**— Site works are underway in preparation for a four-storey mixed-use office and retail building.



South Frame laneway



Site prep for Te Kaha



Citizens War Memorial



211 High Street: concept plans

Activity	Who	When
Major Public Facilities , Spaces and Buildings		
Parakiore Recreation and Sport Centre	Ōtākaro Ltd	Summer 2024/25
Performing Arts Precinct	Court Theatre Christchurch School of Music	2024 TBC
Te Kaha/ Canterbury Arena	CCC / Kōtui Consortium	Autumn 2026 (provisionally)
Christ Church Cathedral	Christ Church Cathedral Reinstatement Limited	Early 2028
Cathedral Square repair and upgrade	CCC	Ongoing
Selected Commercial/Attraction Projects		
Old Post Office—"The Grand"	G Chamberlain / Darin Rainbird	Early 2023
Catholic Cathedral / Precinct	Catholic Church/Carter Group	Expect to commence 2023
Regent Site (33 Cathedral Sq.)	Carter Group	Autumn 2024
Former Holiday Inn (170 Cashel St)	Carter Group	Spring 2024
Former Convention Centre site	Peebles / Mike Greer / Blackcomb Property	TBC
Madras Square	Peebles Group and Mike Greer Group	TBC
Convention Centre Hotel Developments	Carter Group	TBC

(Dates above are based on direct or best available sources.)