

**Waikura**  
**Linwood-Central-Heathcote Community Board**  
**AGENDA**

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**Notice of Meeting:**

An ordinary meeting of the Waikura Linwood-Central-Heathcote Community Board will be held on:

**Date:** **Wednesday 30 March 2022**

**Time:** **4.30pm**

**Venue:** **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 live stream (<https://www.youtube.com/channel/UCNPb5ivHr6AzTjLcpX0-RNQ>) of the meeting.

Please request access details from the Community Board Advisor ([liz.beaven@ccc.govt.nz](mailto:liz.beaven@ccc.govt.nz)) for the audio/visual link.

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**Membership**

Chairperson	Alexandra Davids
Deputy Chairperson	Michelle Lomax
Members	Sunita Gautam
	Yani Johanson
	Darrell Latham
	Tim Lindley
	Jake McLellan
	Jackie Simons
	Sara Templeton

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**24 March 2022**

Arohanui Grace  
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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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## 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	Ensuring the diversity and interests of our communities across the city and the district are reflected in decision-making	Actively collaborating and co-operating with other local, regional and national organisations
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### Community Outcomes

<b>Resilient communities</b> 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)	<b>Liveable city</b> 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	<b>Healthy environment</b> Healthy water bodies High quality drinking water Unique landscapes and indigenous biodiversity are valued and stewardship exercised Sustainable use of resources and minimising waste	<b>Prosperous economy</b> 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
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### 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
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### 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
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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 Waikura Linwood-Central-Heathcote Community Board meeting held on [Wednesday, 16 March 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 Citizens Advice Bureau – Christchurch Area

Dr Ronnie Davey, Chairperson, will speak on behalf of the Citizens Advice Bureau – Christchurch Area regarding the work of the Bureau.

### 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.

#### 5.1 Woolston Community Centre – Sale of Building

Janeane Reid, Principal, will speak on behalf of Te Waka Unua School regarding the sale of the Woolston Community Centre building.

### 6. Presentation of Petitions Ngā Pākikitanga

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



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## Waikura Linwood-Central-Heathcote Community Board OPEN MINUTES

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<b>Date:</b>	<b>Wednesday 16 March 2022</b>
<b>Time:</b>	<b>4.34 pm</b>
<b>Venue:</b>	<b>Audio/Visual Link</b>

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**Present**

Chairperson	Alexandra Davids
Deputy Chairperson	Michelle Lomax
Members	Sunita Gautam
	Yani Johanson
	Darrell Latham
	Tim Lindley
	Jake McLellan
	Sara Templeton

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**Part A Matters Requiring a Council Decision**

**Part B Reports for Information**

**Part C Decisions Under Delegation**

**Secretarial Note:** It is noted that this meeting was held via audio/visual link on the Zoom platform owing to the country being under COVID-19 Protection Framework (the Traffic Alert System Red) on the date the meeting was scheduled. These minutes provide a written summary of the meeting proceedings.

The Chairperson opened the meeting and notified members and presenters that the meeting was being publicly livestreamed on YouTube and that the recording would be kept online for future viewing.

The meeting was advised that Item 9 – Hagley Park North - Tennis Court New Floodlights had been withdrawn from the agenda.

**Karakia Tīmatanga:**

The agenda was dealt with in the following order.

**1. Apologies Ngā Whakapāha**

**Part C**

An apology for absence was received from Jackie Simons. The Chairperson called for a mover and seconder to accept the apology.

Michelle Lomax moved that the apology be accepted. The motion was seconded by Tim Lindley. The motion was put to the vote and was declared carried.

**Community Board Resolved LCHB/2022/00018**

That the apology received from Jackie Simons for absence be accepted.

Michelle Lomax/Tim Lindley

**Carried**

**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**

The Chairperson asked members to confirm that the minutes of the previous Board meeting held on 16 February 2021 were a true and correct record of the meeting.

It was noted that in the public forum presentation on Dawson Street at item 5.1 the presenter had advised that in 2015, approximately 20% of the street (Kilmore Street northern end) was re-surfaced in asphalt but that this was not recorded in the unconfirmed minutes. It was further noted that the minutes did not record that the presenter had said she had spoken to all Dawson Street owners who support the street's function as a pedestrian walkway regarding the street's resurfacing.

It was advised that point 3 of resolution LCHB/2022/00002 under item 7 should refer to obtaining quotes from contractors specialising in small areas.

Jake McLellan moved that the minutes be confirmed subject to:

- The second paragraph Item 5.1 Dawson Street, being amended to include the words “In 2015, approximately 20% of the street (Kilmore Street northern end) was re-surfaced in asphalt” after the words “by 30%” and with the words “and all owners” after the words “Dawson Street residents”
- Point 3 of resolution LCHB/2022/00002 under item 7 being amended to substitute the words “seeking quotes from contractors specialising in surfacing smaller areas” for the words “using other contractors than the Council’s current contractors.”

The motion was seconded by Darrell Latham. Following invitation from the Chairperson there was no debate on the item, and the motion was put to the vote and was declared carried.

#### **Community Board Resolved LCHB/2022/00019**

That the minutes of the Waikura Linwood-Central-Heathcote Community Board meeting held on Wednesday 16 February 2021 be confirmed subject to the following amendments:

- Item 5.1 Dawson Street, second paragraph to be amended to read:  
Ms Simone Pearson outlined to the Board that the area to be surfaced is relatively small measuring approximately 455m<sup>2</sup> owing to the street’s short length and narrow width. Seven paved brick area and five planter boxes reduce the surface area by 30%. *In 2015, approximately 20% of the street (Kilmore Street northern end) was re-surfaced in asphalt.* Ms Pearson has spoken to the majority of Dawson Street residents *and all owners* who support the street’s function as a pedestrian walkway and for the resurfacing to be continued to be asphalt.
- Item 7 Correspondence, point 3 resolution LCHB/2022/00002 to be amended to read:  
Requests staff advice to look at appropriate procurement options for smaller works *by seeking quotes from contractors specialising in surfacing smaller areas.*

Jake McLellan/Darrell Latham

**Carried**

## **4. Public Forum Te Huinga Whānui**

### **Part B**

#### **4.1 Pedestrian links from Addington to Central City**

Chris Freear, local resident, gave a presentation to the Board regarding improvement of pedestrian links from Addington to the Central City.

Mr Freear noted that the population of Addington is likely to increase as single level dwellings in the area are replaced with multi-level dwellings. He would like to see the increased numbers of residents choosing active travel to the city and considers that this could be encouraged by provision of a safe and visually interesting route.

Mr Freear presented photographs of the current pedestrian links and suggested possible improvements including planter boxes and seating, art on walls and pavements, strip gardens etc. together with traffic calming measures and improved pedestrian crossing facilities that could be installed as part of a cohesive plan to create a visually interesting route to encourage residents to utilise footpaths as their first form of transport.

Board members noted that the Addington area is currently vehicle-friendly and that Selwyn Street is a wide road that may be difficult for pedestrians to cross.

In response to a question from a member about the possibility of local community groups participating in enhancement of the route, Mr Freear advised that he had contacted Gap Filler and was willing to approach local groups Manuka Cottage and the Timebank.

A member advised Mr Freear that the Board do have some funding available to assist with small community projects.

It was suggested that the proposal could be discussed with the Council's Innovating Streets team.

It was further suggested that Hagley College could be approached to see whether it might like to be involved in art projects.

Following questions from members, the Chairperson thanked Mr Freear for his presentation.

#### **Attachments**

- A Public Forum: Pedestrian links from Addington to Central City Background information – 16 March 2022
- B Public Forum: Pedestrian links from Addington to Central City Presentation – 16 March 2022

## **5. Deputations by Appointment Ngā Huinga Whakaritenga**

### **Part B**

#### **5.1 Item 11 - Woodham Park - Former Caretakers Residence and Grounds**

Mr Mark Gerrard, local resident, spoke against the proposal to have the former caretaker's residence at Woodham Park demolished.

Mr Gerrard advised that he is concerned that contrary to good civic practice there has not been any public engagement with residents or groups about the possible future use of the former caretaker's residence.

Mr Gerrard said he is concerned that the Council's Heritage Strategy "Our Heritage Our Taonga" is not mentioned in the officer's report and that aside from the Botanical Gardens no Council former caretaker residences have been scheduled as heritage buildings on the City's District Plan. He considers that at least some of the park caretakers residences should be protected before they all vanish. Mr Gerrard would like to see the Council's Heritage team involved in all reports where there may be potential heritage aspects.

Mr Gerrard said he is perturbed that the former residence was allowed to sit unused and deteriorate since 2009 with no active use sought or decision about its future made.

Mr Gerrard requested that the Board decline to demolish the residence and urged it to instead seek community engagement and input with the aim of making the former caretaker's residence available for community use.

Mr Gerrard further requested that the Board seek a heritage assessment from the Council's Heritage Team as to the former caretaker's residence's suitability for scheduling on the District Plan.

In response to a question from a member, Mr Gerrard said he thought that the residence could be adaptively re-used sympathetically within its context, a heritage building in a de-facto heritage park. He said he considers that if engaged the community could come up with ideas for possible use. He indicated that it would be useful for the Council to proactively engage with community at an early stage.

After questions from members, the Chairperson thanked Mr Gerrard for his presentation.

The presentation tabled at the deputation is attached below.

Item 11 of these minutes refers.

### Attachments

A Deputation: Woodham Park - Former Caretaker's Residence and Ground – 16 March 2022

## 11. Woodham Park - Former Caretaker's Residence and Grounds

### Board Comment

The Council's Asset Engineer, Parks Heritage and Buildings spoke to the Board and answered questions from the Board.

It was noted that the former caretaker's residence has been vacant since 2009, as Council no longer has caretakers living on parks. It was proposed that the building be removed at that time and the site incorporated into the park. While landscape plans were prepared for this they were not implemented. The building sustained damage during the earthquake sequence that occurred in 2010-11. Owing to recent issues with homeless people, vandalism etc. a plan to demolish the building has been developed.

Staff advised in response to a question that at the time of the earthquakes the residence was insured for \$173,608 but that as the building was proposed to be demolished it was not included on the Council's priority list for repair.

It was clarified that the building is not included in the District Plan as a heritage building although there is connection, through the former homestead, to Woodham Park which is a potential District Plan heritage item.

It was advised that in terms of the Reserves Act 1977 the use of the former residence would be required to relate to Park activity.

Jake McLellan moved that the Board lay the report on the table and request staff to investigate the heritage values of the former caretaker's house on Woodham Park and undertake engagement on the viability of community use of the building.

The motion was seconded by Darrell Latham and on being put to the vote was declared carried.

### Officer Recommendation / Ngā Tūtohu

That the Waikura Linwood-Central-Heathcote Community Board recommend to Council to:

1. Approve the removal of the former caretaker's house, garage and shed from Woodham Park and incorporate the area into the park with appropriate landscape treatment and enhancement.

### Community Board Decided LCHB/2022/00019

### Part B

That the Waikura Linwood-Central-Heathcote Community Board:

1. Lay the report Woodham Park - Former Caretaker's Residence and Grounds on the table and request staff:



- a. To investigate the heritage values of the former caretaker's house on Woodham Park and report back to the Board.
- b. To undertake engagement on the viability of community use of the former Woodham Park Caretakers residence and report back to the Board.

Jake McLellan/Darrell Latham

**Carried**

## 6. Presentation of Petitions Ngā Pākikitanga

### Part B

**6.1** At the Board's 16 February 2022 meeting, Simone Pearson, resident of Dawson Street, tabled two petitions during her deputation to the Board on Dawson Street (Clause 5.1 of 16 February 2022 minutes refers).

1. The first petition supported retaining the current asphalt surface of Dawson Street.

The prayer of the petition reads:

*We support retaining the current asphalt surface of Dawson Street. The planned resurfacing in chipseal stones poses a risk to; the health, safety and wellbeing of pedestrians and; of damage to properties and vehicles. (20 signatories)*

2. The second petition supported the change in designation from Dawson Street to Dawson Lane.

The prayer of the petition reads:

*We the properties owners and residents support the change in designation from Dawson Street to Dawson Lane. (22 signatories)*

At that time, the petition did not meet the provision of Standing Orders Clause 13 – Petitions and was not admissible. Clause 13 requires the petition to be received by the Chief Executive at least five working days before the date of the meeting at which it will be presented. That was not the case in that instance.

The petitions were forwarded to the Chief Executive Officer for consideration of acceptance and that acceptance was granted on 24 February 2022.

Sunita Gautam moved that the petitions be received. The motion was seconded by Sara Templeton and on being put to the vote was declared carried.

### Community Board Resolved LCHB/2022/00020

### Part B

That the Waikura Linwood-Central-Heathcote Community Board:

1. Receives the following petitions tabled at the Board meeting on 16 February 2022:
  - a. A petition supporting retaining the current asphalt surface of Dawson Street.

The prayer of the petition reads:  
“We support retaining the current asphalt surface of Dawson Street. The planned resurfacing in chipseal stones poses a risk to; the health, safety and wellbeing of pedestrians and; of damage to properties and vehicles.” (20 signatories)
  - b. A petition supporting the change in designation from Dawson Street to Dawson Lane.

The prayer of the petition reads:

“We the properties owners and residents support the change in designation from Dawson Street to Dawson Lane.” (22 signatories)

2. Refers the issues raised in the petitions to staff for investigation.

Sunita Gautam/Sara Templeton

**Carried**

**Attachments**

- A Petition: Dawson Street - Retaining asphalt surface – 16 March 2022  
B Petition: Dawson Street - Change Dawson Street to Dawson Lane – 16 March 2022

## 7. Briefings

Councillors Lan Pham and Vicky Southworth from the Canterbury Regional Council (Environment Canterbury) briefed the Board on the Environment Canterbury 2022/23 draft Annual Plan that is currently out for consultation and highlighted aspects of the plan. There are three options being consulted on in terms of passenger transport fares:

- The preferred option is a proposal for free-fares for those under 25 of age, tertiary students, Community Service and mobility card holders for a duration of two years;
- A second option is a two dollar flat fare;
- A third option is the status quo, with a reduction in fares for tertiary students.

The different options will have different costs for households but will also provide savings.

Funding options for flood recovery are also being consulted on, in particular the costs of repair/reinstatement of damaged flood protection work. These costs are usually met by targeted rates, but in light of the extent of recent flooding funding through general rates across the region is being looked at.

Ideas are also being sought on the inclusion of a climate levy for ecologic protection measures in a future long term plan.

Councillors Pham and Southworth discussed the proposals with board members and invited them to contact them with any questions.

The Chairperson thanked Councillors Pham and Southworth for their presentation.

## 8. Former Woolston Amateur Swimming Club - Funding allocation

### Board Comment

The Community Recreation Advisor spoke to the report and answered questions.

It was clarified that members of the former Woolston Amateur Swimming Club would like to present the cheque for the donated funds at the formal unveiling of the plaque when this can go ahead.

Board members thanked staff for their work and acknowledged the former Woolston Park Swimming Pool Association and the Amateur Swimming Club for their contribution and hard work over many years.

Sara Templeton moved the staff recommendation. The motion was seconded by Darrell Latham on being put to the vote was declared carried.

**Community Board Resolved LCHB/2022/00021 (original staff recommendations accepted without change)**

**Part C**

That the Waikura Linwood-Central-Heathcote Community Board:

1. Acknowledges the funding received from the former Woolston Amateur Swimming Club; and
2. Allocates \$10,000 towards Learn to Swim Lessons for Local Youth in need who are identified by local schools; and
3. Allocates \$6,000 towards a pool inflatable that remains located permanently at Te Pou Toetoe Linwood Pool; and
4. Installs a plaque of recognition to the Woolston Park Amateur Swimming Club at Te Pou Toetoe Linwood Pool marking the legacy of the Swimming Club noting the cost of the plaque is to be taken from the fund; and
5. Allocates the unallocated balance of the fund (approximately \$8,000) towards pool aids for young people with disabilities.

Sara Templeton/Darrell Latham

**Carried**

**9. Hagley Park North - Tennis Court New Floodlights**

The report was withdrawn.

**10. Slow Speed Neighbourhoods - Scarborough Hill**

**Board Comment**

The Council's Senior Transportation Engineer, Engagement Advisor, and Charlotte French, consultant, spoke to the report. It was clarified that the proposal for a Slow Speed Neighbourhood on Scarborough Hill is part of the Road to Zero programme national strategy for the reduction of death and serious injury on roads.

Staff advised that consultation on the proposal occurred from 5 November to 5 December 2021, and 37 submissions were received.

A member queried whether the proposed 40 kilometre per hour speed limit is a safe and appropriate speed for Flowers Track, given that it is a track and not a road, and for Whitewash Head Road that can only safely accommodate a single vehicle at a time.

Staff responded that the limit of 40 kilometre per hour is not a target to drive to, but rather a guide as to maximum speed and advised that although Flowers Track is a track it may be legal road and so was included in the Slow Speed Neighbourhood zone. The speed limit for Whitewash Head Road is currently 50 kilometres per hour and it does not fall within guidelines to have a speed limit less than 40 kilometres per hour.

Members discussed their support for the recommendations, but indicated that they would like to see more information provided on the status of Flowers Track and on whether 40 kilometres per hour is a safe and appropriate speed for Whitewash Head Road. The Board discussed the recommendations from the report.

Tim Lindley moved the staff recommendation with a request that staff provide information to the Board and the Council on the status of Flowers Track and on whether 40 kilometres per hour is a safe and appropriate speed for Whitewash Head Road. The motion was seconded by Sara Templeton and on being put to the vote was declared carried.

### Officer Recommendations Ngā Tūtohu

That the Waikura Linwood-Central-Heathcote Community Board recommends that the Council:

1. Approves, pursuant to Part 4 Clause 27 of the Christchurch City Council Traffic and Parking Bylaw 2017 and Land Transport Rule: Setting of Speed Limits 2017, that the speed limits on the following roads be revoked and set generally as identified in Attachment A to the staff report and listed below in clauses 1a-1r (including resultant changes made to the Christchurch City Council Register of Speed Limits and associated Speed Limit Maps).
  - a. Revoke the existing permanent speed limit of 50 kilometres per hour on Flowers Track (entire length).
  - b. Approve that the permanent speed limit on Flowers track (entire length) be set at 40 kilometres per hour.
  - c. Revoke the existing permanent speed limit of 50 kilometres per hour on Godley Drive (entire length).
  - d. Approve that the permanent speed limit on Godley Drive (entire length) be set at 40 kilometres per hour.
  - e. Revoke the existing permanent speed limit of 50 kilometres per hours on Heberden Avenue commencing at a point 200 metres north east of its intersection with Esplanade and extending in a north easterly direction to its intersection with Taylors Mistake Road.
  - f. Approve that the permanent speed limit on Heberden Avenue commencing at a point 200 metres north east of its intersection with Esplanade and extending in a north easterly direction to its intersection with Taylors Mistake Road be set at 40 kilometres per hour.
  - g. Revoke the existing permanent speed limit of 50 kilometres per hour on Langdale Place (entire length).
  - h. Approve that the permanent speed limit on Langdale Place (entire length) be set at 40 kilometres per hour.
  - i. Revoke the existing permanent speed limit of 50 kilometres per hour on Peninsula View (entire length).
  - j. Approve that the permanent speed limit on Peninsula View (entire length) be set at 40 kilometres per hour.
  - k. Revoke the existing permanent speed limit of 50 kilometres per hour on Scarborough Road (entire length).
  - l. Approve that the permanent speed limit on Scarborough Road (entire length) be set at 40 kilometres per hour.
  - m. Revoke the existing permanent speed limit of 50 kilometres per hour on Smugglers Cove (entire length).

- n. Approve that the permanent speed limit on Smugglers Cove (entire length) be set at 40 kilometres per hour.
  - o. Revoke the existing permanent speed limit of 50 kilometres per hour on Taylors Mistake Road (entire length).
  - p. Approve that the permanent speed limit on Taylors Mistake Road (entire length) be set at 40 kilometres per hour.
  - q. Revoke the existing permanent speed limit of 50 kilometres per hour on Whitewash Head Road (entire length).
  - r. Approve that the permanent speed limit on Whitewash Head Road (entire length) be set at 40 kilometres per hour.
2. Approve that these resolutions take effect when the signage that evidence the restrictions described in the staff report are in place (or removed in the case of revocations).
  3. Authorise staff to make any typographical changes or to correct minor errors or omissions in the above descriptions of the roads to which the speed limits apply (being changes that do not affect the materiality of the resolutions).

### Community Board Decided LCHB/2022/00022

#### Part A

That the Waikura Linwood-Central-Heathcote Community Board recommends that the Council recommends that the Council:

1. Approves, pursuant to Part 4 Clause 27 of the Christchurch City Council Traffic and Parking Bylaw 2017 and Land Transport Rule: Setting of Speed Limits 2017, that the speed limits on the following roads be revoked and set generally as identified in Attachment A to the staff report and listed below in clauses 1a-1r (including resultant changes made to the Christchurch City Council Register of Speed Limits and associated Speed Limit Maps).
  - a. Revoke the existing permanent speed limit of 50 kilometres per hour on Flowers Track (entire length).
  - b. Approve that the permanent speed limit on Flowers track (entire length) be set at 40 kilometres per hour.
  - c. Revoke the existing permanent speed limit of 50 kilometres per hour on Godley Drive (entire length).
  - d. Approve that the permanent speed limit on Godley Drive (entire length) be set at 40 kilometres per hour.
  - e. Revoke the existing permanent speed limit of 50 kilometres per hours on Heberden Avenue commencing at a point 200 metres north east of its intersection with Esplanade and extending in a north easterly direction to its intersection with Taylors Mistake Road.
  - f. Approve that the permanent speed limit on Heberden Avenue commencing at a point 200 metres north east of its intersection with Esplanade and extending in a north easterly direction to its intersection with Taylors Mistake Road be set at 40 kilometres per hour.



- g. Revoke the existing permanent speed limit of 50 kilometres per hour on Langdale Place (entire length).
  - h. Approve that the permanent speed limit on Langdale Place (entire length) be set at 40 kilometres per hour.
  - i. Revoke the existing permanent speed limit of 50 kilometres per hour on Peninsula View (entire length).
  - j. Approve that the permanent speed limit on Peninsula View (entire length) be set at 40 kilometres per hour.
  - k. Revoke the existing permanent speed limit of 50 kilometres per hour on Scarborough Road (entire length).
  - l. Approve that the permanent speed limit on Scarborough Road (entire length) be set at 40 kilometres per hour.
  - m. Revoke the existing permanent speed limit of 50 kilometres per hour on Smugglers Cove (entire length).
  - n. Approve that the permanent speed limit on Smugglers Cove (entire length) be set at 40 kilometres per hour.
  - o. Revoke the existing permanent speed limit of 50 kilometres per hour on Taylors Mistake Road (entire length).
  - p. Approve that the permanent speed limit on Taylors Mistake Road (entire length) be set at 40 kilometres per hour.
  - q. Revoke the existing permanent speed limit of 50 kilometres per hour on Whitewash Head Road (entire length).
  - r. Approve that the permanent speed limit on Whitewash Head Road (entire length) be set at 40 kilometres per hour.
2. Approve that these resolutions take effect when the signage that evidence the restrictions described in the staff report are in place (or removed in the case of revocations).
3. Authorise staff to make any typographical changes or to correct minor errors or omissions in the above descriptions of the roads to which the speed limits apply (being changes that do not affect the materiality of the resolutions).

#### Part B

That the Waikura Linwood-Central-Heathcote Community Board requests that staff provide information to the Board and the Council on the status of Flowers Track and on whether 40 kilometres per hour is a safe and appropriate speed for Whitewash Head Road.

Tim Lindley/Sara Templeton

**Carried**

#### Attachments

- A Clause 10 - Scarborough Taylors Mistake Slow Speed Neighbourhood Post-Consultation Community Board Presentation – 16 March 2022

## 12. Avebury House Heritage Park - Management of Park Bookings

### Board Comment

The Council's Team Leader Leasing spoke to the report.

Michelle Lomax moved the staff recommendation. The motion was seconded by Yani Johanson and on being put to the vote was declared carried.

**Community Board Resolved LCHB/2022/00023 (Original staff recommendation accepted without change)**

**Part B**

That the Waikura Linwood-Central-Heathcote Community Board:

1. Receives the information in the Avebury House Heritage Park - Management of Park Bookings Report.

Michelle Lomax/Yani Johanson

Carried

**13. Waikura Linwood-Central-Heathcote Community Board Plan: Monitoring Report July to December 2021**

**Board Comment**

The Community Governance Manager- Linwood-Central-Heathcote spoke to the report.

It was clarified that the Bromley Area Traffic Study and Plan will be coming to the Board Briefing scheduled for 6 April 2022.

Sara Templeton moved the staff recommendation The motion was seconded by Sunita Gautam and on being put to the vote was declared carried.

**Community Board Resolved LCHB/2022/00024 (Original staff recommendation accepted without change)**

**Part B**

That the Waikura Linwood-Central-Heathcote Community Board:

1. Receives the information in the Waikura Linwood-Central-Heathcote Community Board's 2020-22 Board Plan Monitoring Report for July to December 2021.

Sara Templeton/Sunita Gautam

Carried

## 14. Waikura Linwood-Central-Heathcote Community Board Area Report - March 2022

The Community Governance Manager spoke to the report.

There was a discussion on Boulder Bay sanitation options and how this could be progressed.

Sara Templeton moved the staff recommendation with requests that staff investigate setting up a working party to explore options for expenditure of the moneys from bach licence fees to progress enhancement for the area, including the provision of toilet facilities in Boulder Bay, and convene a Submissions Committee meeting to consider the Board's Annual Plan 2022-23 submission.

The motion was seconded by Tim Lindley and on being put to the vote was declared carried.

### Officer Recommendations Ngā Tūtohu

That the Waikura Linwood-Central-Heathcote Community Board:

1. Receive the Waikura Linwood-Central-Heathcote Community Board Area Report for March 2022.

### Community Board Resolved LCHB/2022/00025

#### Part B

That the Waikura Linwood-Central-Heathcote Community Board:

1. Receives the Waikura Linwood-Central-Heathcote Community Board Area Report for March 2022.
2. Requests that staff investigate setting up a Board working party to explore options for expenditure of the moneys received from the Taylors Mistake, Boulder Bay and Hobsons Bay bach licence fees to progress enhancement for the area, including the provision of toilet facilities at Boulder Bay.
3. Requests that staff convene a Submissions Committee meeting to consider the Board's submission on the Council's Draft Annual Plan 2022-23.

Sara Templeton/Tim Lindley

Carried

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

#### Part B

The Board exchanged information on the following:

- It was noted that the resident affected by extreme flooding in Mt Pleasant Road discussed at the last meeting have not heard further from Council staff. The Board would like to see this followed up with urgency.
- The Board noted there is disagreement within the community regarding the lighting of the Cave Rock Light Mast. The Board members will advise residents on the process on how to notify a concern about this installation if they are contacted.

- Board members reflected on the third anniversary of 15 March 2019 terrorist attacks and would like to extend an invitation to the representatives of the Linwood Islamic Centre to engage with the Board.
- There was discussion about local concerns around the Woolston Cut, including fires and lack of maintenance.

#### **15.1 Sumner Esplanade Seating**

The Board discussed the deteriorated condition of seating at Sumner Esplanade. Many seats are damaged or missing. The Board would like to seek staff advice on measures available for the repair and replacement of dilapidated seating in Sumner.

The Board agreed to request staff advice on measure available for the repair and replacement of the dilapidated seating on the Sumner Esplanade.

#### **Attachments**

- A Clause 15.1 -Elected Members Information Exchange: Sumner Esplanade Seating – 16 March 2022

#### **15.2 Doris Lusk Reserve Playground Sculpture**

The Board discussed the proposed Doris Lusk Reserve playground sculpture and agreed to request an update from staff on the project.

The Board agreed to request staff advice an update from staff on the Doris Lusk Reserve play sculpture project.

#### **15.3 Kennaway Farm Site**

The Board noted that there is local concern that there may be a proposal to place shipping containers, up to the height of seven shipping containers tall, on the former Kennaway farm site adjacent to the Ōpāwaho Heathcote River and Tunnel Road. The Board considers the Ōpāwaho Heathcote River to have ecological values.

The Board agreed to request staff advice on any planned future land use of the former Kennaway farm site, including whether there is a proposal to install shipping containers at the site.

The Board agreed to request staff advice Requests staff advice on any planned future land use of the former Kennaway farm site, including whether there is a proposal to install shipping containers at the site.

**Meeting concluded at 7.11 pm.**

**CONFIRMED THIS 30<sup>th</sup> DAY OF MARCH 2022.**

**ALEXANDRA DAVIDS  
CHAIRPERSON**

## 7. Correspondence

Reference / Te Tohutoro: 22/373032

Report of / Te Pou Liz Beaven, Community Board Adviser

Matua: liz.beaven@ccc.govt.nz

General Manager /  
Pouwhakarae: Mary Richardson, Citizens and Community

### 1. Purpose of Report Te Pūtake Pūrongo

Correspondence has been received from:

Name	Subject
St Albans Residents' Association	Tūranga – Where is the space for local communities?

### 2. Officer Recommendations Ngā Tūtohu

That the Linwood-Central-Heathcote Community Board:

1. Receive the correspondence from St Albans Residents' Association in relation to Tūranga – Where is the space for local communities?

### Attachments Ngā Tāpirihanga

No.	Title	Page
A <a href="#">↓</a>	Correspondence - St Albans Residents' Association regarding Tūranga - Where is the space for the local communities? - 30 March 2022	20



Beaven, Liz

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Subject: Tūranga - Where is the space for the local communities?

Sent: Wednesday, 16 March 2022 1:03 pm  
To: Beaven, Liz <Liz.Beaven@ccc.govt.nz>  
Subject: Tūranga - Where is the space for the local communities?

Kia ora Community Board

I'm writing to request the Board make enquiries about the following situations/issues that have been passed on to us by users of our local library Tūranga.

1. Is there an accessible table available for adults wanting to do jigsaws etc?
2. There doesn't seem to be a local community noticeboard anywhere in the library as there is in others.
3. A St Albans News distributor was told that there was nowhere for copies of local papers in the library.
4. It was noted to us by a volunteer at the St Albans Community Centre that the Technology Centre could be better utilised by involving volunteers.

Whilst we understand this is the Central Library we believe it should also be able to function to include its local community and would appreciate some feedback on whether or not Tūranga does function as a local hub as well as Christchurch's Central Library

Yours Jason Harvey

Chair

St Albans Residents Association

St Albans Residents Association | Kohinga - St Albans Community Centre | St Albans News IMPORTANT NOTICE: St Albans Residents Association Inc. (SARA) Disclaimer: This email may contain confidential or privileged information and is intended only for the person or entity to which it is addressed. If you are not the intended recipient of this email, the use of this information or any disclosure, copying or distribution is prohibited and may be unlawful. If you have received this in error please notify SARA by return email and delete the original email. SARA does not represent, warrant and/or guarantee that the integrity of this communication has been maintained nor that the communication is free of errors, virus, interception, or interference. The views expressed in this transmission are those of the sender except where they specifically identify with views of SARA.

## 8. Woolston Community Centre (former) - Gift of Building and Granting of Ground Lease to Te Waka Unua School

Reference Te Tohutoro:	22/39977
Report of Te Pou Matua:	Kathy Jarden, Team Leader Leasing Consultancy; Kathy.Jarden@ccc.govt.nz
General Manager	Mary Richardson, General Manager Citizens & Community;
Pouwhakarae:	Mary.Richardson@ccc.govt.nz

### 1. Purpose of the Report Te Pūtake Pūrongo

- 1.1 The purpose of this report is to consider the future use of the former Woolston Community Centre located at 502 Ferry Road. This report has been written to seek the support of the Waikura Linwood-Central-Heathcote Community Board in determining the future of the building.
- 1.2 In addition, this report also seeks the Board's recommendation to the Council to deal unilaterally with Te Waka Unua school to approve the "gift" of the building and the Board's approval of a lease of the land (ground lease).
- 1.3 The former centre was managed by The Woolston Community Association Incorporated (the Association). On 3 February 2021 the Association resolved to wind up the organisation and cease all activities in March 2021. The Association was struggling to attract new users and volunteers and were not in a position to continue to deliver its services from that location. The Association was deregistered with the Charities Services effective 21 September 2021.
- 1.4 There was no formal lease between the Council and the Association.
- 1.5 The decisions in this report are of low significance in relation to the Christchurch City Council's Significance and Engagement Policy. The level of significance was determined by an assessment determining that the matter is of a local nature and supports an incumbent tenant contributing to the continued empowerment and strengthening of the local Woolston Community. The property is not categorised as a strategic asset.
- 1.6 Staff received a request from the neighbouring local school, Te Waka Unua, to utilise the building. A formal proposal has been submitted to support their request.

### 2. Officer Recommendations Ngā Tūtohu

That the Waikura Linwood-Central-Heathcote Community Board:

1. Supports that the future use of the former Woolston Community Centre located at 502 Ferry Road is better utilised by Te Waka Unua school as a meeting place to support the varied needs and priorities across the local school community by providing a separate space to engage with parents, children, support services, agencies and the wider community and making it available for members of the public to utilise when not in use for school purposes.
2. Recommends that Council:
  - a. agrees to depart from policy and deal unilaterally with Te Waka Unua school;
  - b. agrees to gift the former Woolston Community Centre at 502 Ferry Road to Te Waka Unua school for the sum of \$1 (the gift being conditional on Council having a first right of refusal option to take back the building from Te Waka Unua school at the sum of \$1) and;

3. Conditional on recommendation 2b above grants a lease over those parcels of land at 502 Ferry Road described as part of the land held in Certificate of Title CB204/99 shown in the lease plan (Attachment A) marked Area "B" attached to this report for a period of 33 years, including rights of renewal; at a rental to be determined in accordance with the Council's policy for setting rents to sports and community organisations occupying parks or reserves.
4. Authorises the Manager Property Consultancy to negotiate, conclude and administer all the agreements necessary to facilitate recommendations 2 and 3 above on terms and conditions acceptable to him, and in doing so make any decisions necessary to give effect to this.

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

- 3.1 In gifting the building and granting a ground lease, Te Waka Unua school assume full responsibility and cost liability for all building and land maintenance, rates and other outgoings. Council retain a first right of refusal to take back the building from Te Waka Unua for \$1 should the school no longer require it for their services.
- 3.2 The recommendations support the Council's Community Facilities Network Plan, specifically:  
*The Council and Community Boards will make decisions on the future support of the city-wide provision of community facilities on a facility-by-facility basis but based on an informed understanding of the wider network and decision making considerations presented in the Plan.*  
*To optimise the Council's community facilities portfolio there is a need to ensure that all facilities fulfil a role within the network. To date, the Council's processes when adding, changing or removing facilities have been ad hoc or focussed on individual circumstances rather than looking at the network overall.*  
*The Community Facilities Network Plan is intended to ensure that the best decisions are made on a sustainable future network optimising community resources including people, time and money.*
- 3.3 Advantages for Council:
  - Transfers ownership of a depreciating building asset to Te Waka Unua where it will be valued.
  - Existing maintenance, repair and renewal budgets will be used on other community facilities in the portfolio.
  - The land (park) remains in ownership of the Council.
  - The Council supports the community by providing a built asset that can become a self-sustaining community facility which complements the objectives of the local school and its wider community.
- 3.4 Advantages for Te Waka Unua
  - It provides them with certainty and autonomy.
  - Ownership of the building provides improved access for programme delivery.
  - Continued ability to support and provide established services and activities which empower and strengthen the local school catchment and greater community.
- 3.5 Disadvantages:
  - The Council gift an asset to Te Waka Unua and lose control of the building asset with a book value of \$139,000.

#### 4. Alternative Options Considered Ētahi atu Kōwhiringa

- 4.1 Retain the Status Quo - the building is currently sitting vacant and not used for operational purposes. A new community space was included in the rebuild of the Woolston Community Library. The building may be prone to further deterioration and possible vandalism if it is not utilised.
- 4.2 Council declares the building surplus and sells it in the open market. This would open up the park frontage and provide more space for recreation purposes. This option would be pursued if there was no suitable use identified for the building. If there was no willing buyer, the Council would be faced with the costs of demolition and removal estimated to be \$80,000.
- 4.3 Carry out a Request for Proposals procurement seeking proposals to manage and activate the building as a community centre. This has been discounted as the Community Facilities Network plan identifies that there is adequate provision in the community for meeting and gathering spaces. Also there is a bona fide community organisation (Te Waka Unua) located next to the building willing to assume ownership and use the facility as it was intended.
- 4.4 Retain the building and include it in the community facility portfolio available for members of the public to hire with Council officers administering the bookings and inspections. Staff costs are estimated to be \$10,000 per annum which includes bookings, invoicing, weekly inspections and maintenance follow-up.

#### 5. Detail Te Whakamahuki

- 5.1 Existing Lease
  - 5.1.1 Te Waka Unua School currently leases the land adjoining the community centre. This was the site of the former swimming pool; refer to Attachment A.
  - 5.1.2 The lease expires 28 February 2045.
  - 5.1.3 This lease was for an extension of the school grounds.
- 5.2 The Land - 502 Ferry Road, Woolston
  - 5.2.1 The land containing the community centre is approximately 1391 square metres and forms part of Woolston Park. Woolston Park comprises a full site coverage of 4.5621 hectares.
  - 5.2.2 Held in Certificate of Title CB204/99 as fee simple with a legal description as part Rural Section 32.
  - 5.2.3 The land is treated as a park in accordance with the definition in Section 138 of the Local Government Act 2002.
  - 5.2.4 The land outside that marked "B" on the site plan is a covered pathway with accessible access to the building and a fenced courtyard. Plans are underway to remove the fencing to the courtyard which opens up the entrance of the building to the remainder of the park.
- 5.3 The Building
  - 5.3.1 The building is 85.5 square metres.
  - 5.3.2 The building opens onto the larger Woolston Park area.



#### 5.4 Zoning

5.4.1 The property is zoned Open Space Community Parks under the Christchurch District Plan.

5.4.2 The zoning allows for formal and informal recreation activities and the current use as a community centre is considered a permitted activity under the zoning.

#### 5.5 Asset - Current Value

5.5.1 Book Value - The current book value of the building is \$139,000

5.5.2 Current Market Valuation - A market valuation was completed by the Council's preferred panel valuers.

An assessment of the Market Value of the leasehold interest (the community centre building) for sale purposes as at 14 December 2021 was \$160,000 plus GST.

#### 5.6 Asset - Current Cost to Council

5.6.1 Annual Scheduled Maintenance, operating costs and estimated upcoming work for the financial years 2022 - 2032: \$98,976.63 - Refer to Attachment B

5.6.2 There is no budget in the 2021-2031 Long Term Plan to address the lack of operating expenditures including maintenance, capital replacements and renewals for this building. The expectation is that any revenue generated by a community organisation will cover agreed operating expenses.

Note: In accepting a unique proposal to deal unilaterally with Te Waka Unua school, there is no evidence of any other community groups identified as willing to take on the lease and management of the building.

#### 5.7 The Proposal

5.7.1 A formal request to utilise the former Woolston Community Centre was received 8 November 2021. Refer to Attachment C for full details.

5.7.2 The proposal supports the goals and objectives of the Council's Community Facilities Network Plan:

- The intention of Te Waka Unua school is to use the building to carry out activities in a space separate to the school site to engage with parents, children, support



services, agencies and wider community with the aim of building resilience and connectivity with the community.

Extensive services include Pasifika study support, music therapy, family support, Kaiako Te Reo lessons, breakfast programme, parent and learning support and public health drop in sessions.

## 5.8 Considerations to Close and Dispose of Community Facilities

5.8.1 When considering closing or disposing of a community facility, the following factors should be taken into consideration:

Factor	Comments
A lack of, or changing need must be demonstrated	<p>The facility was previously managed by a local community group. Over the years the organisation was no longer able to attract new volunteers and support which led to diminishing activation of the facility.</p> <p>The organisation ceased to operate and the building was handed back to the Council's Community Facilities team to determine a future use.</p>
Relevant asset condition issues must be identified	<p>Programmed maintenance work is detailed in the attachment to this report.</p> <p>There is no planned budget in the LTP to cover these costs.</p>
Can the service be reasonably provided by others in the area	<p>The Community Facilities Network Plan identifies a number of schools, religious facilities, parks facilities, community owned and Council owned buildings in the vicinity of this property.</p> <p>The Council rebuilt the Woolston Community Library which is located in Woolston Village. This building includes several community spaces which are available for public use. It should be noted that use of these spaces is very sporadic with low numbers of bookings.</p>
Lack of suitable partner organisations willing to operate, own or develop the facility	<p>This is unknown as a formal RFP has not been publicised. However, work with Council community governance staff brought the Te Waka Unua proposal to the forefront with a recommendation that this proposal be explored before any RFP was undertaken.</p>
Identify a future use or course of action for the asset	<p>Officers support the future use of the asset as a facility for the adjoining school. Transfer of ownership of the building to Te Waka Unua school will enhance the</p>

	<p>provision of services directed to the local school and neighbouring community.</p> <p>The Council will cease to have a financial obligation to carry out repairs, renewals and replacements which are currently unbudgeted.</p>
--	--

5.8.2 The criteria required to identify an alternative, sustainable, strategic or public use which supports the retention of the building has been satisfied.

5.8.3 The proposal has been rationalised; it satisfies a clearly identified need, it is supported by a sound and robust business case and it supports Council strategies.

#### 5.8.4 Cost Analysis

Building Book Value	<b>\$139,000</b>
Scheduled Maintenance 10 year programme (excluding depreciation)	\$ 99,000
Administration Costs 10 years - bookings, inspections, invoicing, project/property management	\$100,000
Cost to Retain Building 10 years	<b>\$ 199,000</b>

#### 5.9 Dealing Unilaterally

5.9.1 Where there is only one logical lessee for a lease (in this case a ground lease) or purchaser of a property (in this case the building) the Council may deal unilaterally with that lessee/purchaser. This includes facilities linked to not-for-profit organisations and community buildings.

5.9.2 There a number of matters that need to be considered when contemplating a unilateral dealing. Refer to Attachment D.

5.9.3 The granting of a ground lease and gift of the building to Te Waka Unua is effectively a continuation of services that were offered through the previous use of the community centre. Te Waka Unua previously booked the community centre through the Association to use for its' programmes.

5.9.4 This proposal does not depart from the considerations as outlined in Attachment D and officers consider that it would be appropriate for the Community Board to approve the ground lease to Te Waka Unua and to recommend that Council approve the gift of the building to Te Waka Unua (conditional on Council having a first option to take the building back if it can find an alternate use).

#### 5.10 Lease Details

5.10.1 Lease Term - 35 years including renewals in accordance with the provisions of the Local Government Act.

5.10.2 Annual Rental - set in accordance with the Council's policy for setting rents for community and sports organisations occupying parks and/or reserves.

5.10.3 Provision that Council has first right of refusal if the building is no longer required by the school.

- 5.11 The intention to transfer ownership of the building and grant a ground lease will be publically notified. The views and preferences of the local community were indirectly received when the Council engaged with the community on the Community Facilities Network Plan. In addition, the community was consulted with the decision to build new community spaces at the Woolston Community Library which was seen as a replacement for this building.
- 5.12 The decision affects the following wards/Community Board areas:  
Waikura Linwood-Central-Heathcote

## 6. Policy Framework Implications Ngā Hiraunga ā- Kaupapa here

### Strategic Alignment Te Rautaki Tīaroaro

- 6.1 This decision aligns with the Council's vision:
- 6.1.1 The Council's goal for its role in supporting a city-wide network of community facilities is "enabling active, connected and resilient communities to own their own future".
- 6.2 This report supports the [Council's Long Term Plan \(2021 - 2031\)](#):
- 6.2.1 Activity: Community Development and Facilities
- Level of Service: 2.0.1.2 Review and identify community facilities surplus to requirement and recommend a course of action - Review network, identify facilities and recommend options to Council for disposal

### Policy Consistency Te Whai Kaupapa here

- 6.3 The decision is consistent with Council's Plans and Policies, specifically the Council's Community Outcomes and its Community Facilities Network Plan 2020:
- 6.3.1 Community facilities contribute to community outcomes in many ways, but not limited to:
- providing local venues, hosting community events, activities, classes, educational opportunities, networking and community connection aimed at reducing social isolation
  - supporting active citizenship and connected communities, by providing venues to support community engagement with the Council, community boards and community organisations in order to grow community participation in civic life.
  - building community resilience, social capital and community capacity to support a response to major stressors such as climate change, terror attacks and the effects of Covid-19.
  - supporting a network of volunteers and opportunities for community partnerships regarding provision, activation and operation of facilities.
  - enabling the celebration of local identity and diversity by providing venues for education, arts, culture, heritage, sport and recreation.

### Impact on Mana Whenua Ngā Whai Take Mana Whenua

- 6.4 The decision does not involve a significant decision in relation to ancestral land or a body of water or other elements of intrinsic value, therefore this decision does specifically impact Mana Whenua, their culture and traditions.
- 6.5 The granting of a ground lease is a continuation of the occupation of the land. The gifting of the building does not constitute the sale of a land asset and is further conditioned by virtue of the Council retaining a first right of refusal to reclaim ownership of the building.

- 6.6 Mana whenua support the intent to offer the building to the school.

#### **Climate Change Impact Considerations Ngā Whai Whakaaro mā te Āhuarangi**

- 6.7 The gifting of the building and granting of a lease will not require additional resources. The intended use of the facility by Te Waka Unua may reduce the need for travel by members of the school community and add to the localised provision of services.

#### **Accessibility Considerations Ngā Whai Whakaaro mā te Hunga Hauā**

- 6.8 The property is currently compliant for its existing use however any incoming tenant will be responsible for ensuring that it meets all regulatory requirements for its particular use including any Ministry of Education requirements for use as a school facility. Any alterations will need to comply with current Building Act regulations.

### **7. Resource Implications Ngā Hīraunga Rauemi**

#### **Capex/Opex Ngā Utu Whakahaere**

- 7.1 Cost to Implement - Legal costs in preparation of Deed of Gift and Ground Lease, covered in existing budgets.
- 7.2 Maintenance/Ongoing costs - No costs as maintenance will be transferred to new owner
- 7.3 Funding Source - Current operating budgets for legal and property expenses.

#### **Other/He mea anō**

- 7.4 Transfer of an asset with current book value of \$139,000 is not contemplated in the current Long Term Plan.

### **8. Legal Implications Ngā Hīraunga ā-Ture**

#### **Statutory power to undertake proposals in the report Te Manatū Whakahaere Kaupapa**

- 8.1 The general powers of competence set out in section 12(2) "Status and Powers" of the Local Government Act.

#### **Other Legal Implications Ētahi atu Hīraunga-ā-Ture**

- 8.2 There is a legal context, issue or implication relevant to this decision.
- 8.3 The legal consideration is the Local Government Act 2002 and the Council's Leasing Council Property and Disposal of Council Property policies, as referred to in paragraphs 5.8 above.
- 8.4 The matter of the gift of the building and ground lease is well known and settled.

### **9. Risk Management Implications Ngā Hīraunga Tūraru**

- 9.1 In the event that Te Waka Unua school ceases to operate from this neighbourhood or no longer has a need for the building, the Council would have the first option to resume ownership of the building asset. If the Council did not require the building, the school would be required to remove it from the leased site.
- 9.2 There may be some residual community feedback regarding Council's decisions to deal unilaterally with Te Waka Unua.
- 9.3 Conversely, there is potentially some significant reputational risk and community disengagement if Council removed the building from the park thereby removing a building that serves as a base for educational, community and outreach work for the local school families and neighbouring residents.

## Attachments Ngā Tāpirihanga

No.	Title	Page
A <a href="#">↓</a>	Lease Plan - Woolston Community Centre	30
B <a href="#">↓</a>	304/6390 - FAC_0919_BLDG_B04 - CCC OPEX and Maintenance costs - Woolston Community Centre	31
C <a href="#">↓</a>	304/6390 - Te Waka Unua Shcool - Community Facility Application - Final Version	35
D <a href="#">↓</a>	304/6390 - Factors to Consider When Dealing Unilaterally	44

Additional background information may be noted in the below table:

Document Name	Location / File Link

## Confirmation of Statutory Compliance Te Whakatūtutanga 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

<b>Author</b>	Kathy Jarden - Team Leader Leasing Consultancy
<b>Approved By</b>	Angus Smith - Manager Property Consultancy Peter Langbein - Finance Business Partner John Filsell - Head of Community Support and Partnerships Andrew Rutledge - Head of Parks Mary Richardson - General Manager Citizens & Community





Areas and Dimensions Subject to Survey  
Boundary Locations Subject to Cadastral Survey  
Boundary information sourced from LINZ Data Service  
Geospatial registration of aerial imagery may not be in terms of land XML boundary data

A	ISSUE	AMENDMENT	SIGNED	DATE

## WOOLSTON COMMUNITY CENTRE LEASE AREAS

Christchurch  
City Council



TECHNICAL SERVICES & DESIGN

SURVEYED	SW
DRAWN	JA
DATE	01/2022

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DRAWING NUMBER	SM210003
WBS	304/6390

ORIGINAL SHEET SIZE	A4
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SCALES	1:300
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PROJECT NUMBER  
**RPS4310**

SHEET  
1 OF 1

### Woolston Community Centre - 502 Ferry Road



Annual Scheduled Maintenance, operating costs and estimated upcoming work.

To assist with making an informed decision with the proposal of a Community asset Transfer the following data has been compiled.

- Current Scheduled Maintenance and estimated operation costs based on latest Citycare's latest FM price list.
- Planned work and estimated associated costs based on Citycare's evaluation and assessment.
- Power usage and costs based on assumptions of 150KW/m2 yearly usage as currently paid by tenants.
- Depreciation is noted at \$5,139.00 pa but not included in the calculations
- All values are Base cost and not inflated.

Scheduled maintenance.

Scheduled Maintenance	Claim Quantity (FY20-21)	(FY20-21) (Per Unit)	Total cost 20-21
Building washdown	1	X	Currently Excluded
Gutter Cleaning	1	\$ 340.26	\$ 340.26
Fire Portable Equipment Maintenance	1	\$ 63.09	\$ 63.09
HVAC Specified System Maintenance	4	\$ 227.37	\$ 909.48
Fire Service Contract	1	\$ 205.00	\$ 205.00
Security Patrol	X	X	Currently Excluded
Cleaning – window cleaning	X	X	Currently Excluded
Grounds – Lawn maintenance	X	X	Currently Excluded
		Total	\$ 1,517.83
Power/Energy	12	\$ 217.00	\$ 2,604.00
Insurance	1	\$ 912.00	\$ 912.00
IQP Check/ Certification (Incl. BWOFF)	1	\$ 600.00	\$ 600.00
Depreciation	1	\$ 5,139.00	Currently Excluded
		Total	\$ 4,116.00

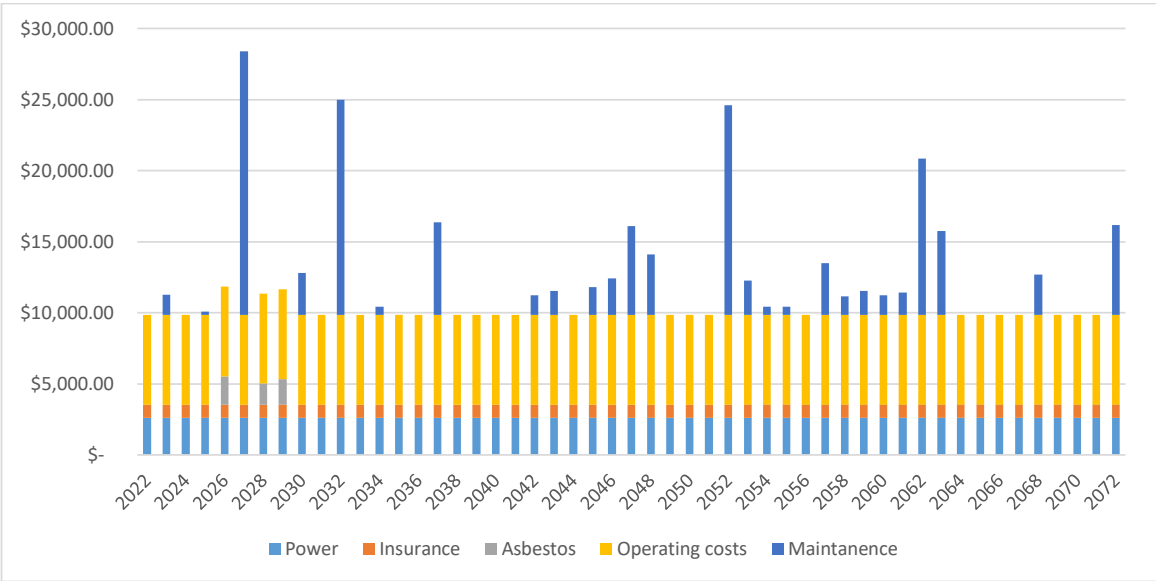
Estimated planned work for 50 year life cycle.

1. Projected work based on Building survey, photos and descriptions captured by Citycare
2. The estimated costs are based on Citycare's rates including material plus labour plus a management fee – consistent with Council's procurement rules. If a change of building ownership occurred, then the group could arrange for this work to be carried out by other contractors, (who may have a lower cost structure for example) as well as carrying-out some of the work themselves (i.e. painting).
3. The scheduling of work could be changed to suit available funds, bundling and blending of like work (i.e. painting) – Consideration needs to be that there is a risk of failure/added cost if already deferred work is deferred further.

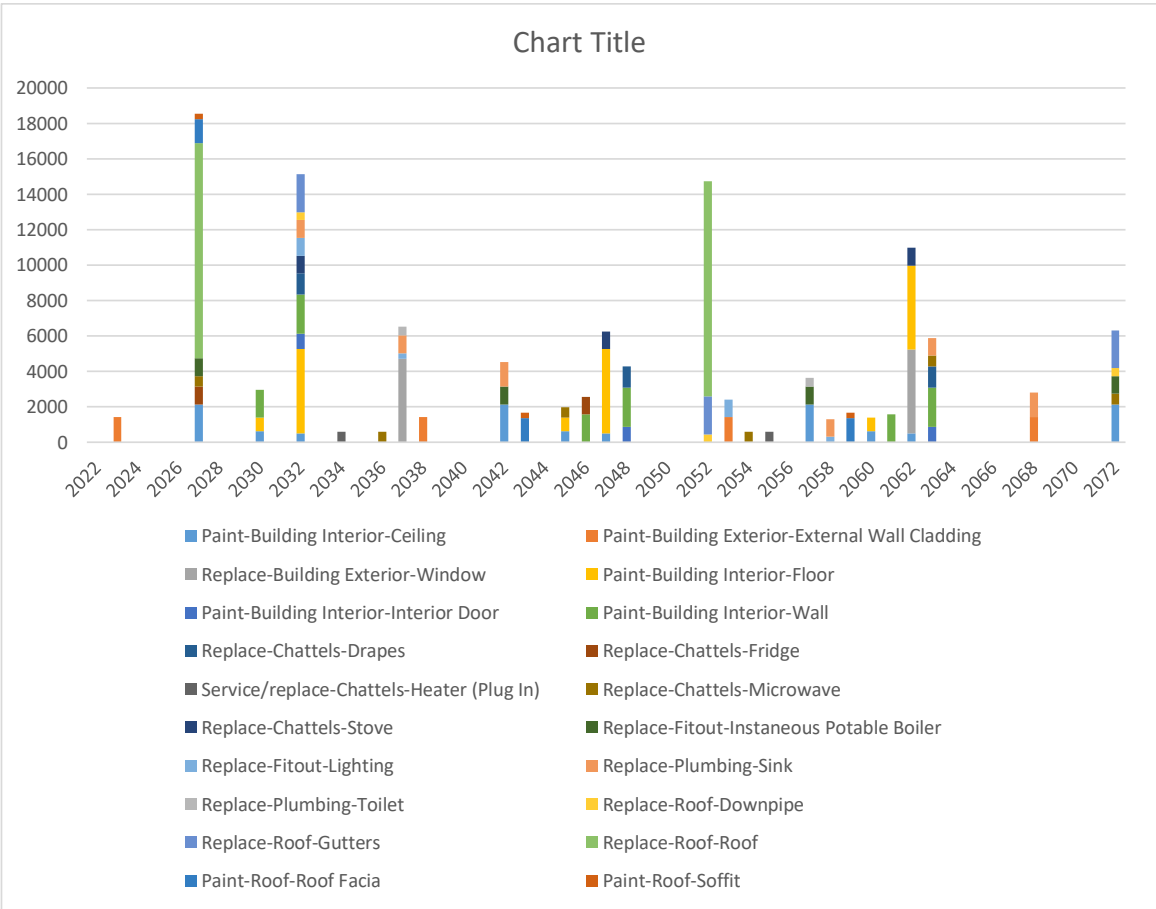
Appear to be missing items from the City care list:

- Hot water Cylinder, this has been allowed to be replaced in in 2026 to be replaced under Asbestos work
- Heat pump both indoor unit and outdoor condenser units. Have been allowed for in the scheduled maintenance.

Combined Costs for Woolston community Centre.



Breakdown for Maintenance costs.





		2022	2023	2024	2025	2026	2027	2028	2029	2030	2031	2032
Power		\$ 2,604.00	\$ 2,604.00	\$ 2,604.00	\$ 2,604.00	\$ 2,604.00	\$ 2,604.00	\$ 2,604.00	\$ 2,604.00	\$ 2,604.00	\$ 2,604.00	\$ 2,604.00
Insurance		\$ 912.00	\$ 912.00	\$ 912.00	\$ 912.00	\$ 912.00	\$ 912.00	\$ 912.00	\$ 912.00	\$ 912.00	\$ 912.00	\$ 912.00
Asbestos		\$ -	\$ -	\$ -	\$ -	\$ 2,000.00	\$ -	\$ 1,500.00	\$ 1,800.00	\$ -	\$ -	\$ -
Operating costs		\$ 1,517.83	\$ 1,517.83	\$ 1,517.83	\$ 1,517.83	\$ 1,517.83	\$ 1,517.83	\$ 1,517.83	\$ 1,517.83	\$ 1,517.83	\$ 1,517.83	\$ 1,517.83
Maintenance		\$ -	\$ 1,414.50	\$ -	\$ 250.00	\$ -	\$ 18,560.00	\$ -	\$ -	\$ 2,949.00	\$ -	\$ 15,131.00
	Paint-Building Interior-Ceiling	\$0	\$0	\$0	\$0	\$0	\$2,130	\$0	\$0	\$634	\$0	\$515
	Paint-Building Exterior-External Wall Cladding	\$0	\$1,415	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
	Replace-Building Exterior-Window	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
	Paint-Building Interior-Floor	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$748	\$0	\$4,741
	Paint-Building Interior-Interior Door	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$870
	Paint-Building Interior-Wall	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$1,568	\$0	\$2,212
	Replace-Chattels-Draperies	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$1,199
	Replace-Chattels-Fridge	\$0	\$0	\$0	\$0	\$0	\$1,000	\$0	\$0	\$0	\$0	\$0
	Service/replace-Chattels-Heater (Plug In)	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
	Replace-Chattels-Microwave	\$0	\$0	\$0	\$0	\$0	\$600	\$0	\$0	\$0	\$0	\$0
	Replace-Chattels-Stove	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$1,000
	Replace-Fitout-Instantaneous Potable Boiler	\$0	\$0	\$0	\$0	\$0	\$1,000	\$0	\$0	\$0	\$0	\$0
	Replace-Fitout-Lighting	\$0	\$0	\$0	\$250	\$0	\$0	\$0	\$0	\$0	\$0	\$1,000
	Replace-Plumbing-Sink	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$1,000
	Replace-Plumbing-Toilet	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
	Replace-Roof-Downpipe	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$450
	Replace-Roof-Gutters	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$2,145
	Replace-Roof-Roof	\$0	\$0	\$0	\$0	\$0	\$12,150	\$0	\$0	\$0	\$0	\$0
	Paint-Roof-Roof Facia	\$0	\$0	\$0	\$0	\$0	\$1,365	\$0	\$0	\$0	\$0	\$0
	Paint-Roof-Soffit	\$0	\$0	\$0	\$0	\$0	\$315	\$0	\$0	\$0	\$0	\$0
Total		\$ 5,033.83	\$ 6,448.33	\$ 5,033.83	\$ 5,283.83	\$ 7,033.83	\$ 23,593.83	\$ 6,533.83	\$ 6,833.83	\$ 7,982.83	\$ 5,033.83	\$ 20,164.83

FY2023

Item - Description	Sum of quantity	Unit of Measure	Maintenance type	Condition level	Expected Schedule (year)	Estimated cost	Due
Building Exterior-External Wall Cladding	94.3	m2	Paint	2 - Good	15	\$ 1,414.50	2023
					Total	\$ 1,414.50	

FY2025

Item - Description	Sum of quantity	Unit of Measure	Maintenance type	Condition level	Expected Schedule (year)	Estimated cost	Due
Fitout-Lighting	1	Count	Replace	1 - Excellent	20	\$ 250.00	2025
					Total	\$ 250.00	

FY2027

Item - Description	Sum of quantity	Unit of Measure	Maintenance type	Condition level	Expected Schedule (year)	Estimated cost	Due
Building Interior-Ceiling	42.6	m2	Paint	2 - Good	15	\$ 2,130.00	2027
Roof-Roof Facia	39	m	Paint	3 - Fair	15	\$ 1,365.00	2027
Roof-Soffit	9	m2	Paint	3 - Fair	15	\$ 315.00	2027
Roof-Roof	81	m2	Replace	3 - Fair	25	\$ 12,150.00	2027
Chattels-Fridge	1	Count	Replace	1 - Excellent	10	\$ 1,000.00	2027
Chattels-Microwave	1	Count	Replace	2 - Good	8	\$ 600.00	2027
Fitout-Instantaneous Potable Boiler	1	Count	Replace	3 - Fair	15	\$ 1,000.00	2027
					Total	\$ 18,560.00	

FY2030

Item - Description	Sum of quantity	Unit of Measure	Maintenance type	Condition level	Expected Schedule (year)	Estimated cost	Due
Building Interior-Ceiling	11.5	m2	Paint	1 - Excellent	15	\$ 402.50	2030
Building Interior-Floor	11.5	m2	Paint	2 - Good	15	\$ 747.50	2030
Building Interior-Wall	16.8	m2	Paint	1 - Excellent	15	\$ 588.00	2030
Building Interior-Ceiling	6.6	m2	Paint	2 - Good	15	\$ 231.00	2030
Building Interior-Wall	28	m2	Paint	1 - Excellent	15	\$ 980.00	2030
					Total	\$ 2,949.00	

FY2032

Item - Description	Sum of quantity	Unit of Measure	Maintenance type	Condition level	Expected			Due	Y
					Schedule (year)	Estimated cost			
Roof-Gutters	33	m	Replace	2 - Good	20	\$ 2,145.00		2032	
Roof-Downpipe	3	Count	Replace	2 - Good	20	\$ 450.00		2032	
Building Interior-Floor	18.3	m2	Paint	2 - Good	15	\$ 1,281.00		2032	
Building Interior-Floor	18.3	m2	Paint	3 - Fair	25	\$ 1,830.00		2032	
Fitout-Lighting	4	Count	Replace	1 - Excellent	20	\$ 400.00		2032	
Chattels-Drapes	10.9	m2	Replace	1 - Excellent	15	\$ 1,199.00		2032	
Building Interior-Interior Door	1	Count	Paint	2 - Good	15	\$ 120.00		2032	
Chattels-Stove	1	Count	Replace	2 - Good	15	\$ 1,000.00		2032	
Building Interior-Floor	6.6	m2	Paint	2 - Good	15	\$ 429.00		2032	
Building Interior-Ceiling	7.7	m2	Paint	1 - Excellent	15	\$ 269.50		2032	
Building Interior-Floor	7.7	m2	Paint	1 - Excellent	25	\$ 500.50		2032	
Building Interior-Interior Door	3	Count	Paint	1 - Excellent	15	\$ 450.00		2032	
Building Interior-Wall	28	m2	Paint	1 - Excellent	15	\$ 980.00		2032	
Building Interior-Wall	35.2	m2	Paint	2 - Good	15	\$ 1,232.00		2032	
Building Interior-Interior Door	1	Count	Paint	2 - Good	15	\$ 150.00		2032	
Building Interior-Interior Door	1	Count	Paint	2 - Good	15	\$ 150.00		2032	
Fitout-Lighting	3	Count	Replace	2 - Good	25	\$ 450.00		2032	
Plumbing-Sink	1	Count	Replace	2 - Good	25	\$ 1,000.00		2032	
Building Interior-Ceiling	7	m2	Paint	1 - Excellent	15	\$ 245.00		2032	
Building Interior-Floor	7	m2	Paint	2 - Good	25	\$ 700.00		2032	
Fitout-Lighting	1	Count	Replace	1 - Excellent	25	\$ 150.00		2032	
Total						\$ 15,131.00			

FY2034

Item - Description	Sum of quantity	Unit of Measure	Maintenance type	Condition level	Expected			Due	Y
					Schedule (year)	Estimated cost			
Chattels-Heater (Plug In)	2	Count	Service/replace	1 - Excellent	20	\$ 600.00		2034	
Total						\$ 600.00			

FY2037

Item - Description	Sum of quantity	Unit of Measure	Maintenance type	Condition level	Expected			Due	Y
					Schedule (year)	Estimated cost			
Building Exterior-Window	18.9	m2	Replace	1 - Excellent	25	\$ 4,725.00		2037	
Plumbing-Sink	1	Count	Replace	1 - Excellent	25	\$ 1,000.00		2037	
Fitout-Lighting	2	Count	Replace	2 - Good	25	\$ 300.00		2037	
Plumbing-Toilet	1	Count	Replace	2 - Good	20	\$ 500.00		2037	
Total						\$ 6,525.00			

FY2042

Item - Description	Sum of quantity	Unit of Measure	Maintenance type	Condition level	Expected			Due	Y
					Schedule (year)	Estimated cost			
Plumbing-Sink	2	Count	Replace	1 - Excellent	50	\$ 1,400.00		2042	
Total						\$ 1,400.00			



**Request to Utilise  
Council Owned Community Buildings  
Namely the former Woolston Community Centre  
502 Ferry Road**



Please complete the attached information to assist the Council in assessing requests to occupy Council owned buildings and/or land. Any allocation of buildings is subject to Council approval.

### **ORGANISATION DETAILS**

Name of Your Group: Te Waka Unua School  
Your Group's Postal Address: 476 Ferry Road, Woolston  
Your Group's Street Address: Christchurch  
Phone: 03 389 9305  
Email: principal@tewaka.school.nz  
Cell Phone: 021944123

### **CONTACT PEOPLE**

Name of main contact: Janeane Reid  
Position held in the group: Principal  
Phone (day): 03 389 9305  
Email: principal@tewaka.school.nz  
Cell Phone: 021944123  
Name of second contact: Susie Ward  
Position held in the group: Deputy Principal  
Phone (day): 0211008112  
Email: sward@tewaka.school.nz  
Are you registered for GST? ☒ Yes ☐ No  
GST No: 115-949-934

### **PURPOSE OF ORGANISATION**

What is the main objective of this proposal? **Education & Community Engagement**

Indicate here the services, projects or activities that your group provides to members, clients or the community.

A: Learning Programmes

B: Community Meetings

C: Pasifika Study Support Centre

D: Pastoral services – Social Workers, Mana Ake etc.

E: Health & Wellbeing Programmes

F: Te Reo Māori Language lessons

Number of paid workers: **60**

Paid full-time: **40**

Paid part-time: **20**

Number of paid hours per week:

How many volunteers does your group have (including Committee members)?

Number of volunteers: **25**

Number of volunteer hours per year: **1500**

How many people/clients does your group work with in a typical year? **550 students**

Your group's legal status:

Legal registration No. *(if you have one)*:

Has your group received a letter from the Inland Revenue Department approving it as a tax-exempt charity for the purposes of the Estate and Gift Duties Act 1968 and the Stamp and Cheque Act 1971, and a done organisation for the purposes of the Income Tax Act 1994? (If yes, please attach a copy of the letter): **No**

### SERVICES PROVIDED

How long has this service/project run? 6 years

Start Date: 28/01/2016

Indicate the areas that your service/s are targeted at:

Regional (Canterbury Wide)

Metropolitan (City Wide)

Specific Sectors (e.g. Woolston, Ferrymead) Phillipston, Woolston & Linwood

Tick the boxes which best describe the majority of the people who will benefit from the project or service:

- |  |   |   |
|--|---|---|
| <input checked="" type="checkbox"/> Children/Infants           | <input checked="" type="checkbox"/> Maori   | <input checked="" type="checkbox"/> People with disabilities  |
| <input checked="" type="checkbox"/> Young People (12-25 years) | <input checked="" type="checkbox"/> Pacific | <input checked="" type="checkbox"/> People on limited incomes |
| <input type="checkbox"/> Older people                          | <input type="checkbox"/> Women              | <input type="checkbox"/> Refugee                              |
| <input checked="" type="checkbox"/> Families/whanau            | <input type="checkbox"/> General community  | <input type="checkbox"/> Migrant                              |
| <input type="checkbox"/> Other (please specify)                |   |   |

Can you outline the type of activities or services (meetings, training/education sessions, community support roles or internal group activities) and their frequency of use (daily, weekly and monthly) in the following?

e.g.  
Activities/Services  
a) Committee Meetings  
b) Out of School Programme  
Frequency  
two per month  
Mon to Thurs  
Hours Per Session  
approx 2 hours  
3pm to 6pm

Activities	Frequency	Hours Per Session
Pasifika Study Support Centre	3 x After School (Mon,Tue & Wed)	2
Music Therapy Groups	5 x sessions Weekly	1
Family Support Services Hui	2 x per week	2
Kaiako Te Reo Lessons	1 x After School Weekly (Thursdays)	2
Breakfast Programme	5 x a week Daily (Mon-Fri)	1
Learning Support Programmes	4 x Daily small group tutoring for students with additional learning needs	1/2
Public Health Nurse drop in sessions	1 x per week	1
Mana Ake Parent Support Groups	2 x month	2

**\*additional & various activities and programmes will run throughout the year**

## **OUTCOMES**

*The following section refers to specific plans, strategies and policies of the Christchurch City Council. Links have been provided for reference.*

### **COMMUNITY FACILITIES NETWORK PLAN**

<https://ccc.govt.nz/the-council/plans-strategies-policies-and-bylaws/plans/community-facilities-network-plan>

The Council has developed the Community Facilities Network Plan which maps out the Council-owned and community-owned facilities across the city.

Describe how your project or service will meet the goals and objectives of this network plan.

The intention is to utilise the facility to support in meeting the varied needs and priorities across our school community. Activities would be varied however providing a space that is separate from the school site to engage with parents, children, support services, agencies and the wider community to provide opportunities for building resilience and connecting with others across the community would be the priority focus. We anticipate this space being used extensively by various groups for various purposes daily.

### **SOCIAL WELLBEING**

<https://ccc.govt.nz/the-council/how-the-council-works/20182028-vision/community-outcomes>

Describe the outcomes to which your project or service will contribute to the Social Wellbeing outcomes.

- Provide opportunities to create caring and supportive networks within the community
- Strengthen relationships between people in the community and promote social cohesion
- Identify, prioritise and respond to the needs of community

How many people will directly benefit from this project or service?

Over 500 children from more than 350 families

### **STRENGTHENING COMMUNITIES STRATEGY**

<https://ccc.govt.nz/the-council/plans-strategies-policies-and-bylaws/strategies/strengthening-communities-strategy>

Strong communities give people a sense of belonging and encourage them to take part in social, cultural, economic and political life.

Tell us how your project or services will contribute to this strategy:

Providing opportunities locally within peoples own neighbourhood will reduce barriers to participation. Opportunities for parenting programmes, health advice, Mana Ake programmes, Samoan & Māori language programmes, music therapy and similar activities within an environment where families feel safe and do not need transport will encourage and support participation.

#### **SUSTAINABILITY**

<https://ccc.govt.nz/the-council/plans-strategies-policies-and-bylaws/policies/sustainability-policies/sustainability-policy>

Describe how your project or service will meet the goals of the Council's Sustainability policy:

Being overseen by the school that already has structures and procedures in place for engaging with the local community and providing positive social and cultural outcomes will meet the councils sustainability policy especially regarding the Social & Cultural sustainability.

Aligning with the school also provides the economy of scale with access to existing wifi networks, security provision etc. The school also has an environmental sustainability plan which would be adopted by those using the community centre – this includes aspects around recycling, composting, use of single-use disposable products etc.



### **SPACE REQUIRED**

(Refer to floor plan in Appendix A)

Please indicate your group's preference on the following:

Unable to share a facility because of the activities/services provided. ☐Yes ☒No

Willing to share all areas with an acceptable agency (with joint management responsibilities). ☐Yes ☒No

Willing to make the facility available to other community user groups ☒Yes ☐No

If yes to the above, what hours would the building be available for other users?

Availability evenings and weekends. Other times negotiable.

### **OCCUPANCY DETAILS - Without Prejudice**

Subject to Council approval, are you prepared to purchase the building and improvements? Yes

If the intention is to purchase the building, how would this be funded? School Board of Trustees to purchase.

The land at 502 Ferry Road is a local park and subject to the Reserves Act 1977 and Local Government Act 2002. Are you prepared to enter into a ground lease to occupy the footprint of the land? Yes

If your organisation does not wish to purchase the building, are you prepared to enter into a lease of building and land subject to Council approval? n/a

What is the level of annual rent proposed to lease this building? n/a

How would the day to day operational costs and building maintenance be funded? (Electricity, cleaning, repairs, building and/or contents insurance etc.) Board of Trustees operational grant budget

The Council requires tenants to have public liability insurance (minimum \$2,000,000)

Please attach a copy of your current insurance.

The school is insured through the Ministry of Education government insurance scheme.

**SUPPORTING INFORMATION**

Is there anything else in support of your application that you would like to submit?

You may wish to provide a letter of support or several references that illustrate the value of your service to the community – please state here:

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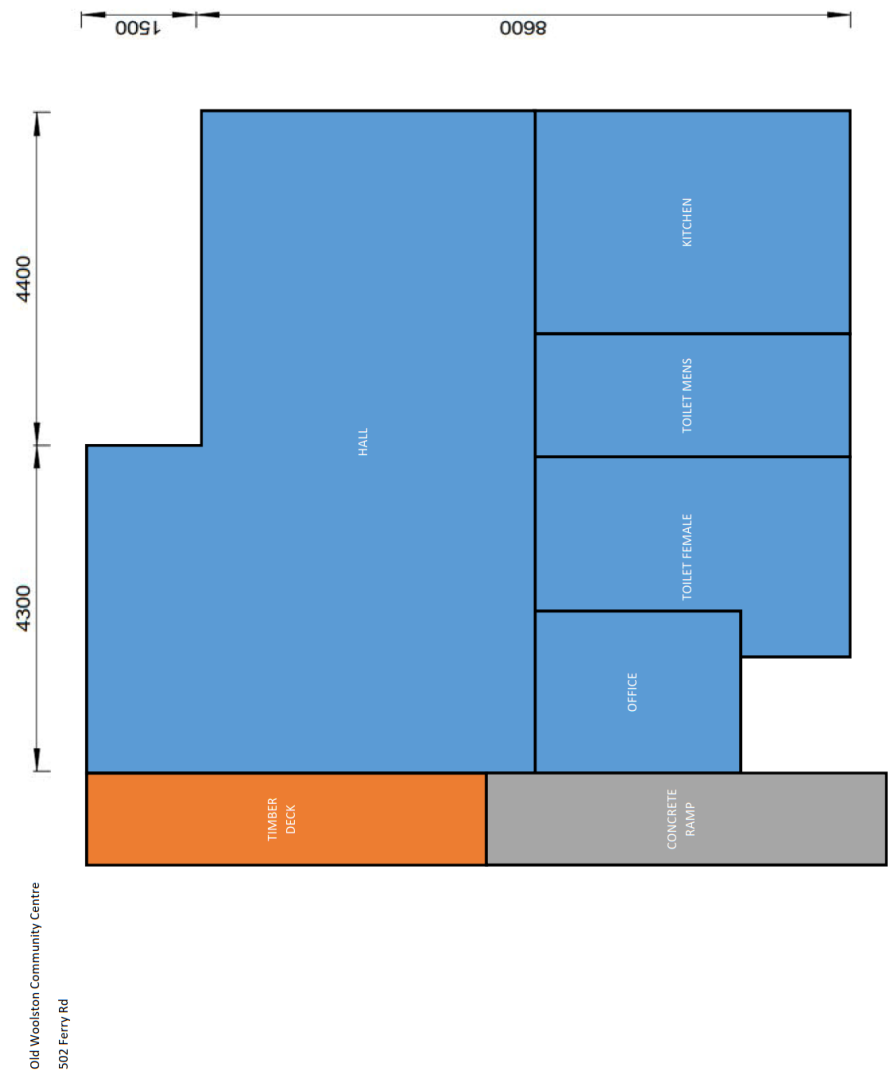
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Please submit completed application with supporting information by 12 noon, Tuesday 31 August 2021 to:

Kathy Jarden, Team Leader  
Leasing Consultancy Team  
Christchurch City Council  
PO Box 73014  
CHRISTCHURCH 8154

Email: [Kathy.Jarden@ccc.govt.nz](mailto:Kathy.Jarden@ccc.govt.nz)

APPENDIX A



**Attachment D**

**502 Ferry Road - former Woolston Community Centre – Ground Lease and Gift of Building**

**FACTORS TO CONSIDER WHEN DEALING UNILATERALLY**

- 1.1 The Council must consider and meet the requirements of section 14 of the Local Government Act 2002 (LGA) in particular:
  - (1)(a) Conduct its business in an open, transparent, and democratically accountable manner,
  - (1)(f) Undertake any commercial transactions in accordance with sound business practices.
  - (1)(g) Ensure prudent stewardship and the efficient and effective use of its resources in the interests of its district or region, including planning effectively for the future management of its assets.
- 1.2 The relevant Council policies as recorded in the Council's Policy Register are:
  - 1.2.1 Property – Leasing Council Property – “where the Council recognises there is only one logical lessee for a public property, the Council will unilaterally deal with that lessee.” This includes facilities linked to contracts including but not limited to buildings on parks and reserves and not for profit organisations.
  - 1.2.2 Property - Disposal Of Council Property – to publicly tender properties for sale unless there is a clear reason for doing otherwise.
- 1.3 In addition it is useful and supportive to consider the Ministry of Business, Innovation and Employment 'Unsolicited Unique Proposals - How to deal with uninvited bids'; guidance for government entities dated May 2013 that recommends when evaluating an unsolicited proposal it needs to be ensured that there is a sound business case to support the decision to accept the unique unsolicited proposal.
- 1.4 The purpose of the MBIE Guidance on Unsolicited Proposals is to provide a methodology for considering unsolicited proposals in a way that:
  - is transparent and fair to everyone;
  - encourages the supplier community to put forward good ideas;
  - promotes objectivity; and
  - supports decisions based on sound fact and evidence.
- 1.5 Having given consideration to the above factors, it is felt that this is an unsolicited proposal however there is a sound business case as identified in the Request to Utilise Council Owned Community Buildings submission (Attachment C) which supports the decision to accept the unique unsolicited proposal. The proposal is a continuation of a service that provides a facility for community purposes. It supports effective and efficient use of resources and the prudent management of the Council's assets.

**Considerations – Accepting the Proposal and: (1) Granting of a Ground Lease (Land), and; (2) 'Sale' of the Building**

- 1.6 There are a number of relevant legal considerations when making a decision about the proposal received and the future use of the property:
- 1.7 Decision Making sections 76 – 82 LGA

- Section 76 provides that “Every decision made by a local authority must be made in accordance with such of the provisions of sections 77, 78, 80, 81 and 82 as are applicable”. In summary those sections provide:
- Section 77 a local authority must, in the course of the decision-making process, seek to identify all reasonably practicable options for the achievement of the objective of a decision and in doing so assess the options in terms of their advantages and disadvantages.
- Section 78 the views and preferences of persons likely to be affected by, or to have an interest in, the matter must be considered.
- Section 79 provides that in considering how to achieve compliance with sections 77 and 78 they must consider the significance of the matter in accordance with its Significance and Engagement Policy.
- Section 80 sets out the matters that need to be clearly identified when making a decision that is inconsistent i.e. the inconsistency, reason for it and any intention of the local authority to amend the policy or plan to accommodate the decision.
- Section 81 provides contributions to decision making by Maori.
- Section 82 sets out the principles of consultation.

Section 78 does not require the Council to undertake a consultation process of itself but the Council must have some way of identifying the views and preferences of interested and affected persons.

- 1.8 There are further considerations under Section 97 LGA relating to situations where the Council is proposing to transfer the control of a “strategic asset” to or from the Council.
- 1.9 The Significance and Engagement Policy sets out the list of “strategic assets”. In particular, the Policy lists as “strategic assets”, community facilities as follows:

*Community Facilities*

- (i) Christchurch Town Hall;*
- (j) Christchurch Art Gallery and its permanent collection;*
- (k) all land and buildings comprising the Council's social housing portfolio;*
- (l) all public library facilities;*
- (m) all parks and reserves owned by or administered by the Council;*
- (n) all public swimming pools;*
- (o) all waterfront land and facilities owned or operated by the Council, including wharves, jetties, slipways, breakwaters and seawalls;*
- (p) cemeteries and listed heritage buildings and structures.*

*“All” or “its” means the asset as a whole.*

- 1.10 In this context 502 Ferry Road (former Woolston Community Centre) is not categorised as a ‘strategic asset’ and thus Section 97 does not apply.
- 1.11 The Council’s “Leasing Council Property” and “Disposal of Council Property” policies were developed to ensure that the Council was “consistent with the principles of legislation and the behaviours expected to prudently manage public property”.



## 9. Mobility Parking- Times of Operation and Maximum Parking Limit

Reference Te Tohutoro: 21/1800878

Report of Te Pou Matua: Darryl O Keefe, Senior Project Manager

General Manager Jane Davis, General Manager Infrastructure, Planning and  
Pouwhakarae: Regulatory Services

### 1. Purpose of the Report Te Pūtake Pūrongo

- 1.1 The purpose of this report is to seek approval for a change in the management of the existing on-street Mobility parks within the Central City. This report has been written to support appropriate management and consistency of on-street Mobility parking outside the Plan A area as detailed in the Delegations Register area, but within the five Avenues. This report has been written following Council approval of the Central City Parking Policy.
- 1.2 The decision in this report is of low significance in relation to the Christchurch City Council's Significance and Engagement Policy.

### 2. Officer Recommendations Ngā Tūtohu

That the Waikura Linwood-Central-Heathcote Community Board:

1. Approves that any maximum parking time limit (if a time limit exists) for any on-street Mobility parking within the boundaries of Bealey Avenue, Harper Avenue, Deans Avenue, Moorhouse Avenue and Fitzgerald Avenue, excluding the Plan A area as defined in the current City Council Delegations Register, be revoked.
2. Approves that any times of operation (if a time of operation exists) for any on-street Mobility parking within the boundaries of Bealey Avenue, Harper Avenue, Deans Avenue, Moorhouse Avenue and Fitzgerald Avenue, but excluding the Plan A area as defined in the current City Council Delegations Register, be revoked.
3. Approves that for all existing on-street Mobility Parks, within the boundaries of Bealey Avenue, Harper Avenue, Deans Avenue, Moorhouse Avenue and Fitzgerald Avenue, but excluding the Plan A area as defined in the current City Council Delegations Register, that the parking of vehicles be restricted to a maximum period of 120 minutes, and that these Mobility park restrictions apply at any time.

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

- 3.1 To manage on-street Mobility parking spaces and ensure consistency of maximum parking time restrictions and ensure consistency in regard to when these restrictions apply.

### 4. Alternative Options Considered Ētahi atu Kōwhiringa

- 4.1 No other options are proposed.

### 5. Detail Te Whakamahuki

- 5.1 The Central City Parking policy supports improving access for those with restricted mobility.

Policy 3:

- By providing mobility concessions to enable longer parking in time restricted on street parking.
- People with restricted mobility who require additional time when visiting businesses and inner city attractions. Currently, there are a number of varied time restricted mobility parking spaces within the Central City, however most do not meet the needs of people with Mobility restrictions as they do not allow enough time.

5.2 Resolving all mobility parking spaces as P120 minutes will address this, and is supported and endorsed by CCS /Disability Action.

5.3 Currently there is confusion for some people who have an authorised mobility permit, who believe that they can park for double the time period on any on-street Mobility park. While this is the case for a standard P60 time restricted park, this does not apply to all on-street Mobility parking spaces.

5.4 In many situations, a P60 on-street Mobility park will not provide the user enough time for the duration of their visit, in addition to the time to alight from their vehicle, possibly get into a wheelchair, travel to their destination, and return.

5.5 The decision affects that area within the five avenues but outside the Plan A area of the current Council Delegations Register.

## 6. Policy Framework Implications Ngā Hīraunga ā- Kaupapa here

### Strategic Alignment Te Rautaki Tīaroaro

6.1 This report supports the [Council's Long Term Plan \(2021 - 2031\)](#):

6.1.1 Activity: Transport

- Level of Service: 10.3.1 Provide an optimised balance of Council operated parking spaces in the central city - 60-85% average occupancy

### Policy Consistency Te Whai Kaupapa here

6.2 The decision is consistent with the Council's Central City Parking Policy.

### Impact on Mana Whenua Ngā Whai Take Mana Whenua

6.3 The decision does not involve a significant decision in relation to ancestral land or a body of water or other elements of intrinsic value, therefore this decision does specifically impact Mana Whenua, their culture and traditions.

### Climate Change Impact Considerations Ngā Whai Whakaaro mā te Āhuarangi

6.4 This proposal has no effect on climate change.

### Accessibility Considerations Ngā Whai Whakaaro mā te Hunga Hauā

6.5 The proposed changes to Mobility parking support accessibility, by providing increased consistency for mobility parking spaces within the Central City.

## 7. Resource Implications Ngā Hīraunga Rauemi

### Capex/Opex Ngā Utu Whakahaere

7.1 Cost to Implement - \$2,500

7.2 Maintenance/Ongoing costs - \$100

7.3 Funding Source - Existing Approved budgets for new Parking Signs & Markings.



## 8. Legal Implications Ngā Hīraunga ā-Ture

### Statutory power to undertake proposals in the report Te Manatū Whakahaere Kaupapa

- 8.1 Part 1, Clause 7 of the Christchurch City Council Traffic and Parking Bylaw 2017 provides the Council with the authority to install parking restrictions by resolution.
- 8.2 The Community Board has delegated authority to approve parking and stopping restrictions within its area, but excluding the area described as Plan A.
- 8.3 The installation of any signs and/or markings associated with traffic control devices must comply with the Land Transport Rule: Traffic Control Devices 2004.

### Other Legal Implications Ētahi atu Hīraunga-ā-Ture

- 8.4 There is no legal context, issue or implication relevant to this decision.

## 9. Risk Management Implications Ngā Hīraunga Tūraru

- 9.1 No identified risks have been determined

## Attachments Ngā Tāpirihanga

No.	Title	Page
A <a href="#">↓</a>	Mobility Parks Within the Five Avenues excluding the Plan A Area	50

Additional background information may be noted in the below table:

Document Name	Location / File Link

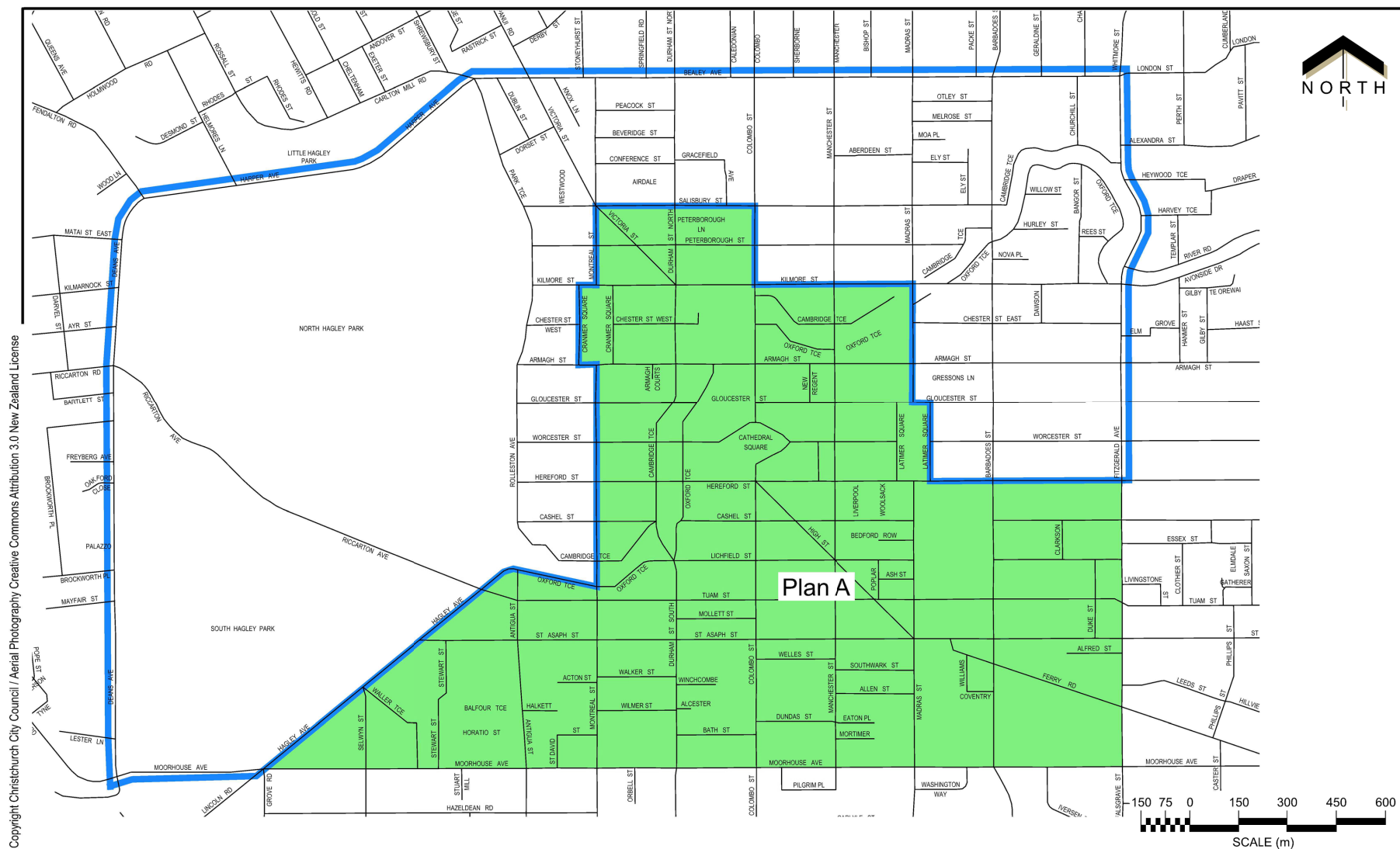
## Confirmation of Statutory Compliance Te Whakatūtutanga ā-Ture

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

<b>Author</b>	Michael Thomson - Transport Engineer
<b>Approved By</b>	Stephen Wright - Acting Manager Operations (Transport) Lynette Ellis - Head of Transport & Waste Management



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## 10. Motorcycle Parking- Times of Operation

Reference Te Tohutoro: 22/153609

Report of Te Pou Matua: Darryl O Keefe, Senior Project Manager

General Manager Jane Davis, General Manager Infrastructure, Planning and  
Pouwhakarae: Regulatory Services

### 1. Purpose of the Report Te Pūtake Pūrongo

- 1.1 The purpose of this report is to seek approval for a change in the management of the existing on-street Motorcycle parks within the Central City. This report has been written to support appropriate management and consistency of on-street Motorcycle parking outside the Plan A, as detailed in the Delegations Register area, but within the five Avenues. This report has been written following Council approval of the Central City Parking Policy.
- 1.2 The decision in this report is of low significance in relation to the Christchurch City Council's Significance and Engagement Policy.

### 2. Officer Recommendations Ngā Tūtohu

That the Waikura Linwood-Central-Heathcote Community Board:

1. Approves that any maximum parking time limit (if a time limit exists) for any on-street Motorcycle parking within the boundaries of Bealey Avenue, Harper Avenue, Deans Avenue, Moorhouse Avenue and Fitzgerald Avenue, but excluding the plan A area as defined in the current City Council Delegations Register, be revoked.
2. Approves that for all existing on-street Motorcycle Parks, within the boundaries of Bealey Avenue, Harper Avenue, Deans Avenue, Moorhouse Avenue and Fitzgerald Avenue, but excluding the plan A area as defined in the current City Council Delegations Register, that these Motorcycle park restrictions apply at any time.

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

- 3.1 To manage on-street Motorcycle parking spaces and ensure consistency in regard to when these restrictions apply.

### 4. Alternative Options Considered Ētahi atu Kōwhiringa

- 4.1 No other options are proposed.

### 5. Detail Te Whakamahuki

- 5.1 Most motorcycle parks apply during the default times of 8:00 am to 6:00 pm on any day, except public holidays. This report seeks to provide a parking facility for this road user at any time.
- 5.2 The decision affects that area within the five avenues but outside the Plan A area of the current Council Delegations Register.

## 6. Policy Framework Implications Ngā Hīraunga ā- Kaupapa here

### Strategic Alignment Te Rautaki Tīaroaro

6.1 This report supports the [Council's Long Term Plan \(2021 - 2031\)](#):

6.1.1 Activity: Transport

- Level of Service: 10.3.1 Provide an optimised balance of Council operated parking spaces in the central city - 60-85% average occupancy

### Policy Consistency Te Whai Kaupapa here

6.2 The decision is consistent with the Council's Central City Parking Policy.

### Impact on Mana Whenua Ngā Whai Take Mana Whenua

6.3 The decision does not involve a significant decision in relation to ancestral land or a body of water or other elements of intrinsic value, therefore this decision does specifically impact Mana Whenua, their culture and traditions.

### Climate Change Impact Considerations Ngā Whai Whakaaro mā te Āhuarangi

6.4 This proposal has no effect on climate change.

### Accessibility Considerations Ngā Whai Whakaaro mā te Hunga Hauā

6.5 The proposed changes to Motorcycle parking support accessibility, by providing increased consistency for motorcycle parking spaces within the Central City.

## 7. Resource Implications Ngā Hīraunga Rauemi

### Capex/Opex Ngā Utu Whakahaere

7.1 Cost to Implement - \$2,500

7.2 Maintenance/Ongoing costs - \$100

7.3 Funding Source - Existing Approved budgets for new Parking Signs & Markings.

## 8. Legal Implications Ngā Hīraunga ā-Ture

### Statutory power to undertake proposals in the report Te Manatū Whakahaere Kaupapa

8.1 Part 1, Clause 7 of the Christchurch City Council Traffic and Parking Bylaw 2017 provides the Council with the authority to install parking restrictions by resolution.

8.2 The Community Board has delegated authority to approve parking and stopping restrictions within its area, but excluding the area described as Plan A.

8.3 The installation of any signs and/or markings associated with traffic control devices must comply with the Land Transport Rule: Traffic Control Devices 2004.

### Other Legal Implications Ētahi atu Hīraunga-ā-Ture

8.4 There is no legal context, issue or implication relevant to this decision.

## 9. Risk Management Implications Ngā Hīraunga Tūraru

9.1 No identified risks have been determined

## Attachments Ngā Tāpirihanga

No.	Title	Page
A <a href="#">↓</a>	Motorcycle parks within the Five Avenues excluding the Plan A Area	54

Additional background information may be noted in the below table:

Document Name	Location / File Link

## Confirmation of Statutory Compliance Te Whakatūtutanga ā-Ture

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

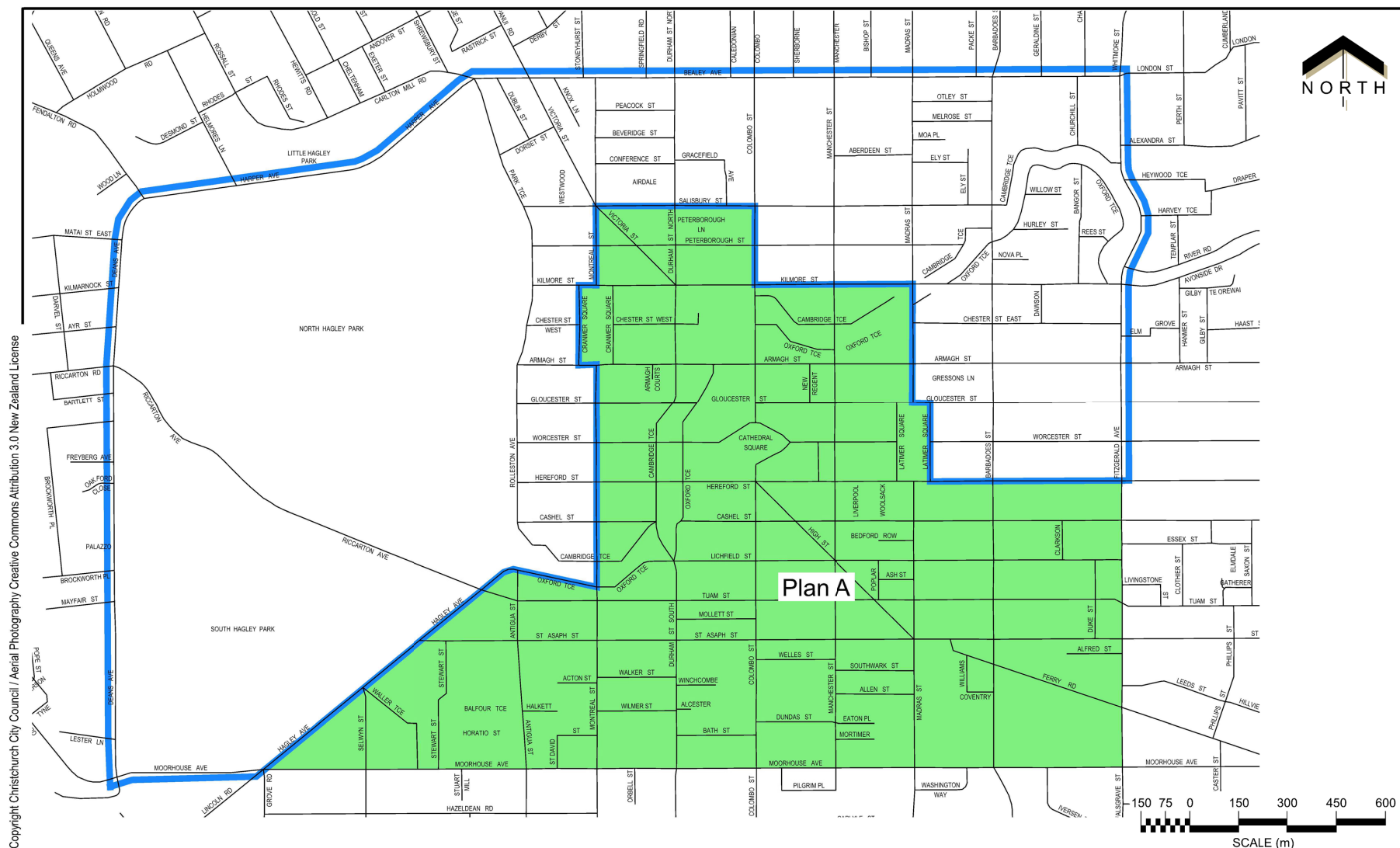
(a) This report contains:

- (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

<b>Author</b>	Michael Thomson - Transport Engineer
<b>Approved By</b>	Stephen Wright - Acting Manager Operations (Transport) Lynette Ellis - Head of Transport & Waste Management



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Christchurch  
City Council

**Area for Motorcycle Parking Rationalisation**  
within the Blue Boundary Lines but excluding the Plan A area  
For Board Approval  
Designed by: MT Approved by: GD

Original Plan Size: A4  
ISSUE.1 22/02/2022  
TG140791 MJR

## 11. Hagley Park North - Tennis Court New Floodlights

Reference Te Tohutoro: 22/335014

Report of Te Pou Matua: Derek Roozen, Senior Network Planner Parks,  
derek.roozen@ccc.govt.nz

General Manager Mary Richardson, GM Citizens & Community,  
Pouwhakarae: Mary.Richardson@ccc.govt.nz

### 1. Purpose of the Report Te Pūtake Pūrongo

- 1.1 The purpose of this report is to seek a recommendation from the Waikura Linwood-Central-Heathcote Community Board to the Council to approve proposed new floodlights in the Hagley Park Tennis Club area in Hagley Park North (refer **Attachment A**). This report has been written in response to an application by the Club to install these lights.
- 1.2 The decision in this report is of low to medium significance in relation to the Christchurch City Council's Significance and Engagement Policy. This rating was determined due to the importance of Hagley Park to the city in terms of its heritage landscape value and accessibility by the public for recreation, and the low level of potential effect of the proposed new lights on the park. The financial impact of the decision is low as all costs are borne by the club. The decision does not affect the Council's ability to deliver agreed levels of service. There is no obvious impact on Māori culture and traditions resulting from this proposed installation.
- 1.3 The affected/interested parties' engagement and public notification undertaken reflects this assessment.

### 2. Officer Recommendations Ngā Tūtohu

That the Waikura Linwood-Central-Heathcote Community Board recommends to the Council that it:

1. Resolves that the proposed installation of new floodlights in the tennis court area in Hagley Park North is a metropolitan matter for Council to consider and make a decision on.
2. Receives the views of the Waikura Linwood-Central-Heathcote Community Board on the proposed installation of new floodlights.
3. Approves the application by the Hagley Park Tennis Club to install six new 12.2m high floodlight towers in the club's tennis court area in Hagley Park North at sites indicated in paragraph 5.5 of the report and shown in **Attachment A** of this report. Subject to:
  - a. The applicant obtaining any necessary resource consents, and building consents, at its cost, before commencing installation of the new lighting system in the park.
  - b. The applicant being required to deposit scaled as-built plans, as per the Council's Infrastructure Design Standards, within two months of the work being completed.
  - c. The applicant being responsible for all costs associated with the installation, insurance, operation, maintenance, and any future removal, of the lighting system.
  - d. The applicant being responsible for ensuring that the lighting system is always maintained and operated in a safe condition.
4. Requires that the approval and use of the lighting is subject to the following conditions:
  - a. The tennis court floodlights are to be used on weekdays, Monday to Thursday only, between 5.30pm and 8.00pm. Usage to begin no more than one month prior to the date



daylight saving finishes. Usage to end within one month after the date daylight saving begins.

b. If the tennis courts are not in use, the lights will be turned off.

5. Acknowledges that this approval will lapse if the development is not completed within two years of the approval date.

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

- 3.1 Installation of proposed new floodlights in Hagley Park is of metropolitan significance and decision making remains with the Council rather than the Community Board because:
- 3.1.1 Hagley Park is considered to be a metropolitan facility,
- 3.1.2 The proposed development is substantial,
- 3.1.3 A precedence exists in consideration and approval of other recent development proposals for the park, such as for the new changing rooms building on the adjoining North Hagley Community, Sports and Recreation Trust Board leased area to the north, and
- 3.1.4 The impact of the decision on the proposed installation of the lights extends beyond the Waikura Linwood-Central-Heathcote Community Board area.
- 3.2 The Council's Executive Leadership Team supports this matter to be dealt with by the Council with consideration of the Community Board's views.
- 3.3 Approval of the lights will enable more activity for the tennis club with minimal impact on other park users.

### 4. Alternative Options Considered Ētahi atu Kōwhiringa

- 4.1 Decline the application – Not Recommended.

This option would restrict the club's ability to optimise its use of existing hard courts that are currently not lit. Permission to install floodlights was anticipated when the courts were developed.

### 5. Detail Te Whakamahuki

#### Background

- 5.1 The Hagley Park Tennis Club, formerly the United Lawn Tennis Club, has occupied the site in Hagley Park North since 1904. In 2017 it included the Te Kura Tennis Club that had been based at Christchurch Boys High School. It now markets itself as the Te Kura Hagley Park Tennis Club although its name as ground lessee remains as the Hagley Park Tennis Club.
- 5.2 In 2018 the Council approved the new hard surface tennis courts that are the subject of this current floodlighting proposal.
- 5.3 Existing floodlights of a slightly lower height (11 metres) to what are now being proposed service four other adjacent courts to the south. The Council consented to these lights in 1996.

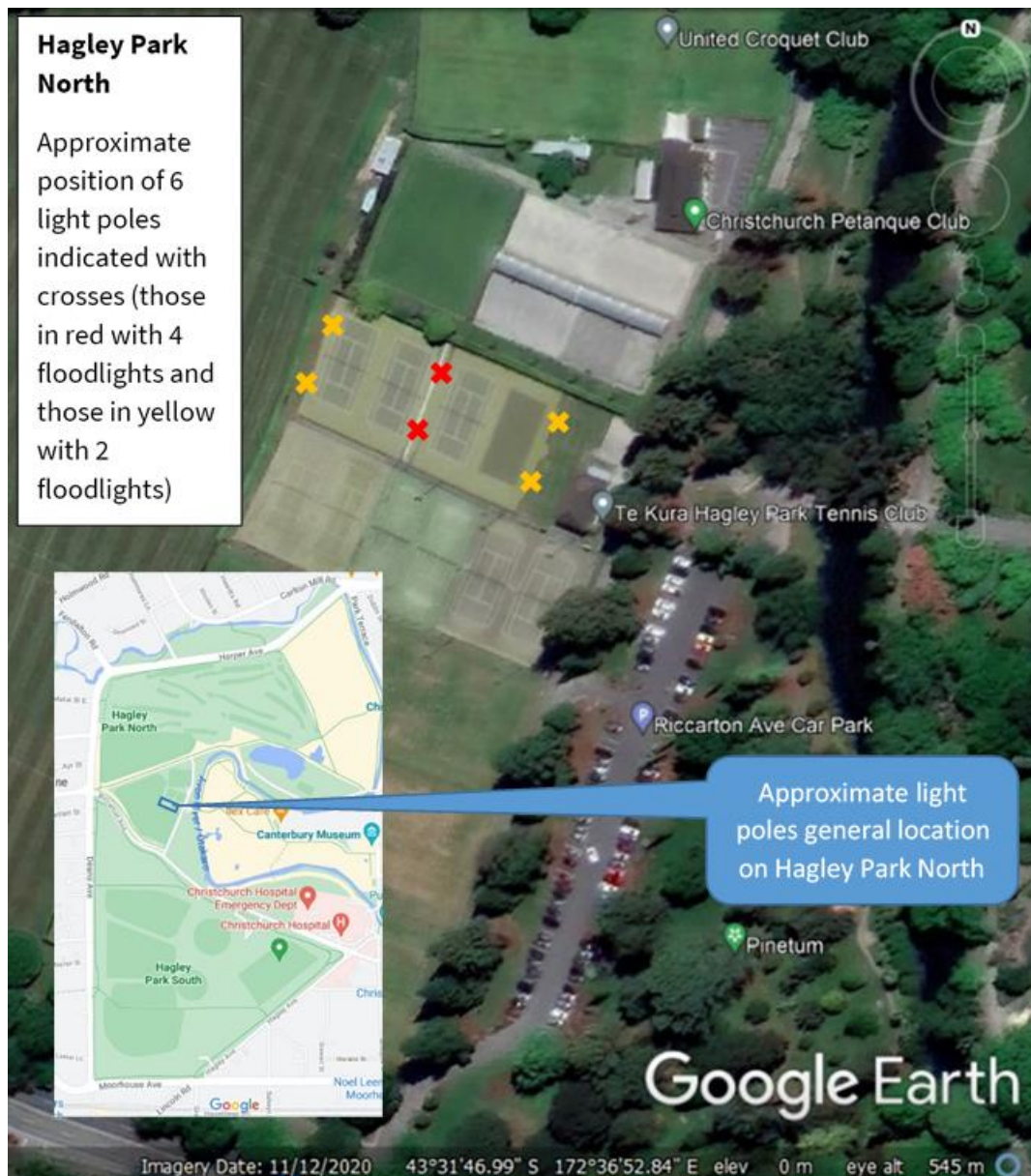
#### The Proposed Development

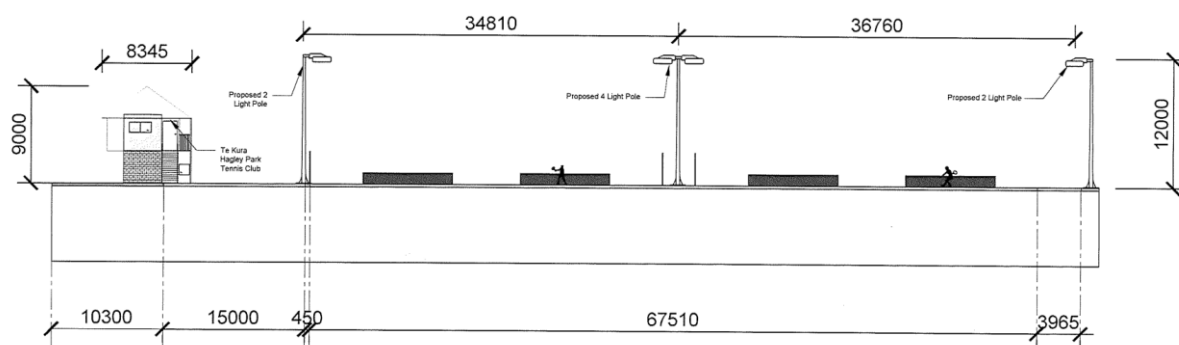
- 5.4 The Hagley Park Tennis Club has requested permission to erect new floodlight towers to cover four existing tennis courts. This will comprise six approximately 12 metre high poles, each topped with fixed floodlights. The middle two poles will have four floodlights, with two facing



in opposite directions. The other four poles at the ends of the four court area will have two floodlights directed into the court area. The floodlights will be 800W LED lights that are more compact than the existing adjacent floodlights. Power supply will be via cables run from the club house through conduits that were installed under the courts at the time of their development.

- 5.5 The proposed location of the light poles is shown on the following aerial view. The accompanying schematic side view indicates the potential position and scale of the proposed lights (measurements in millimetres).





Item 11

- 5.6 The reason the club is making this application is to provide illumination over the presently unlit courts, allowing them to be used when it is dark. It will improve the club's overall lighted court capacity to cater for its existing membership numbers and allow twilight and after dark play and coaching.
- 5.7 The club wishes to use the new lighting in a similar manner as the existing lighting on the adjacent four courts. They will be available four evenings per week (Monday to Thursday) over the autumn and winter months between the hours of 5.30 pm and 8 pm and will shut-off automatically at 8 pm if they have not already been turned off.

#### Public Notification

- 5.8 The Hagley Park Reference group (HPRG) at its meeting on 27 October 2021 received information on the proposed floodlights from Tim Preston, representing the Club. The HPRG expressed consensus and support for the installation of the lights as there were no concerns around light spill given there were no residential neighbours to be impacted.
- 5.9 On Friday 28 January 2022 we emailed a consultation leaflet about the proposed new floodlights to affected or interested parties including the applicant and individual members of the Hagley Park Reference Group (HPRG).
- 5.10 The Council published a public notice about the proposed lights in The Press on Saturday 29 January and on the Christchurch City Council's website on Tuesday 15 February 2022.
- 5.11 The consultation leaflet informed readers that if they wished to enquire about and/or comment on the proposal they could do so by phoning or emailing the report writer by Wednesday 2 March 2022.
- 5.12 Two parties made contact before Monday 21 February 2022 and staff met with them to provide information and answer questions.
- 5.13 By the concluding date of 2 March 2022 one written document of comments had been received by email from the Christchurch Civic Trust. This is included, in part redacted (refer paragraph 8.9), in **Attachment B**. The Trust in its document did not specifically address the proposed floodlights or location but raised perceived issues of process in regard to the consideration of new floodlights on Hagley Park. Council officer response to the key issues raised are provided in **Attachment C**.
- 5.14 The decision affects the following wards/Community Board areas:
  - 5.14.1 This is considered a metropolitan site that affects all of Christchurch.

## 6. Policy Framework Implications Ngā Hiraunga ā- Kaupapa here

### Strategic Alignment Te Rautaki Tīaroaro

- 6.1 This report supports the [Council's Long Term Plan \(2021 - 2031\)](#):

6.1.1 Activity: Parks and Foreshore

- Level of Service: 6.8.5 Satisfaction with the overall availability of recreation facilities within the city's parks and foreshore network. - Resident satisfaction with the availability of recreation facilities across the parks and foreshore network: >= 70%.

**Policy Consistency Te Whai Kaupapa here**

- 6.2 The decision is consistent with Council's Plans and Policies, particularly goal one of the Physical Recreation and Sport Strategy – a safe physical environment that encourages participation in recreation and sport.

**Impact on Mana Whenua Ngā Whai Take Mana Whenua**

- 6.3 The decision does not involve a significant decision in relation to ancestral land or a body of water or other elements of intrinsic value, therefore this decision does not specifically impact Mana Whenua, their culture and traditions.
- 6.4 The proposed development is entirely within the already wholly developed area of the tennis club and, other than an expected periodic light spill that will be contained largely within the club's area, there will be no adverse effect on the nearby Avon River corridor and trees.
- 6.5 The notification brochure was sent to Mahaanui Kurataiao Ltd, and the Mana Whenua have been consulted through the internal engagement process and have not raised any issues.

**Climate Change Impact Considerations Ngā Whai Whakaaro mā te Āhuarangi**

- 6.6 No natural features of the park are affected nor is there any addition to hard surface coverage of the park. There will be additional power consumption, however, the lighting uses efficient LED technology.

**Accessibility Considerations Ngā Whai Whakaaro mā te Hunga Hauā**

- 6.7 The access road into Hagley Park and to the Botanic Gardens will remain open and unaffected. There is no impact on accessibility.

## 7. Resource Implications Ngā Hīraunga Rauemi

**Capex/Opex Ngā Utu Whakahaere**

- 7.1 Cost to Implement – The Council is responsible for its own costs incurred in reporting the proposed development. All floodlight/tower, power connection and resource/building consent costs are the responsibility of the Hagley Park Tennis Club.
- 7.2 Maintenance/Ongoing costs – None for the Council.
- 7.3 Funding Source - Parks Unit operational budget for Parks planning response and reporting.

**Other He mea anō**

- 7.4 There are no other resource implications.

## 8. Legal Implications Ngā Hīraunga ā-Ture

**Statutory power to undertake proposals in the report Te Manatū Whakahaere Kaupapa**

- 8.1 Hagley Park North is a recreation reserve subject to the Reserves Act 1977. It is on land held in fee simple title as a reserve for recreation purposes by the Christchurch Corporation (that is, the Mayor, Councillors, and Citizens of the City of Christchurch). It is administered and managed as a sports park by the Council's Parks Unit.

- 8.2 The Hagley Park Tennis Club has a ground lease for the whole of the area used by the club for tennis activity purposes, including the tennis courts, clubhouse and car parking area. The lease allows for the installation of new floodlights with landowner approval.
- 8.3 The Council's Legal Services team have confirmed that the Reserves Act 1977 does not prescribe a process for approving additional lights on leased premises and it is appropriate for this to be considered under the Local Government Act 2002
- 8.4 Landowner approval for installation of floodlights on specific sites on sports parks comprises two separate elements and is delegated as follows:
- 8.4.1 To the community board that has the park in its area of jurisdiction for its decision on **installing** floodlights on that park. In this case this delegation has been retained by the Council as the park is of metropolitan significance. Page 94 of the Delegations Register applies:
- “To decide on the installation of floodlights on sports parks (whether the sports park is located on a park or reserve). Subject to the Council obtaining the necessary resource consents.”
- 8.4.2 To the Head of Parks and the General Manager Citizens & Community for a joint decision on the **siting** of floodlights on a park. Manager approval of this report constitutes this delegated decision. Page 46 of the Council's Delegations Register applies:
- “To make decisions on the siting of floodlights on sports parks, noting the appropriate community board would have decided on the installation of those floodlights.”
- 8.5 The Executive Leadership Team (ELT) on 20 February 2022 approved a staff recommendation to the Council's Sustainability and Community Resilience Committee that the proposed installation of the floodlights on the Hagley Park Tennis Club court area is a metropolitan matter to be considered and resolved by the Committee instead of the Waikura Linwood-Central-Heathcote Community Board. ELT further required that the Community Board's views, after public notification had been completed, would be considered in the staff report to the Committee.
- 8.6 On 15 March 2022 the Committee Chairperson, exercising her power to refer urgent matters to the Council, agreed for the staff report to be referred to the Council and for the Council to be the decision-making authority with respect to the report's recommendations in order to make a timely decision.

#### Other Legal Implications Ētahi atu Hīraunga-ā-Ture

- 8.7 Any required resource consents or building consents are to be obtained by the club prior to installation of the floodlights.
- 8.8 There is no legal context, issue or implication relevant to this decision. Therefore, advice has not been sought from the Council's Legal Service Delivery.
- 8.9 The one received document of comments by the notification closing date (refer **Attachment B**) has been in part redacted for protection of privacy of natural persons under Section 7(2)(A) of the Local Government Official Information and Meetings Act 1987.

## 9. Risk Management Implications Ngā Hīraunga Tūraru

- 9.1 There is low risk associated with this proposal. The club tripled its membership in 2017 with the addition of the members of the Te Kura Tennis Club, and numbers have held at around the same increased level to the present time. The new lights will help to maintain the membership level by providing improved lit court capacity.

- 9.2 There is minimal, if any, risk to the Council in approving the application. The club will be responsible for all aspects of the lighting tower installation and maintenance to a high standard. The club will also be responsible for any required Temporary Access Licence / Traffic Management Plan during the installation phase, and Health and Safety requirements at all times.

## Attachments Ngā Tāpirihanga

No.	Title	Page
A <a href="#">↓</a>	Hagley Park North Tennis Court New Floodlights - Proposed Floodlight Location Plan - March 2022	62
B <a href="#">↓</a>	Hagley Park North Tennis Club New Floodlights - Christchurch Civic Trust Comments - March 2022	63
C <a href="#">↓</a>	Hagley Park North Tennis Club New Floodlights - Staff Advice in reply to Christchurch Civic Trust Comments - March 2022	65

Additional background information may be noted in the below table:

Document Name	Location / File Link

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(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

<b>Author</b>	Derek Roozen - Senior Network Planner Parks
<b>Approved By</b>	Kelly Hansen - Manager Parks Planning & Asset Management Rupert Bool - Manager Hagley Park Andrew Rutledge - Head of Parks Mary Richardson - General Manager Citizens & Community



Attachment A – Proposed floodlight location plan



Attachment B – Christchurch Civic Trust comments

CHRISTCHURCH CIVIC TRUST COMMENTS  
ON  
HAGLEY PARK TENNIS CLUB FLOODLIGHTS APPLICATION  
28/02/2022

Hagley Park is a Recreation Reserve under the Reserves Act 1977. *For the avoidance of doubt*, the Council is required under s12 of the Christchurch City (Reserves) Empowering Act 1971 to administer Hagley Park subject to the provisions of the Reserves Act. This includes also the statutory Hagley Park Management Plan 2007(HPMP).

The public have been invited to “comment on the proposal”, namely the application by the Hagley Park Tennis Club to install new floodlighting to cover an unlit hard surface tennis courts area in the part of Hagley Park North adjacent to Riccarton Avenue. The Civic Trust draws to the attention of the elected representatives the deficient wording in the Council’s public notice published in The Press on 29 January 2022. Inexplicably, it omitted reference to the relevant statutory framework in respect of the necessary decision-making process. The Council-authorised notice denied the ability for the public to submit informed comment regarding a club proposal to install permanent structures in an area of North Hagley Park.

The Civic Trust notes that notification of the application has not appeared on the Council’s “Have Your Say” webpage, which is likely to be read more widely.

The Civic Trust understands that the Hagley Park Tennis Club (The applicant) continues to occupy an area within North Hagley Park without a current lease under the Reserves Act. Furthermore, no application for such a lease has been lodged with the Council. Whilst, in our opinion it is unlikely that a new lease would be denied outright, it would nevertheless have conditions attached, in particular, pertaining to the installation of structures such as floodlights within its leased area. The Civic Trust expects that terms specifying responsibility for all costs associated with the installation, insurance, operation, maintenance and any future removal, of the lighting system would be included.

Organisations with similar historical occupancy or expired leases within Hagley Park are required to formalise their situations in accordance with the appropriate statutory provisions. Why we ask, should the Hagley Park Tennis Club be exempt from that process, simply because it has overlooked this necessity? The Civic Trust understands that legal knowledge resides within the club’s membership which might assist the club to meet its legal obligations.

Lease applications under the Reserves Act require public notification by the Council, with the public provided with all relevant information to assist in making formal submissions, and with the opportunity to appear before a Hearings Panel **before any decision is made by Council**.

In response to the public notice, the Christchurch Civic Trust Board requested and was granted a meeting with [REDACTED]

During the meeting, [REDACTED]

[REDACTED] He disclosed that the tennis club was seeking prompt approval to install its floodlights before the onset of the coming winter. He disclosed also that the public notice had been very carefully worded, claiming also that its publication had not actually been necessary.

Nevertheless, he had insisted upon a lengthy period for public comments to be received. However, the deliberate omission of any reference to the relevant legislation is completely unacceptable, no matter from whom [REDACTED] may have taken advice.

[REDACTED] explained that the Council's intended decision-making process would involve two decisions:

1. The first by the Sustainability and Community Resilience Committee of the Christchurch City Council at its meeting on 30<sup>th</sup> March 2022, following receipt of the recommendation of the Linwood-Central-Heathcote Community Board scheduled for 16<sup>th</sup> March 2022
2. The second by Council Officer(s) as delegated in the Council's Delegations Register under the Local Government Act 2002

[REDACTED] further explained it was the Council's intention to use the Local Government Act to process the application and not the Reserves Act process. In the case of the Hagley Park Tennis Club's application, the Civic Trust contends that the Local Government Act cannot be used to circumvent the Council's obligations under the Reserves Act and the HPMP. In other parks and reserves administered by the Council, that do not enjoy the legal protections afforded Hagley Park, the use of the Local Government Act is possibly defensible. In this case, it is not.

That means all non Council-owned structures within Hagley Park require the prior granting of a lease under the Reserves Act. With respect to the Hagley Park North Tennis Court application for installation of new floodlights, there is a legally required process issue that the Council cannot set aside, regardless of any assessed merits of the application's intent.

[REDACTED] knows the statutory framework intimately, having been party to the drafting of the Hagley Park Management Plan 2007, and from subsequent years of working with it to inform and advise elected representatives. He knows that the current "expired lease" situation is untenable and that it should have been resolved when the two tennis clubs amalgamated in 2017.

Why must the Civic Trust, a voluntary charitable organisation, repeatedly have to point out to Council that adherence to statutory processes is mandatory for all parties involved? We do not charge Council for this service of scrutinising practices that are all too common.



Attachment C – Staff advice in reply to Christchurch Civic Trust comments

Council officer advice in relation to particular points raised in:

CHRISTCHURCH CIVIC TRUST COMMENTS

ON

HAGLEY PARK TENNIS CLUB FLOODLIGHTS APPLICATION

From the Trust's comments	Council officer advice
<i>The Council-authorized notice denied the ability for the public to submit informed comment ...</i>	The public notice published in The Press on Saturday 29 January 2022 invited the public to comment on the proposal over a period of more than one calendar month.
<i>... notification of the application has not appeared on the Council's "Have Your Say" webpage ...</i>	The notification was published on the Council's website by way of a public notice placed on the public notices webpage ( <a href="https://ccc.govt.nz/news-and-events/public-notices">https://ccc.govt.nz/news-and-events/public-notices</a> ) on 15 February 2022. The Trust was advised of this.
<i>The Civic Trust understands that the Hagley Park Tennis Club (The applicant) continues to occupy an area within North Hagley Park without a current lease under the Reserves Act.</i>	A 1982 lease and 1983 variation to that lease held by the Hagley Park Tennis Club still applies despite no subsequent lease being drawn up because payment of rent from the club has been received from May 2003 when the lease period ended and could have been renewed. The club, in giving notice that they wanted to renew, have exercised the right to renew the lease for a further 21 years until 2024 under the same terms and conditions. This is a separate and independent matter to the processing of this floodlights application.
<i>... its (the public notice) publication had not actually been necessary.</i>	With reference to the next comment of the Trust, the usual process for dealing with a floodlight installation application does not require public notice to be made. It was done in this case, though, because of the importance and history of the location (Hagley Park) and the scale of the development.
<i>... use the Local Government Act to process the application and not the Reserves Act process.</i>	The process for consideration and approval of an application for installation of floodlights in a sports park, which Hagley Park is, is delegated to staff and elected members. This process is independent of any required statutory process under the Reserves Act. The Local Government Act applies to, and directs, all actions undertaken by the Christchurch City Council, and this is the context within which most applications for floodlights on parks are processed.

1 March 2022

## 12. 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