

Waihoru
Spreydon-Cashmere Community Board
AGENDA

Notice of Meeting:

An ordinary meeting of the Waihoru Spreydon-Cashmere Community Board will be held on:

Date: Wednesday 16 February 2022
Time: 8am
Venue: Held by Audio/Visual Link

Under the current provisions of the Covid-19 Protection Framework (the Traffic Alert system), meeting attendance is only possible via an audio/visual link or by viewing a livestream of the meeting (<https://www.youtube.com/channel/UCGweLMco4E1iUpXZ7voUgA>). Please request access details from Amy.Hart@ccc.govt.nz for the audio/visual link.

Membership

Chairperson	Karolin Potter
Deputy Chairperson	Lee Sampson
Members	Melanie Coker
	Keir Leslie
	Tim Scandrett
	Callum Ward

Jo Wells
Manager Community Governance, Spreydon-Cashmere
941 6451
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www.ccc.govt.nz

Note: The reports contained within this agenda are for consideration and should not be construed as Council policy unless and until adopted. If you require further information relating to any reports, please contact the person named on the report.

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Developing Resilience in the 21st Century

Strategic Framework

Whiria ngā whenu o ngā papa,
honoa ki te maurua tāuiki

Bind together the strands of each mat and join
together with the seams of respect and reciprocity

Ōtautahi-Christchurch is a city of opportunity for all

Open to new ideas, new people and new ways of doing things – a city where anything is possible

Principles

Being open,
transparent and
democratically
accountable

Promoting
equity, valuing
diversity and
fostering inclusion

Taking an inter-generational approach
to sustainable development,
prioritising the social, economic
and cultural wellbeing of
people and communities
and the quality of the
environment, now
and into the
future

Building on the
relationship with
Te Rūnanga o Ngāi Tahu
and the Te Hononga-Council
Papatipu Rūnanga partnership,
reflecting mutual understanding
and respect

Actively collaborating and
co-operating with other
local, regional
and national
organisations

Ensuring
the diversity
and interests of
our communities
across the city and the
district are reflected in
decision-making

Community Outcomes

Resilient communities

Strong sense of community
Active participation in civic life
Safe and healthy communities
Celebration of our identity
through arts, culture, heritage,
sport and recreation
Valuing the voices of all cultures
and ages (including children)

Liveable city

Vibrant and thriving city centre
Sustainable suburban and
rural centres
A well connected and accessible
city promoting active and
public transport
Sufficient supply of, and
access to, a range of housing
21st century garden city
we are proud to live in

Healthy environment

Healthy water bodies
High quality drinking water
Unique landscapes and
indigenous biodiversity are
valued and stewardship
exercised
Sustainable use of resources
and minimising waste

Prosperous economy

Great place for people, business
and investment
An inclusive, equitable economy
with broad-based prosperity
for all
A productive, adaptive and
resilient economic base
Modern and robust city
infrastructure and community
facilities

Strategic Priorities

Enabling active
and connected
communities
to own their future

Meeting the challenge
of climate change
through every means
available

Ensuring a high quality
drinking water supply
that is safe and
sustainable

Accelerating the
momentum
the city needs

Ensuring rates are
affordable and
sustainable

Ensuring we get core business done while delivering on our Strategic Priorities and achieving our Community Outcomes

Engagement with
the community and
partners

Strategies, Plans and
Partnerships

Long Term Plan
and Annual Plan

Our service delivery
approach

Monitoring and
reporting on our
progress

Part A	Matters Requiring a Council Decision
Part B	Reports for Information
Part C	Decisions Under Delegation

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Karakia Whakamutunga

Karakia Tīmatanga

1. Apologies Ngā Whakapāha

At the close of the agenda no apologies had been received.

2. Declarations of Interest Ngā Whakapuaki Aronga

Members are reminded of the need to be vigilant and to stand aside from decision making when a conflict arises between their role as an elected representative and any private or other external interest they might have.

3. Confirmation of Previous Minutes Te Whakaāe o te hui o mua

That the minutes of the Waihoru Spreydon-Cashmere Community Board meeting held on [Tuesday, 1 February 2022](#) be confirmed (refer page 5).

4. Public Forum Te Huinga Whānui

A period of up to 30 minutes will be available for people to speak for up to five minutes on any issue that is not the subject of a separate hearings process.

4.1 Graeme Dingle Foundation

Anne Hindson, Business Development Manager – Canterbury Region, Graeme Dingle Foundation, will speak about the Foundation's activities in the Board area.

5. Deputations by Appointment Ngā Huinga Whakaritenga

Deputations may be heard on a matter or matters covered by a report on this agenda and approved by the Chairperson.

There were no deputations by appointment at the time the agenda was prepared.

6. Presentation of Petitions Ngā Pākikitanga

There were no petitions received at the time the agenda was prepared.

Waihoru Spreydon-Cashmere Community Board OPEN MINUTES

Date: Tuesday 1 February 2022
Time: 5pm
Venue: Held by Audio/Visual Link

Present

Chairperson	Karolin Potter
Deputy Chairperson	Lee Sampson
Members	Melanie Coker
	Keir Leslie
	Tim Scandrett
	Callum Ward

Jo Wells
Manager Community Governance, Spreydon-Cashmere
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Part A Matters Requiring a Council Decision

Part B Reports for Information

Part C Decisions Under Delegation

Secretarial Note: This meeting was held via audio/visual link on the Zoom platform due to New Zealand being at the red setting of the Covid-19 Protection Framework (the Traffic Alert system) on the date the meeting was scheduled. These minutes provide a written summary of the meeting proceedings.

Karakia Tīmatanga: Callum Ward.

The agenda was dealt with in the following order.

1. Apologies Ngā Whakapāha

Part C

There were no apologies.

2. Declarations of Interest Ngā Whakapuaki Aronga

Part B

There were no declarations of interest recorded.

3. Confirmation of Previous Minutes Te Whakaāe o te hui o mua

Part C

Community Board Resolved SCCB/2022/00001

That the minutes of the Waihoru Spreydon-Cashmere Community Board meeting held on Tuesday, 7 December 2021 be confirmed.

Lee Sampson/Keir Leslie

Carried

4. Public Forum Te Huinga Whānui

Part B

There were no public forum presentations.

5. Deputations by Appointment Ngā Huinga Whakaritenga

Part B

There were no deputations by appointment.

6. Presentation of Petitions Ngā Pākikitanga

Part B

There was no presentation of petitions.

7. Waihoru Spreydon-Cashmere Discretionary Response Fund 2021/22 - Sydenham Junior Cricket Club Participation for Targeted Groups

Board Comment

The Board heard from staff, who shared the key points from the report.

A Board member asked for an overview of the financial position of the Sydenham Junior Cricket Club. Staff advised that the club had received funding support this year from a range of funders. Staff noted that future funding requests may be better suited to the Board's Strengthening Communities Fund rather than the Discretionary Response Fund.

A Board member asked if there are participants from other Board areas. Staff replied that the majority of participants are in the Spreydon-Cashmere Community Board area, but some also come from the Halswell-Hornby-Riccarton and Linwood-Central-Heathcote Community Board areas. The two latter Boards will also consider providing funding to the club for this project.

A Board member noted that there are no other cricket clubs that they are aware of that have programmes for disability groups. They moved that the officer recommendation of \$2,000 be increased to \$2,500. Another Board member seconded the motion. The motion was then put to a vote and carried.

Officer Recommendations Ngā Tūtohu

That the Waihoru Spreydon-Cashmere Community Board:

1. Approves a grant of \$2,000 from its 2021/22 Discretionary Response Fund to Sydenham Junior Cricket Club towards the Participation for Targeted Groups project.

Community Board Resolved SCCB/2022/00002

Part C

That the Waihoru Spreydon-Cashmere Community Board:

1. Approves a grant of \$2,500 from its 2021/22 Discretionary Response Fund to Sydenham Junior Cricket Club towards the Participation for Targeted Groups project.

Karolin Potter/Tim Scandrett

Carried

8. Waihoru Spreydon-Cashmere Community Board Area Report - February 2022

Board Comment

The Board heard from staff, who shared the key points from the report.

Staff noted that there has been high demand for the Activities and Services Guide for Older Adults led by the Age-Friendly Spreydon-Cashmere Committee and supported by the Spreydon-Cashmere Community Governance Team.

A Board member noted that the Board's Community Service Awards at the end of last year ran well despite constraints due to Covid-19 and they received positive feedback from recipients.

A Board member noted that it is positive that the budget was secured to upgrade the footpath in Sydenham Cemetery.

Board members noted that many of the items that the Board advocated for in the Council's Long Term Plan 2021-31 were successful.

The Board agreed that it would like to make a submission on the Council's Water Supply, Wastewater and Stormwater Bylaw Review. The Board supports the bylaw's aim to ensure clean drinking water and avoid contaminants that harm the environment from entering the stormwater network.

The Board discussed the memo attached to this report about unmarked graves in Sydenham Cemetery. The Board agreed that it would like to request staff advice on the number and location of Sunnyside residents' unmarked graves in Sydenham Cemetery and options to commemorate them.

Officer Recommendations Ngā Tūtohu

That the Waihoru Spreydon-Cashmere Community Board:

1. Receive the Waihoru Spreydon-Cashmere Community Board Area Report for February 2022.

Community Board Resolved SCCB/2022/00003

Part B

That the Waihoru Spreydon-Cashmere Community Board:

1. Receive the Waihoru Spreydon-Cashmere Community Board Area Report for February 2022.
2. Decide to make a submission on the Council's Water Supply, Wastewater and Stormwater Bylaw Review, and delegate approval of the final submission to the Chair and Deputy Chair.
3. Request that staff provide further advice to the Council (and inform all Community Boards) on the number and location of Sunnyside residents' unmarked graves in Sydenham Cemetery and options to commemorate them.

Lee Sampson/Melanie Coker

Carried

9. Elected Members' Information Exchange Te Whakawhiti Whakaaro o Te Kāhui Amorangi

Part B

Board members shared the following information:

- The Board members noted their sadness at the tragic death of Juliana Cayena Bonilla-Herrera. A Board member noted that there had been an opportunity for the community to gather in memory.
- A Board member noted that Waka Kotahi's Streets for People programme is open for expressions of interest.
- A Board member noted that some of the Muscovy ducks on Waimokihi Terrace were recently relocated.
- A Board member attended a meeting of the Addington Neighbourhood Association.
- A Board member noted that the event industry is struggling financially due to the impact of Covid-19.

9.1 Community Facilities

A Board member noted that many community facilities in the Spreydon and Cashmere wards are run by community organisations, and noted that it is important for them to future proof their organisations by, for example, undertaking succession planning.

Part B

The Waihoru Spreydon-Cashmere Community Board agreed to request staff advice on what community facilities in the Spreydon and Cashmere wards are run by community organisations and what support could be provided to those running facilities to future plan.

9.2 Vehicle Break-Ins

A Board member noted that residents have reported a recent increase in vehicle break-ins at the Rapaki Track, Mt Vernon Park and Victoria Park car parks.

Part B

The Waihoru Spreydon-Cashmere Community Board agreed to request that staff arrange an urgent briefing with the Police and Community Patrol about ongoing vehicle break-ins at the Rapaki Track, Mt Vernon Park and Victoria Park car parks.

9.3 Domain Terrace - Traffic Safety

A Board member noted that Domain Terrace is a busy road with vehicles, cyclists travelling on a major cycleway route and pedestrians accessing Spreydon Domain, including children and sports teams.

Part B

The Waihoru Spreydon-Cashmere Community Board agreed to request staff advice on options to improve traffic safety on Domain Terrace, including lowering the speed limit and banning the right-hand turn from Domain Terrace onto Lincoln Road.

9.4 Domain Terrace – Accessibility

A Board member noted that the entranceways to driveways from the cycleway on Domain Terrace may not be accessible.

Part B

The Waihoru Spreydon-Cashmere Community Board agreed to request staff advice on whether entranceways to driveways from the cycleway on Domain Terrace meet the Council's accessibility standards.

Karakia Whakamutunga: Callum Ward.

Meeting concluded at 6.12pm.

CONFIRMED THIS 16th DAY OF FEBRUARY 2022.

**KAROLIN POTTER
CHAIRPERSON**

7. Reserves Act Hearings Panel Report on Cashmere Tennis Club Lease Application

Reference Te Tohutoro:	21/1538204
Report of Te Pou Matua:	Community Board Chairperson, Karolin Potter, karolin.potter@ccc.govt.nz
General Manager Pouwhakarae:	Mary Richardson, General Manager Citizens and Community, mary.richardson@ccc.govt.nz

1. Purpose of Report Te Pūtake Pūrongo

- 1.1 The purpose of this report is to present to the Waihoru Spreydon Cashmere Community Board the Reserves Act Hearings Panel recommendations following the consultation and hearings process on the Cashmere Tennis Clubs Lease Application.
- 1.2 The Reserves Act Hearings Panel has no decision-making powers but, in accordance with its delegation, has considered the written and oral submissions received on the proposal and is now making recommendations to the Community Board. The Community Board can then accept or reject those recommendations as it sees fit bearing in mind that the Local Government Act 2002 s.82(1)(e) requires that “the views presented to the local authority should be received by the local authority with an open mind and should be given by the local authority, in making a decision, due consideration.”
- 1.3 The Community Board, as the final decision-maker, should put itself in as good a position as the Hearings Panel having heard all the parties. It can do so by considering this report which includes a summary of the written and verbal submissions that were presented at the hearings, any additional information received and the Hearings Panel’s considerations and deliberations. A link to the written submissions is also available should you want to review them, you can access those submissions by clicking on this link:
https://christchurch.infocouncil.biz/Open/2021/11/RAHPC_20211101_AGN_7328_AT.PDF

2. Hearings Panel Recommendations Ngā Tūtohu o Te Tira Taute

That the Waihoru Spreydon-Cashmere Community Board:

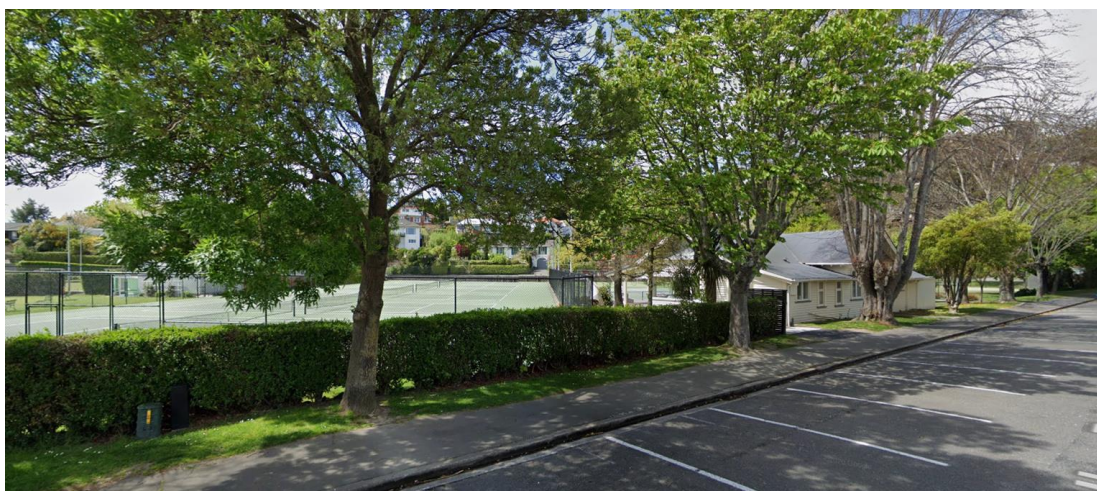
- 2.1 Receive and consider the information in the report, the submissions, and all other relevant information received on the proposed new ground lease to the Cashmere Tennis Club Incorporated for their existing tennis courts, pavilion building and other supporting infrastructure.
- 2.2 Approve the granting of a ground lease subject to section 54(1)(b) of the Reserves Act 1977, over approximately 8175 square metres being part of Cashmere Valley Reserve (Res 5114 RT CB372/26, a Recreation Reserve under the Act) (lease plan shown in **Attachment A**), to Cashmere Tennis Club Incorporated for the existing 13 tennis courts, pavilion building, and associated supporting infrastructure, for a period of 33 years broken into 3 terms of 11 years, at an annual rental set in accordance with the Council’s Sports Lease Charges Policy.
- 2.3 Authorise the Property Consultancy Manager to administer and conclude the terms of the new lease.
- 2.4 Notes that Council staff will continue to work with the Cashmere Tennis Club on minor issues raised during consultation.

3. Background / Context Te Horopaki

- 3.1 The Cashmere Tennis Club Incorporated is located on part of Cashmere Valley Reserve, a reserve of 2.1030 hectares with road frontages to Cashmere Road, Valley Road and Crichton Terrace. The majority of the reserve is held under three separate leases by three separate clubs for the sports of tennis, bowls and croquet, and is occupied by courts, greens and supporting club buildings. Approximately 3220 square metres of the reserve on the Cashmere Road frontage is occupied by a playground and public toilet block.



- 3.2 Aerial view of Cashmere Valley Reserve
- 3.3 The Cashmere Tennis Club's current lease commenced on 1 April 2000 and reached final expiry on 30 March 2020. The Club have requested a new lease from Council and are currently rolling over on a monthly basis until this approval is obtained.
- 3.4 The Club have been on this site since around 1923 as part of the former Cashmere Hills Recreation Club that had purchased the land. This Cashmere Hills Recreation Club then sold the land to the Heathcote County Council in 1939, and it has subsequently become a Christchurch City Council asset following amalgamation.
- 3.5 The Club occupy an area of approximately 8175 square metres of the reserve with 13 tennis courts, four of which have lighting approved for nighttime use, a pavilion building, shed, volley wall, and other associated infrastructure.



3.6 View of pavilion and courts from Valley Road



3.7 View of courts from Crichton Terrace including lighting poles

3.8 It is the view of staff that Cashmere Tennis Club Inc. does meet criteria for a new lease application to be processed:

3.8.1 Long-standing occupation with substantial expenditure outlaid for facilities including tennis courts, court lighting, and the pavilion building.

3.8.2 Strong membership figures with a high level of use for training, competition and social tennis.

3.8.3 The Council's Health and Safety and Lease Audit Inspection undertaken 10 June 2020 did not identify any issues to be addressed.

3.8.4 There is no identified need for this area of reserve land to be used for any other sport, game or recreational purpose in the public interest.

3.9 Staff have no identified concerns with the operation, management or activities of the Club.

4. Consultation Process and Submissions Te Tukanga Kōrerorero / Ngā Tāpaetanga

Public Consultation Te Tukanga Kōrerorero

4.1 Public consultation on the proposed new lease commenced on 19th May 2021 and closed on 23rd June 2021, with 90 submissions received.

- 4.2 A public information leaflet was delivered to approximately 73 households in the immediate vicinity of Cashmere Valley Reserve, along with 10 identified stakeholders. The proposal was also advertised on the Councils Have Your Say website.
- 4.3 A public drop-in information session was held on 1st June 2021 and was attended by one member of the general public, along with several Club members.
- 4.4 A statutory advertisement for the proposed new lease appeared in the public notices column of The Press newspaper on 19th May 2021.

Summary of Submissions

- 4.5 Of the 90 submissions received, 87 have indicated their support for the proposed new lease with a number of these identifying issues to be addressed. One other submission is conditional in their support.
- 4.6 Two written submissions have indicated that they do not support the proposed new lease.
- 4.7 The main themes were:
 - 4.7.1 Key support comments: There was widespread support for the continued operation of club. The club has invested significantly in its infrastructure (courts, clubrooms, lighting) and its facilities are available to the community for hire. The club provides a strong sense of community and belonging for its members. The club is keenly aware of how its operation has an impact on the community. The Club has gone to some length to be a good neighbour and consider any concerns expressed to it before taking appropriate action (if any).
 - 4.7.2 Suggestions: that club signage be improved and the current \$20 casual court fee be replaced by a koha/donation box to increase affordability and accessibility to three community courts by members of the public.
 - 4.7.3 Concerns: one submitter is concerned that using the courts for professional tennis lessons is an improper use and results in reduced access to courts by the public during the week. A second submitter believes the lease should exclude a concrete pad with a 'volley wall' that is accessible to members of the public as it is outside the fenced courts used by the club.
 - 4.7.4 Opposition: two submitters opposed the application on the basis that the Clubs use of floodlights was a disturbance to neighbours, there is reduced public access to three community courts now the Club has padlocks on doors to manage access to the courts, and the \$20 casual court hire fee is too high.

5. The Hearing Te Hui

- 5.1 The Reserves Act Hearings Panel consisted of Councillor Sam MacDonald, Community Board Chairperson Karolin Potter, Community Board Member Bebe Frayle. The Hearings Panel convened on 1 November 2021 to consider and deliberate on all submissions received on the proposal.
- 5.2 Prior to hearing oral submissions Council officers presented a brief overview of the lease application, the history of the applicant, and scope of consultation.
- 5.3 The Reserves Act Hearings Panel received verbal submissions from:
 - 5.3.1 Kathleen Gallagher
 - 5.3.2 Kay McGowan
 - 5.3.3 Scott Greenhalgh

5.3.4 A statement read on behalf of Janette Dovey for the Bergamot Valley Family Trust

5.3.5 Jeremy Wilson

5.4 Prior to the hearing two submitters withdrew their request to be heard.

6. Consideration and Deliberation of Submissions Ngā Whaiwhakaaro o Ngā Kōrero me Ngā Taukume

6.1 The Hearings Panel considered and deliberated on all submissions received on the proposal as well as information received from Council Officers during the hearing.

6.2 Some of the issues raised are out of scope for a decision on whether to approve a lease application. Specifically, concerns about the clubs use of floodlights are managed through a resource consent process. The hearings panel invited staff to communicate with the club directly on the following concerns expressed during the hearing:

6.2.1 concerns around the use of floodlights at the club;

6.2.2 the building alarm being triggered frequently; and

6.2.3 the placement and quantity of club signage.

6.3 The Hearings Panel accepted advice by Council Officers that the court fee required by the Cashmere Tennis Club compared favourably with other facilities in Christchurch and was not unreasonable.

6.4 Following consideration and deliberation of submissions, the Hearings Panel unanimously agreed to recommend the Community Board approve the Clubs application for a ground lease.

7. Reference Documents

Document	Location
Hearings Panel Agenda 1 November 2021 (including all submissions)	https://christchurch.infocouncil.biz/Open/2021/11/RAHPC_20211101_AGN_7328_AT.PDF
Hearings Panel Minutes 1 November 2021	https://christchurch.infocouncil.biz/Open/2021/11/RAHPC_20211101_MIN_7328_AT.PDF
Have Your Say Webpage	https://ccc.govt.nz/the-council/haveyoursay/show/411

Signatories Ngā Kaiwaitohu

Author Nathaniel Heslop - Hearings Advisor

Approved By Karolin Potter - Chair of Hearings Panel

Attachments Ngā Tāpirihanga

There are no attachments to this report.

8. Port Hills Park Trust Board

Reference / Te Tohutoro: 21/594236

Report of / Te Pou

Matua:

Amy Hart, Community Board Advisor, amy.hart@ccc.govt.nz

General Manager /

Pouwhakarae:

Mary Richardson, General Manager – Customer and Community,
mary.richardson@ccc.govt.nz

1. Purpose of the Report / Te Pūtake Pūrongo

- 1.1 The purpose of this report is for the Waihoru Spreydon-Cashmere Community Board to recommend that the Mayor appoint a Board member to the Port Hills Park Trust Board for the remainder of the 2019-22 term.
- 1.2 This report is staff generated to provide continuity with the Board's existing links with other local community groups and organisations.

2. Officer Recommendations / Ngā Tūtohu

That the Waihoru Spreydon-Cashmere Community Board:

1. Recommend that the Mayor appoint a Waihoru Spreydon-Cashmere Community Board member to the Port Hills Park Trust Board for the remainder of the 2019-22 term.

3. Reason for Report Recommendations / Ngā Take mō te Whakatau

- 3.1 Each triennium, Community Boards have routinely appointed members to various local organisations as members of the governance body or liaisons and points of contact for those groups. At the commencement of this term in 2019, the Board appointed members to a number of groups.
- 3.2 One of the organisations in the Waihoru Spreydon-Cashmere Community Board area is the Port Hills Park Trust Board, which owns and administers Mt Vernon Park to conserve and enhance the natural environment and provide opportunity for public recreation. But the Board did not appoint a member to this organisation.
- 3.3 Mt Vernon Park was purchased for the people of Canterbury in 1985 after a successful campaign to raise funds. Strong support was received from individuals, businesses, schools and local authorities. The aim of buying the park was to preserve the open tussock backdrop to Christchurch and prevent housing from creeping up the slopes of this part of the Port Hills.
- 3.4 The Trust's Board is made up of three trustees appointed from the community and one each appointed by the local Member of Parliament, Lincoln University, the Mayor of Christchurch and the Christchurch Civic Trust. The Mayor has the power to appoint one of the trustees
- 3.5 Historically, a Waihoru Spreydon-Cashmere Community Board member has been appointed to the Trust Board. But as the Board does not have the delegation to make this appointment itself, no appointment was made at the start of the term. The purpose of this report is for the Board to recommend that the Mayor appoint a Board member to the Port Hills Park Trust Board for the remainder of the 2019-22 term.

Attachments / Ngā Tāpirihanga

There are no attachments to this report.

Additional background information may be noted in the below table:

Document Name	Location / File Link
Not applicable	

Confirmation of Statutory Compliance / Te Whakatūturutanga ā-Ture

Compliance with Statutory Decision-making Requirements (ss 76 - 81 Local Government Act 2002).

(a) This report contains:

- (i) sufficient information about all reasonably practicable options identified and assessed in terms of their advantages and disadvantages; and
- (ii) adequate consideration of the views and preferences of affected and interested persons bearing in mind any proposed or previous community engagement.

(b) The information reflects the level of significance of the matters covered by the report, as determined in accordance with the Council's significance and engagement policy.

Signatories / Ngā Kaiwaitohu

Author	Amy Hart - Community Board Advisor
Approved By	Jo Wells - Manager Community Governance, Spreydon-Cashmere Matthew Pratt - Manager Community Governance, Papanui-Innes John Filsell - Head of Community Support and Partnerships

9. Elected Members' Information Exchange Te Whakawhiti Whakaaro o Te Kāhui Amorangi

This item provides an opportunity for Board Members to update each other on recent events and/or issues of relevance and interest to the Board.

Karakia Whakamutunga